



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

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

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: January 5, 2021**

**Board of Commissioners Hearing Date: January 28, 2021**

**STAFF ANALYSIS**

**Case No.:** Z-21-1244391 **Agenda #:** N7

**Location/Address:** 1548 Line Street, Decatur, GA 30032 **Commission District:** 03 **Super District:** 07

**Parcel ID:** 15-201-05-002

**Request:** To rezone property from O-I (Office Institutional) District to RSM (Small Lot Residential Mix) District to allow for the renovation of a single-family home on a 0.32-acre lot.

**Property Owner(s):** Brian Morris, Sandra Sanders

**Applicant/Agent:** Brian Morris

**Acreage:** 0.32 acres

**Existing Land Use:** Single-Family Residential

**Surrounding Properties:** To the north of the subject property is Memorial Drive, to the south is single-family residential, to the west is a wooded area, and to the east is single-family residential.

**Adjacent Zoning:** **North:** O – I **South:** RSM **East:** MR – 2 **West:** NS

**Comprehensive Plan:** **Commercial Redevelopment Corridor (CRC)**

**Consistent**

**Inconsistent**

<b>Proposed Density:</b> 1 unit/Single-family, detached	<b>Existing Density:</b> 1 unit/Single-family, detached
<b>Proposed Square Ft.:</b> 1,500s.f.	<b>Existing Units/Square Feet:</b> 1,500s.f.
<b>Proposed Lot Coverage:</b> 11%	<b>Existing Lot Coverage:</b> 11%

## **Subject Property**

The subject property is a 0.32-acre site located on the east side of Line Street, 70 feet south of Memorial Drive. The property is currently occupied by a single-family house. Bordering the eastern property line of the subject property are existing single-family residential units zoned MR-2. Bordering the southern property line is an existing single-family residential unit zoned RSM. Bordering the northern property line are vacant lots zoned O-I. Across Line Street from the subject property is vacant land zoned NS. Apart from the bordering properties, the properties in the surrounding area are predominantly single-family and multi-family residential and zoned RSM or MR-2. The closest multi-family units are located about 350 feet south of the subject property along Line Street. There is currently one place of worship located within a 1,500-foot radius of the subject property. The Wadsworth Elementary School is located within a 1-mile walking distance of the property. The closest natural waterway is the Shoal Creek about 350 feet south of the subject property.

## **Zoning History**

Based on DeKalb County records, it appears that the O-I zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. The *DeKalb County 2035 Comprehensive Plan* designates the subject property's future land use as Commercial Redevelopment Corridor (CRC).

## **Project Analysis**

Per the submitted application, the applicant is requesting the property be rezoned from O-I (Office Institutional) to RSM (Small Lot Residential Mix) for the purpose of renovating the existing single-family home and using it for residential purposes. The renovation is primarily on the inside of the home with minor changes to the exterior. There will be no site work, demolition, or construction of new structures.

## **Impact Analysis**

**Section 27-7.3.5 of the DeKalb County Code states that the following standards and factors 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 proposed rezoning is in conformity with the policies and intent of the *DeKalb County Comprehensive Plan*. The Comprehensive Plan designates this site as CRC (Commercial Redevelopment Corridor) which has an intent to promote the redevelopment of declining commercial corridors and improve the function and aesthetic appeal of more stable commercial corridors. Additionally, the CRC designation promotes mixed-use and higher density residential development, where appropriate. The *Comprehensive Plan* includes RSM (Small Lot Residential Mix) as a permissible zoning option.

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

The proposed rezoning to RSM (Small Lot Residential Mix) for the renovation of a single-family home will permit a suitable use. The current zoning of three (3) properties directly south of the subject property are currently zoned RSM (Small Lot Residential Mix), therefore, the rezoning would be consistent with the current zoning along this block of Line Street.

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

The property to be affected by the zoning proposal does not appear to have reasonable economic use as currently zoned (O-I). Considering that the existing properties south of the subject property are currently zoned RSM (Small Lot Residential Mix) and do have reasonable economic use, it is expected that the rezoning to RSM will present reasonable economic use for the subject property as well.

