



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-1538    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 11/30/2020    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 1/28/2021    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 7  
Application of Brian C. Morris to rezone property from O-I (Office Institutional) to RSM (Small Lot Residential Mix) to allow the construction of a single-family home, at 1548 Line Street.

**Indexes:**

**Attachments:** 1. Z 21 1244391 Staff Report Jan 2021

Date	Ver.	Action By	Action	Result
1/28/2021	1	Board of Commissioners - Zoning Meeting	approved	Pass
1/5/2021	1	Planning Commission	approval per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 3 & 7**

**Application of Brian C. Morris to rezone property from O-I (Office Institutional) to RSM (Small Lot Residential Mix) to allow the construction of a single-family home, at 1548 Line Street.**

**PETITION NO: N7. Z-21-1244391 2020-1538**

**PROPOSED USE:** Single-family home.

**LOCATION:** 1548 Line Street, Decatur, GA 30032

**PARCEL NO. :** 15-201-05-002

**INFO. CONTACT:** Dustin Jackson, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Brian C. Morris to rezone property from O-I (Office Institutional) to RSM (Small Lot Residential Mix) to allow the construction of a single-family home. The property is located on east side of Line Street, approximately 60 feet south of Memorial Drive at 1548 Line Street in Decatur, Georgia. The property has approximately 100 feet of frontage along Line Street and contains 0.32 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** 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”.

**PLANNING COMMISSION VOTE:** **Approval 9-0-0.** V. Moore moved, J. West seconded for Approval, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Approval 8-0-0.**