



DeKalb County Department of Planning & Sustainability
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30030

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

Michael
 Thurmond
 Chief Executive

Planning Commission Hearing Date: January 4, 2022
Board of Commissioners Hearing Date: January 27, 2022

Case No.: SLUP-22-1245307 **Agenda #:** N.1

Location/Address: 2038 Mallard Way **Commission District:** 05 **Super District:** 07

Parcel ID: 16-059-01-071

Request: A Special Land Use Permit (SLUP) for a proposed Personal Care Home with a capacity of four to six clients.

Property Owner/Agent: R.O.I Empire 2870 Peachtree #290
 Atlanta, GA 30305

Applicant/Agent: Luxury Living 2038 Mallard Way
 Experience PCH Lithonia, GA 30058

Acreage: .17 Acres

Existing Land Use: Two-story single family residential detach.

Surrounding Properties: To the north, south, east, west: Small Lot Residential Mix District (RSM)

Adjacent Zoning: North: RSM South: RSM East: RSM West: RSM

Comprehensive Plan: Suburban **Consistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: Single Family detached residential
Proposed Lot Coverage: N/A	Existing Lot Coverage: 38.4%

N.1

2038 Mallard Way

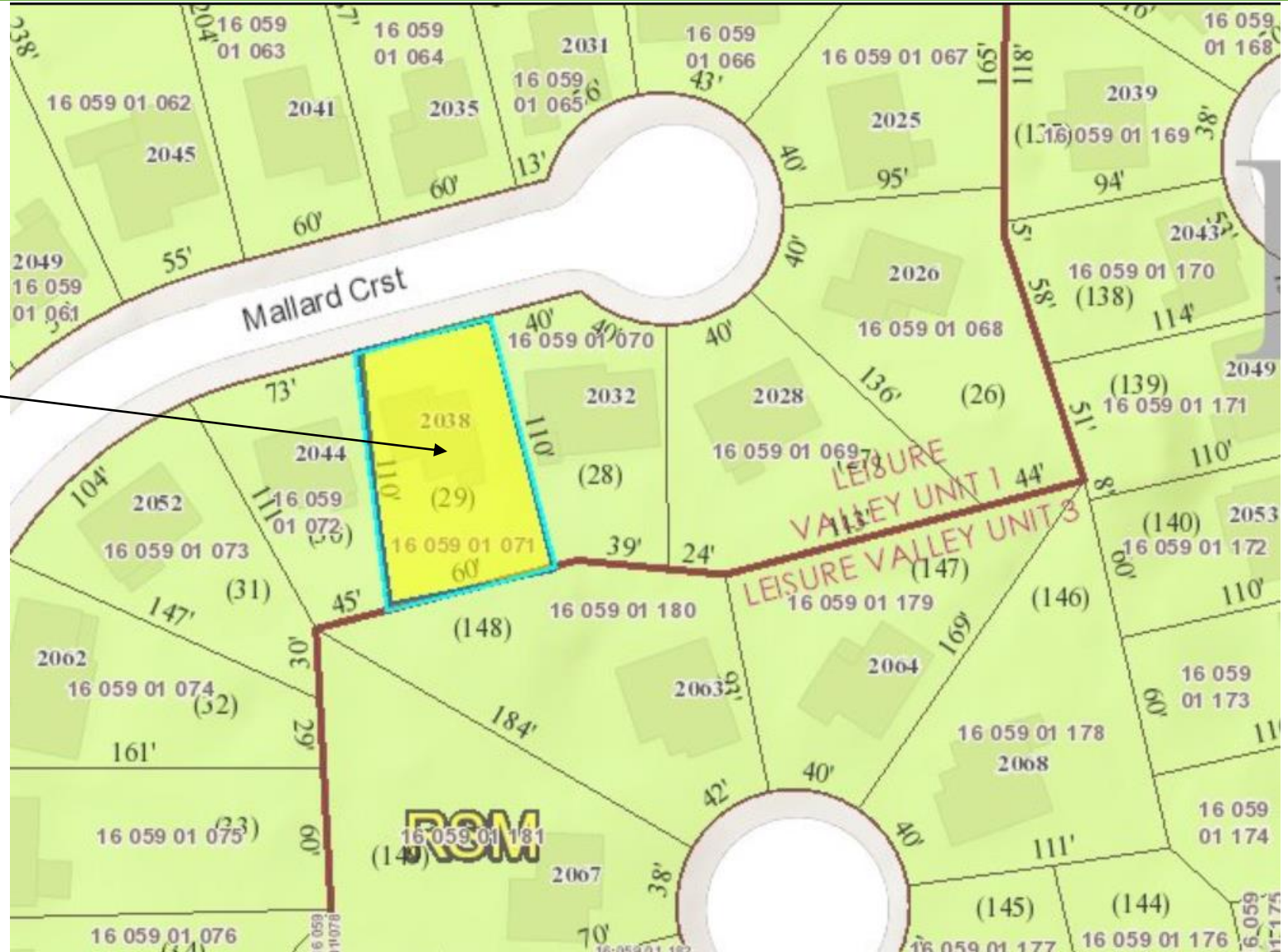