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

The rezoning request from O-I (Office Institutional) to RSM (Small Lot Residential Mix) should not adversely affect the use or usability of adjacent properties. The current environment around the subject property consists of primarily single-family residential and multi-family residential units. With the rezoning from O-I (Office Institutional) to RSM (Small Lot Residential Mix) the subject property would be used in a residential manner; consistent with the existing uses in the vicinity, therefore, having no adverse effect on the existing uses.

**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:**

There are no other existing or changing conditions affecting the use and development of the property. The current neighborhood around the subject property consists primarily of single-family and multi-family residential. The proposal would permit a use that is consistent with the existing residential units in this neighborhood. The rezoning to RSM (Small Lot Residential Mix) would positively contribute to the existing aesthetic of the neighborhood.

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

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request from O-I (Office Institutional) to RSM (Small Lot Residential Mix).

**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 request for rezoning from O-I (Office Institutional) to RSM (Small Lot Residential Mix) will not result in excessive or burdensome use of existing streets, transit facilities, utilities, or schools. Residential use of the subject property should generate fewer trips when contrasted with potential commercial use. Moreover, the modest home size should produce marginal impacts on public infrastructure.

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

The request for rezoning from O-I (Office Institutional) to RSM (Small Lot Residential Mix) should not adversely impact the environment or surrounding natural resources. Because the proposal only calls for the renovation of the existing home's interior there are not any disturbances to the natural environment or natural resources expected.

### **Staff Recommendation**

Based on the impact analysis and zoning analysis above, the zoning proposal is consistent with the 2035 *Comprehensive Plan*. The CRC future land use designation supports the requested zoning designation. The rezoning from O-I (Office Institutional) to RSM (Small Lot Residential Mix) would add to the vitality of the surrounding neighborhood and mesh well with existing residential uses. The zoning proposal will not adversely affect the existing use or usability of adjacent properties. Therefore, the Department of Planning and Sustainability recommends “approval.”



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Brian Morris

Applicant E-Mail Address: MORRISBCA@gmail.com

Applicant Mailing Address: 5756 HARRIS LANE  
Atlanta, GA 30349

Applicant Daytime Phone: 678-596-8945 Fax: \_\_\_\_\_

Owner Name: Brian Morris, SANDRA SANDERS  
If more than one owner, attach list of owners.

Owner Mailing Address: 5756 HARRIS LANE Atlanta, GA 30349

Owner Daytime Phone: 678-596-8945

Address of Subject Property: 1548 Line St  
Decatur GA, 30032

Parcel ID#: 15 201 05 002

Acreage: .25 Commission District: 04

Present Zoning District(s): ~~01~~ 01 - OFFICE Institution

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: ~~R~~ 101 - Residential 1 family

Proposed Land Use Designation (if applicable): NA

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Brian Morris Phone: \_\_\_\_\_ Email: morrisbc1@gmail.com  
Partner avmsr@netzero.net  
Property Address: 1548 Line Street, 5201<sup>st</sup>, 3207 Memorial

Tax Parcel ID: 15-201-05-002 Comm. District(s): 3<sup>rd</sup> 7 Acreage: 14,000

Existing Use: single-family detached house Proposed Use: single-family detached

Supplemental Regs: \_\_\_\_\_ Overlay District: \_\_\_\_\_ DRI: \_\_\_\_\_

Rezoning: Yes  No \_\_\_\_\_

Existing Zoning: OI Proposed Zoning: RSM Square Footage/Number of Units: 1 (existing)

Rezoning Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: CRC Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s) \_\_\_\_\_  
\_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting:  Review Calendar Dates:  PC:  BOC:   
 Letter of Intent:  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure:   
 Zoning Conditions:  Community Council Meeting:  Public Notice, Signs:   
 Tree Survey, Conservation:  Land Disturbance Permit (LDP):  Sketch Plat:   
 Bldg. Permits: Done Fire Inspection: Done Business License:  State License:   
 Lighting Plan:  Tent Permit:

Review of Site Plan

Density:  Density Bonuses:  Mix of Uses:  Open Space:  Enhanced  
 Open Space:  Setbacks: front  sides  side corner  rear  Lot Size:  
 Frontage:  Street Widths:  Landscape Strips:  Buffers:   
 Parking Lot Landscaping:  Parking - Auto:  Parking - Bicycle:  Screening:  
 Streetscapes:  Sidewalks:  Fencing/Walls:  Bldg. Height:  Bldg.  
 Orientation:  Bldg. Separation:  Bldg. Materials:  Roofs:  Fenestration:   
 Façade Design:  Garages:  Pedestrian Plan:  Perimeter Landscape Strip:   
 Possible Variances:

Comments:

Down zoning proposed to bring existing renovated house into compliance w/ property's zoning classification.

Planner: Melora Farmer

Date: 8/19/20

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

**Notice of Rezoning Application**  
**Application Community Meeting**

To: (owner name)

✓ We are planning to apply for a Dekalb County rezoning of 1548 Line St Decatur, GA 30032 to residential single family (RSM). Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date: Wednesday 8/26/20**

**Time: 7pm**

**Location: 1548 Line St, Decatur GA 30032**

If you have any questions about the meeting, please email me at [morrisbc1@gmail.com](mailto:morrisbc1@gmail.com). We look forward to seeing you there.

Brian C. Morris



From: Brian Morris <[morisbc1@gmail.com](mailto:morrisbc1@gmail.com)>

Sent: Tuesday, August 25, 2020 1:58 PM

To: KENNETH POWELL <[pdkc-cowell@comcast.net](mailto:pdkc-cowell@comcast.net)>; [bernvefreda227@gmail.com](mailto:bernvefreda227@gmail.com); [net.lawrencerajic@gmail.com](mailto:net.lawrencerajic@gmail.com); [anthomason3@mstn.com](mailto:anthomason3@mstn.com); [netielackson@me.com](mailto:netielackson@me.com); [carolyn.jonas@18@yahoo.com](mailto:carolyn.jonas@18@yahoo.com); [apongia@bellsouth.net](mailto:apongia@bellsouth.net); [samandbetty-smith@bellsouth.net](mailto:samandbetty-smith@bellsouth.net); [tommytravisconsulting@gmail.com](mailto:tommytravisconsulting@gmail.com); [natwvash4mg@aol.com](mailto:natwvash4mg@aol.com); [thamis@gatewaysouthdekalb.com](mailto:thamis@gatewaysouthdekalb.com); [gsardars@eastmetroad.com](mailto:gsardars@eastmetroad.com); [robark@ailsouthwarehouse.com](mailto:robark@ailsouthwarehouse.com); [dlocks1019@aol.com](mailto:dlocks1019@aol.com); [sis1289@gmail.com](mailto:sis1289@gmail.com); [leanne6@lightmountain.com](mailto:leanne6@lightmountain.com); [frank@colleevreahv.com](mailto:frank@colleevreahv.com); [mfunk64@att.net](mailto:mfunk64@att.net); [rbarrow@comcast.net](mailto:rbarrow@comcast.net); [higreston23@gmail.com](mailto:higreston23@gmail.com); [saberlinsky@gmail.com](mailto:saberlinsky@gmail.com); [mhand27@qahoe.com](mailto:mhand27@qahoe.com); [jgross@stickybusiness.net](mailto:jgross@stickybusiness.net); [edsan@bellsouth.net](mailto:edsan@bellsouth.net); [barnesve@yahoo.com](mailto:barnesve@yahoo.com); [naacodek@comcast.net](mailto:naacodek@comcast.net); [bcoace2@gmail.com](mailto:bcoace2@gmail.com); [repeniarobarts@bellsouth.net](mailto:repeniarobarts@bellsouth.net); [poculo@att.net](mailto:poculo@att.net); [christinedennis@bellsouth.net](mailto:christinedennis@bellsouth.net); [dbonino@aol.com](mailto:dbonino@aol.com); [ericschwartz@gmail.com](mailto:ericschwartz@gmail.com); [carolaww@vicsclub@gmail.com](mailto:carolaww@vicsclub@gmail.com); [wazulamon@aol.com](mailto:wazulamon@aol.com); [ericastewart2009@gmail.com](mailto:ericastewart2009@gmail.com); [jacquelynbuiebrown@gmail.com](mailto:jacquelynbuiebrown@gmail.com); [albertajordan@bellsouth.net](mailto:albertajordan@bellsouth.net); [piaevm@gmail.com](mailto:piaevm@gmail.com); [elredesignsstl@yahoo.com](mailto:elredesignsstl@yahoo.com); [jasu1@bellsouth.net](mailto:jasu1@bellsouth.net); [sbhouston@bellsouth.net](mailto:sbhouston@bellsouth.net); [nordlev@yahoo.com](mailto:nordlev@yahoo.com); [president@naacodekath.org](mailto:president@naacodekath.org); [k177@usa@yahoo.com](mailto:k177@usa@yahoo.com); [info@greshamhills.org](mailto:info@greshamhills.org); Furman, Melora L. <[mifurman@dekalbcountyg3.gov](mailto:mifurman@dekalbcountyg3.gov)>

