



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: November 05, 2020

Board of Commissioners Hearing Date: November 17, 2020

STAFF ANALYSIS

Case No.: SLUP-20-1244230 **Agenda #:** N.2

Location/Address: The property is located along the north side of Singer Way, approximately 116 feet east of Taffeta Trail at 1880 Singer Way in Lithonia, Georgia. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-060-03-039

Request: To request a Special Land Use Permit (SLUP) for a personal care home for to up to six adults in a R-100 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.41 Supplemental Regulations of the DeKalb County Code.

Property Owner: Michelle Bennett

Applicant: Michelle Bennett

Acreage: .34 Acres

Existing Land Use: Personal Care Home for 3 adults

Surrounding Properties Adjacent Zoning: East, north, south and west are single-family detached residences zoned R-100 (Residential Medium Lot) District and RSM (Small Lot Residential Mix) District .

Comprehensive Plan: Suburban (SUB) ☒ **Consistent** ☐ **Inconsistent**

Proposed Building Sq. Footage: N/A	Existing Building Sq. Footage: 2,226 Square Feet
Proposed Lot Coverage: N/A	Existing Lot Coverage: <35%

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: Michelle Bennett

Daytime Phone #: 678-791-5165 Fax #: 770-465-2620

Mailing Address: 6277 Magnolia Ridge
Stone Mountain Ga 30087 E-mail: bennettpch@hotmail.com

OWNER NAME: Michelle Bennett (If
more than one owner, attach contact information for each owner)

Daytime Phone #: 678-791-5165 Fax #: 770-465-2620

Mailing Address: 6277 Magnolia Ridge, Stone Mountain, Ga 30087
E-mail: bennettpch@hotmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1880 Singer Way
Lithonia, Ga 30058, DeKalb County, GA, 30058

District(s): 116 Land Lot(s): 060 Block(s): 03 Parcel(s): 039

Acreage or Square Feet: 0.30 acre Commission District(s): 5 and 7 Existing Zoning: R100

Proposed Special Land Use (SLUP): Increase from 3 to up to 6 in PCH

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: ☒ Agent: _____ Signature of Applicant: Michelle Bennett
(Check One)

Printed Name of Applicant: Michelle Bennett

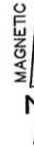
Notary Signature and Seal:

Dionne Newell

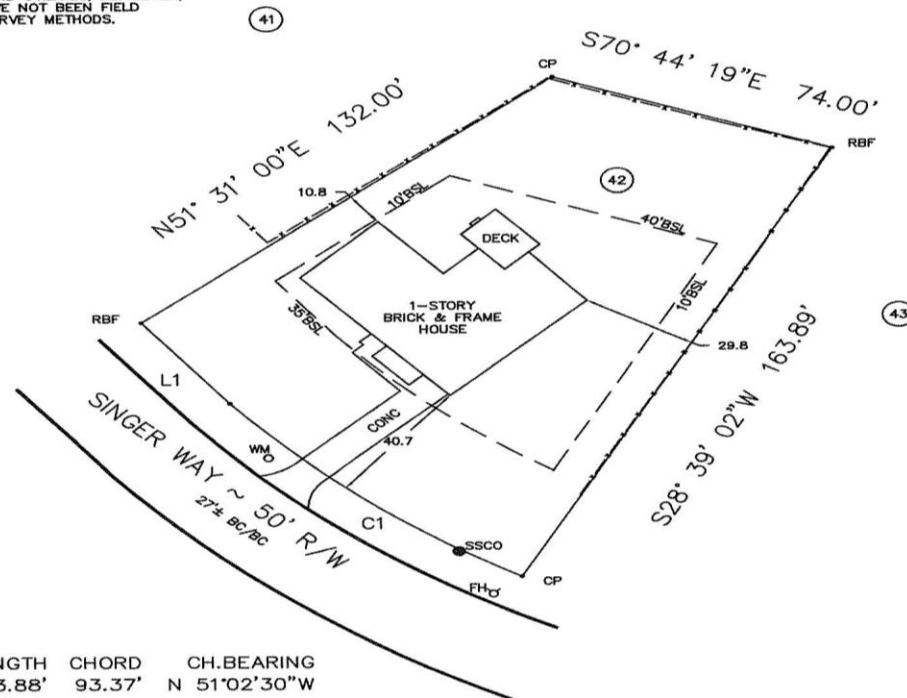


Sworn to me this 21st day of August 2020.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.
 NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 * L E G E N D *
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND
 EP EDGE OF PAVEMENT (1/2" UNO)
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
 FKA FORMERLY KNOWN AS SW SIDEWALK
 IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE WALL
 N NEIGHBOR'S



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	262.28'	93.88'	93.37'	N 51°02'30"W
LINE	CHORD	CH.BEARING		
L1	35.13'	N 38°46'20"W		

PROPERTY ADDRESS:
1880 Singer Way
Lithonia, GA 30058

LAND AREA:
14926 SF
0.343 AC

IMPERVIOUS AREA:
DW/SW: 448
HOUSE: 2029 SF
DECK: 197 SF
EXIST= 2674 SF=17.9%

ZONING: R-100

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:
1880 Singer Way

LOT 42 BLOCK A UNIT 1 AMBERLY SUBDIVISION
 LAND LOT 60 16th DISTRICT SECTION 2 BY:
 DeKALB COUNTY, GEORGIA FIELD DATE: 8-28-2020 MF
 LOCATED IN UNINCORP DRAWN DATE: 8-31-2020 SS
 REFERENCE: PLAT BOOK , PAGE
 REFERENCE: DEED BOOK , PAGE
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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 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. 15-6-67.



SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #SP000867, Info@SurveySystemsAtlanta.com
Cell 878-591-6064 ~ Office 404-760-0010