Zoning Map

Site Location: 2038 Mallard Way
Parcel: 16-059-01-071



Zoning: RSM

**Future Land Use:
Suburban**



N.1

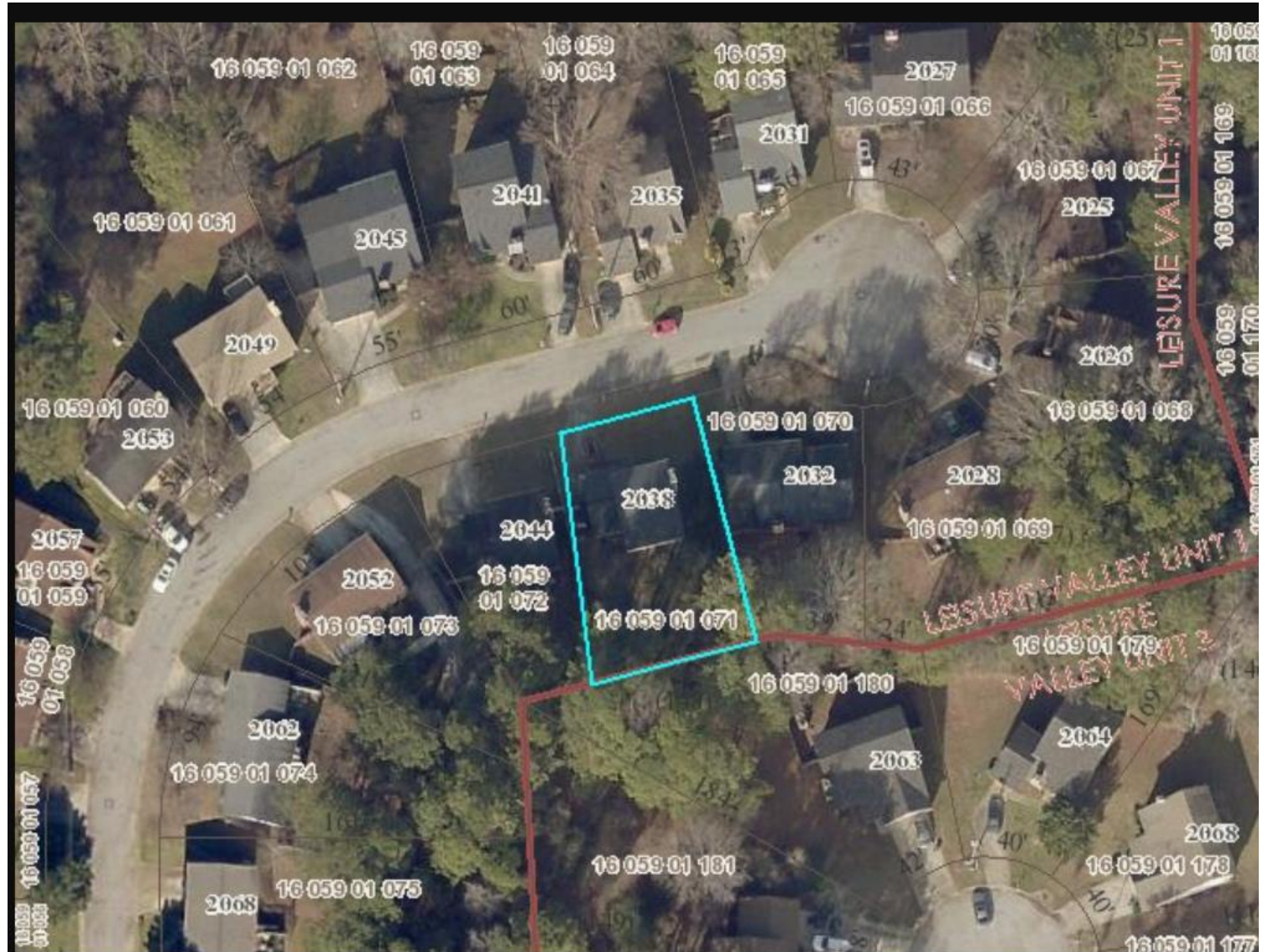
2038 Mallard Way

Aerial Map

Site Location: 2038 Mallard Way
Parcel: 16-059-01-071

Zoning: RSM (Small Residential Mix)

Future Land Use: Suburban



N.1

2038 Mallard Way

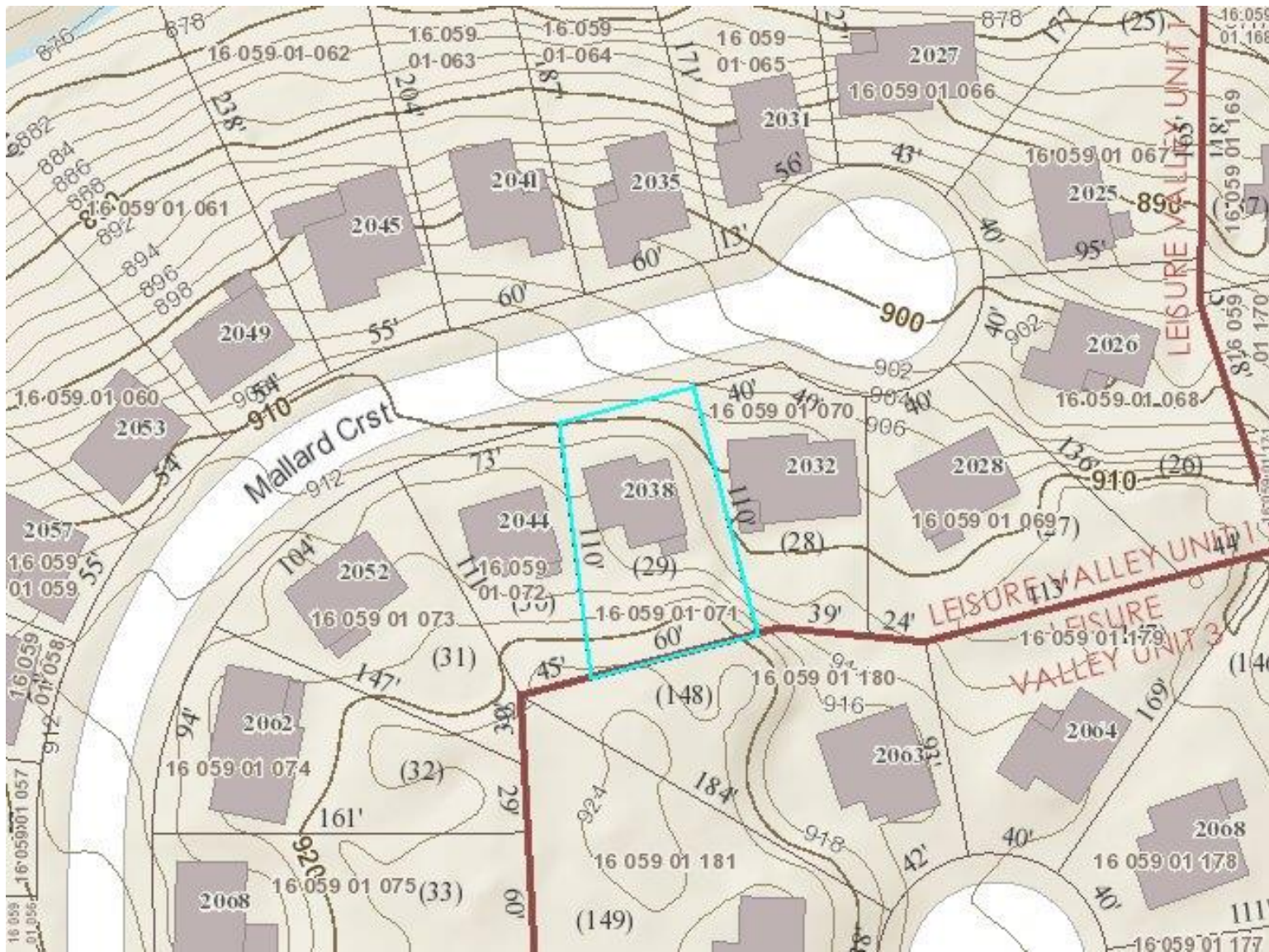
Topo Map

Site Location: 2038 Mallard Way

Parcel: 16-059-01-071

Zoning: RSM (Small Residential Mix)

Future Land Use: Suburban



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 | |

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.