Subject: Re: 1548 Line St Rezoning Application

Greetings and good afternoon to all.

I am including a Zoom link for tomorrow's meeting below. Just a brief summary of what we would like the community to support us in doing. We are attempting to rezone a house that has been only used as a single family residence, but is zoned O/L to an RSM zoning so that it can be used as a single family residence. We hope all can attend who have any questions or concerns- thank you all!

Brian Morris

Zoom Link

Brian Morris is inviting you to a scheduled Zoom meeting.

Topic: 1548 Line street rezoning meeting

Time: Aug 26, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/78322488330>

Meeting ID: 783 2248 8330

One tap mobile

+1 312 628 8788 US (Chicago)

+1 929 438 2886 US (New York)

Dial by your location

+1 312 628 8788 US (Chicago)

+1 929 438 2886 US (New York)

+1 301 715 8502 US (Germantown)

+1 348 248 7799 US (Houston)

+1 888 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 783 2248 8330

Find your local number: <https://us04web.zoom.us/j/78322488330>



Pat Rice  
1725 Commercial  
Alhambra, CA 91806

Pat Davis  
1817 1/2 St. W  
Decatur, GA 30030

Joel L. Glass  
4110 Biscuit Pl  
Carlsbad, CA 92008

Barbara Price  
2639 Elmwood Dr  
Decatur, GA 30030

Marianne Ali  
15416 Midway  
Decatur, GA 30032

Christine Demko  
1047 Town Ct  
Decatur, GA 30030

Dwight Lusk  
1211 Crestwood Ln  
Decatur, GA 30032

Kenneth Borer  
4116 Macomber Court  
Decatur, GA 30034

Carlin Stephens  
1249 Crestwood Ln  
Decatur, GA 30032

Patience  
3432 Stanton St  
Decatur, GA 30031

Leann French  
9111 Bunker Dr  
Decatur, GA 30031

Robert D. Daniel  
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Alpharetta, GA 30009

Wanda Powell  
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Decatur, GA 30031

Christy L. Tucker  
9724 Parkway Blvd SE  
Decatur, GA 30034

Michelle Deane  
2634 Serrano  
Decatur, GA 30030

Michelle Deane  
2634 Serrano  
Decatur, GA 30030

Barbara Price  
2634 Serrano  
Decatur, GA 30030

Walter & Faye Shuman  
2801 Cedar Valley Ct  
Conley, GA 30041

Christina Deane  
1981 Jordan Ct  
Decatur, GA 30030

Verdell Jones  
3001 Lupton Dr  
Decatur, GA 30030

Keneth Bawa  
4116 Maxwell Court  
Decatur, GA 30034

Sandra Adell  
4201 Cedar Valley Ct  
Conley, GA 30008

Pat Covic  
9830 Winston Pt  
Decatur, GA 30034

Anna Nelson  
3505 Crescentwood Dr  
Decatur, GA 30034

Robert Donald Foster  
4125 Millon Place  
Alpharetta, GA 30005

Sandra Berksby  
1311 Crescentwood Ave  
Decatur, GA 30032

Christopher Sanders  
2724 Wesley Chapel Pl #306104  
Decatur, GA 30030

Tene Hrens  
2801 Castle Pl  
Decatur, GA 30031

John Jones  
3011 Northway St NW  
Decatur, GA 30031

John Hill  
9511 E 20th St  
Decatur, GA 30031

Willie J. Erica Steiner  
24402 Cedar Trace Dr  
Flomston, GA 30804

Earl J. Hill  
1587 Grandview Dr  
Decatur, GA 30031

Verrell Rives  
9820 Lyle Dr  
Decatur, GA 30031

Archie Rives  
3365 Bell Dr  
Decatur, GA 30031

Sandra A. Hill  
4206 Cedar Valley Ct  
Conley, GA 30031

Judy Rives  
2305 Bailey St  
Decatur, GA 30031

Maria Nelson  
1501 Crescentway Dr  
Decatur, GA 30031

Melanie Ford  
3301 Midway Pl  
Decatur, GA 30031

Sandra B. Berkey  
1501 Crescentway Dr  
Decatur, GA 30031

Fred Coley  
3302 Midway Dr  
Decatur, GA 30031

Tene Harris  
2301 Conley Pl  
Decatur, GA 30031

Nellie Jackson  
6714 Velpass Ct  
Decatur, GA 30031

Rob Dinn  
1715 Coronado Dr  
Albion, CA 94501

Bill Dinn  
1887 Joseph Ct  
Decatur, CA 95921

Joel L. Guss  
4140 Bonanza Rd  
Contra Costa, CA 94520

Leon Price  
2638 Alameda St  
Decatur, CA 95921

Missy Ali  
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Decatur, CA 95922

Christie Dinn  
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Decatur, CA 95921

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Carla Stephens  
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Pat Craig  
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Decatur, CA 95921

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Decatur, CA 30034

Erwin Price  
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Decatur, CA 30034

Hussain Ali  
3946 Midway  
Decatur, CA 30032

Christine Dennis  
1887 Joseph Ct  
Decatur, CA 30032

Diana Lacks  
1211 Crescentway Ln  
Decatur, CA 30034

Kenneth Beas  
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Sandra Stephens  
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Decatur, CA 30034

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2709 Mission Chapel Rd # 2000  
Decatur, CA 30032

Paul Deane  
1907 27th St  
Decatur, GA 30030

John Deane  
5112 Woodlawn Ave NE  
Decatur, GA 30031

Baron Price  
2634 Chantilly Dr  
Decatur, GA 30030

Walter & Faye Adams  
2406 Crane Ave SE  
Atlanta, GA 30316

Christine Deane  
1907 27th St  
Decatur, GA 30030

Kenell Bova  
3030 Lynn Ct  
Decatur, GA 30031

Kenell Bova  
416 MacDuffie Court  
Decatur, GA 30031

Sandra Adell  
4206 Cedar Valley Ct  
Conley, GA 30030

Pat Cenic  
3950 Westview Pt  
Decatur, GA 30031

Alma McLean  
1505 Crescentwood Ln  
Decatur, GA 30031

Robert Donald Taylor  
4125 Milton Road  
Alpharetta, GA 30005

Sandra Beckley  
1311 Westwood Lane  
Decatur, GA 30031

Christopher Sanders  
2724 Wesley Chapel Rd #1360104  
Decatur, GA 30030

Toni Harris  
2301 Castle Dr  
Decatur, GA 30031



# DeKalb County Rezoning Application

## Application and Impact Analysis

To: Whom it May Concern

**Location: 1548 Line St, Decatur GA 30032**

Greetings and thank you for your time and consideration. I am seeking to apply for a rezoning of 1548 Line St Decatur, GA 30032 from OI (Office Institution) to residential single family (RSM). The property 1.5 stories, 3 bedrooms 2.5 baths, 1500 square feet and constructed of brick and hardie plank.

I purchased the home in April of 2019 with the belief that it was a single family residence, as it was being used at the time. I am a fairly new investor and erred by not doing enough due-diligence at the time. The land use designation was listed as *101-residential 1 family*, and I incorrectly assumed that the property could be used as a single family home since as it had always been.

As I neared the completion of the extensive renovation in March of 2020, and was attempting to refinance the property, I was made aware of the OI zoning's restrictions for single family usage. At that point I began to communicate with Dekalb County to better understand what would need to be done to bring the property into compliance with the desired zoning.

I believe the home's layout, design, and proximity to other homes (it is surrounded on all sides by other single family homes) make it most suitable for a residence rather than a business and that a business at this location would have an adverse impact on the residential nature of the surrounding area. If granted the zoning requested, nothing further will change in regard to additions, demolition, or major remodeling of this property. It will be sold on the market as a residential single family home.

Thank you kindly for taking my application into consideration.

### Impact Analysis

There will be no changes to the structure or additions to this property and we expect there to be no adverse impact on the area for the property to be used as a residential home.

- A. It is in conformity with the policy and intent of the Comprehensive Plan
- B. It is consistent with the surrounding uses which are all residential
- C. The current zoning limits the economic use of the property
- D. Will not affect the existing usability of adjacent properties
- E. Not aware of any relevant changing conditions
- F. Will not adversely impact historical districts or archaeological resources
- G. Will not increase burden on streets, transportation or schools
- H. Will not adversely impact the environment or natural resources

If you have any questions, please email me at [morrisbc1@gmail.com](mailto:morrisbc1@gmail.com).

Brian C. Morris



404.371.2155 (o)  
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Clark Harrison Building  
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DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling 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 filling 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

\_\_\_\_\_  
Notary

*B. C. M. 12/25/20*

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner  Agent \_\_\_\_\_

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

\*Notary seal not needed if answer is "no".

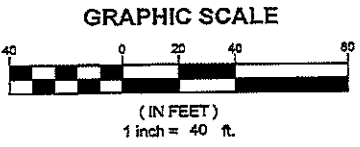
BEGINNING at a point formed by the intersection of the southerly right of way of Memorial Drive and the easterly right of way of Line Street, running thence easterly along the southerly right of way of Memorial Drive one hundred, sixty-six and seven-tenths (166.7') feet to an iron pin; running thence southerly along the line dividing Lots 6 and 7 a distance of one hundred, twelve and sixty-five one hundredths (112.65') feet to an iron pin; running thence westerly along the southerly side of Lot 6 a distance of twenty and thirty-three one hundredths (20.33') feet to an iron pin; thence running southerly across lots 12 and 13 a distance of one hundred (100.') feet to an iron pin on the line dividing Lots 13 and 14 a distance of one hundred, forty and eight-tenths (140.8') feet to a mark on a rock and the east right of way of Line Street; running thence northerly along the easterly right of Line Street a distance of one hundred fifty-four (154.0') feet to an iron pin on the southerly right of way of Memorial Drive and the point of beginning; being improved property known as number 1548 Line Street, under the present system of numbering houses in DeKalb County, Georgia. Said property identified on the DeKalb County Tax Maps as: **1548 Line Street** (improved with a house thereon) tax parcel ID # 15-201-05-002, **3201 Memorial Drive** (a vacant parcel) tax parcel ID #15-201-05-001, and **3207 Memorial Drive** (a vacant parcel) tax parcel #15-201-05-014 in DeKalb County, Georgia.

LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	RAW MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	REBAR FOUND (RBF)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	CHAIN LINK FENCE
	CRIMP TOP PIPE FOUND
	OPEN TOP PIPE FOUND
	IRON PIN OR ROD FOUND

**CURRENT ZONING**  
 ZONED: O1 (DEKALB COUNTY)  
 MIN. YARD ADJACENT TO PUBLIC STREET  
 FRONT YARD: 50 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 30 FEET



RESERVED FOR CLERK OF COURT

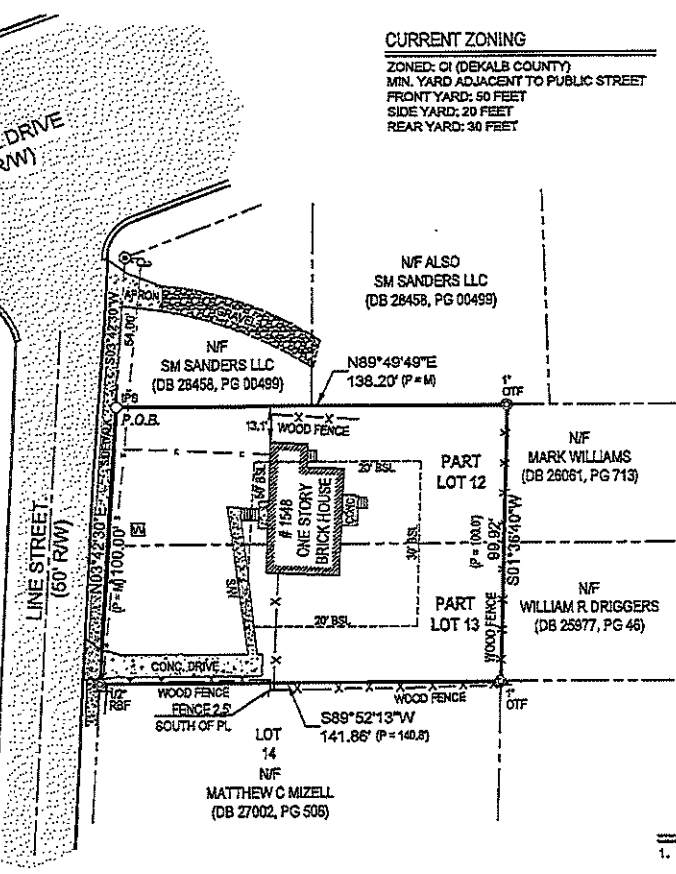


**AREA**  
 13,978 sq.ft.  
 0.32 acres

**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Cullen Preston Hardee* 10/21/2020  
 REGISTERED LAND SURVEYOR #3144 DATE



**PLAT CERTIFICATION NOTICE**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

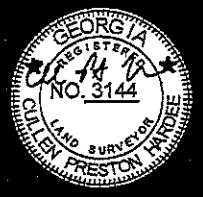
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAWS OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, 43-15-6, 43-15-19, 43-15-22.

**CERTIFICATE OF AUTHORIZATION**  
 NO. LSF001321

**SURVEY NOTES**

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 184,944 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C01321 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

**BRIAN MORRIS**

SCALE: 1" = 40'	LAND LOT: 201	DISTRICT: 15TH	SECTION: N/A	UNIT: N/A
DATE: 10/21/2020	SUBDIVISION: COLUMBIA ACRES, BLOCK E	LOT: PART 12 & 13	GEORGIA	
FIELD DATE: 10/12/2020	COUNTY: DEKALB	LEGAL REFERENCES:		
DEEDS: DB 28458 PG 499	JOB REP: #20-636	Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1-800-368-5888 www.utccenter.com		
PLATS: PB 11 PG 88 PB 75 PG 2				

**UNITED LAND SURVEYING**

PHONE: 678-293-5232

1258 CONCORD ROAD SUITE #103  
 SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL  
 CERTIFICATE OF AUTHORIZATION  
 NO. LSF001321

Zoning comments: 12/14/2020

N1. Constitution Road is classified as a minor arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontages at permitting. You may want to check whether this goes against the planning efforts in the DeKalb County SDAT Report Plan to limit trucks on Bouldercrest Road.

N2. Mercer University Drive and Flowers Road are both classified as collector roads. . Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Coordination is required with GDOT Project PI No. 0015646. Dedicate necessary right of way and easements needed for bridge construction.

N3. Rock Chapel Road is classified as a major arterial and state route. GDOT review and permits required, including updated traffic signal permit, prior to receiving permit. Requesting a traffic study to include all phases with proposed land uses. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N4. No comments

N5 & N6. Flat Shoals Pkwy is classified as a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Dedicate right of way to match surrounding parcels. Flakes Mill Road is classified as a minor arterial. . A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Limit access points to one access point on each road by closing the access point nearest the intersection.

N7. No comments

N8. Briarcliff Road and Shallowford Road are both classified as minor arterials. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N9. Covington Hwy is classified at a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N10. North Druid Hill is classified as a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path- preferred) and street lighting along all property frontage at permitting.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@DEKALBCOUNTYGA.GOV](mailto:jreid@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1244391

Parcel I.D. #: 15-201-05-002

Address: 1548 Line Street

Decatur, Georgia

WATER:

Size of existing water main: 6" CI Water Main (~~adequate/inadequate~~)

*SD*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Shoal Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

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

Sewage Capacity; \* (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: *Carlos*





## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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 Georgia DOT as well as 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, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **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. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from 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.



Board of Health

12/14/2020

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed Food Service Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



Board of Health

- N.1 Z-21-1244232 2020-1531/15-077-01-002  
1795 Constitution Road, Atlanta, GA 30316  
- Please review general comments.
- N.2 SLUP-21-1244383 202-1532/18-265-05-002, 18-265-05-003, 18-266-01-002, 18-266-01-003, 18-266-01-004, 18-266-01-005, 18-266-01-007, 18-266-02-002, 18-266-02-003, 18-266-02-0052930  
2930 Flowers Road South, Chamblee, GA 30341  
- Please review general comments.  
- Septic system installed on property 3000 Flowers Road on 09/24/1970.
- N.3 CZ-21-1244384 2020-1534/16-195-01-002,16-195-011-004,16-195-01-006,16-195-01-007  
1688 Rock Chapel Road; Lithonia, GA 30058  
- Please review general comments.  
- Septic indicated on several properties surrounding this location.
- N.4 SLUP-21-1244387 2020-1535/15-164-02-001  
4085 Glenwood Road, Decatur, GA 30032  
- Please review general comments.  
- Septic indicated on several properties; installed between 10-07-59 – July 2001.
- N.5 SLUP-21-1244388 2020-1536/15-061-03-012  
4845 Flat Shoals Parkway, Decatur, GA 30034  
- Please review general comments.  
- Septic indicated on several properties in surrounding area.
- N.6 SLUP-21-1244389 2020-1537/15-061-03-012  
4845 Flat Shoals Parkway, Decatur, GA 30034  
- Please review general comments.  
- Septic system indicated on several properties in surrounding area.
- N.7 Z-21-1244393 2020-1538/15-201-05-002  
1548 Line Street, Decatur, GA 30032  
- Please review general comments.  
- Septic indicated on surrounding property: 1799 Line Street on April 22, 1996.



**Board of Health**

- N.8 SLUP-21-1244393 2020-1539/18-233-07-002  
2345 Shallowford Road, Atlanta, GA 30345
  - Please review general comments.
  - Septic system indicated on surrounding properties.
  
- N.9 Z-21-1244398 2020-1541/15-162-04-007  
5021 Covington Highway, Decatur, GA 30035
  - Please review general comments.
  - Septic system installed 05/24/1967.
  
- N.10 SLUP-21-1244417 2020-1542/18-112-02-003  
3033 North Druid Hills Road, Atlanta, GA 30329
  - Please review general comments.
  - Septic system installed on surrounding property 3035 North Druid Hills Road in 04/14/1980.
  
- N.11 TA-21-1244279 2020-1543  
County-Wide (ALL DISTRICTS)
  
- N.12 TA-21-1244414 2020-1546  
County-Wide (ALL DISTRICTS)
  
- N.13 V-20-1244428 15-228-01-003, 15-228-01-005, 15-228-01-093, 15-288-01-094  
1014 Elder Lane, Stone Mountain, GA 30083



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

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COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1244391

Parcel I.D. #: 15-201-05-002

Address: 1548 Line Street

Decatur, Georgia

WATER:

Size of existing water main: 6" CI Water Main (~~adequate/inadequate~~)

*SD*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Shoal Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

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

Sewage Capacity; \* (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: *Carlos*

## NEXT STEPS

**Following an approval of this zoning action, one or several of the following may be required:**

**Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*

**Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*

**Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*

**Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*

**Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*

**Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*

**Historic Preservation** *(Certificate of Appropriateness required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*

**Variance or Special Exception** *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*

**Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*

**Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*

**Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*

**Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above require submittal of application, fees and supporting documents. Please consult with the appropriate department/division.**