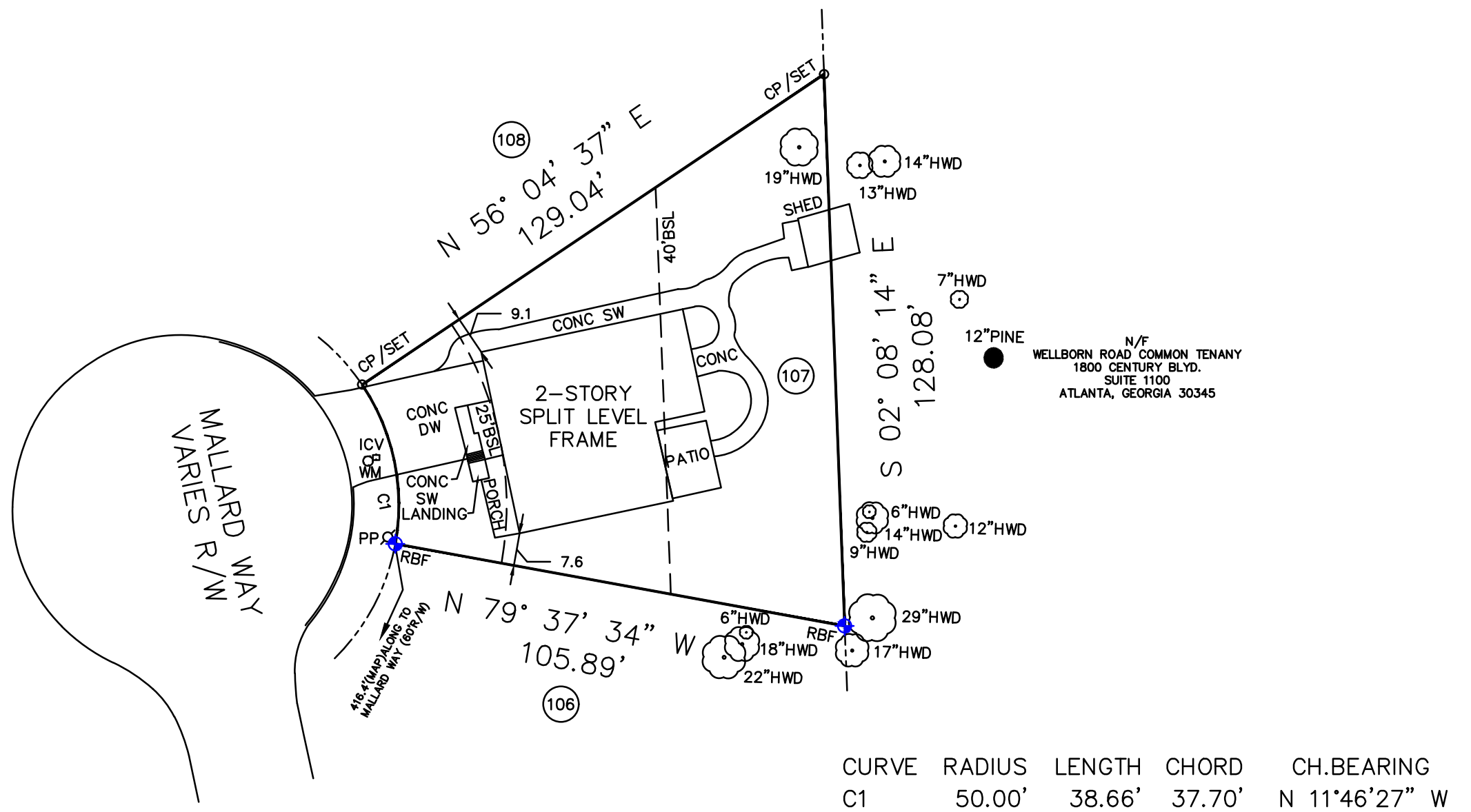
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

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.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

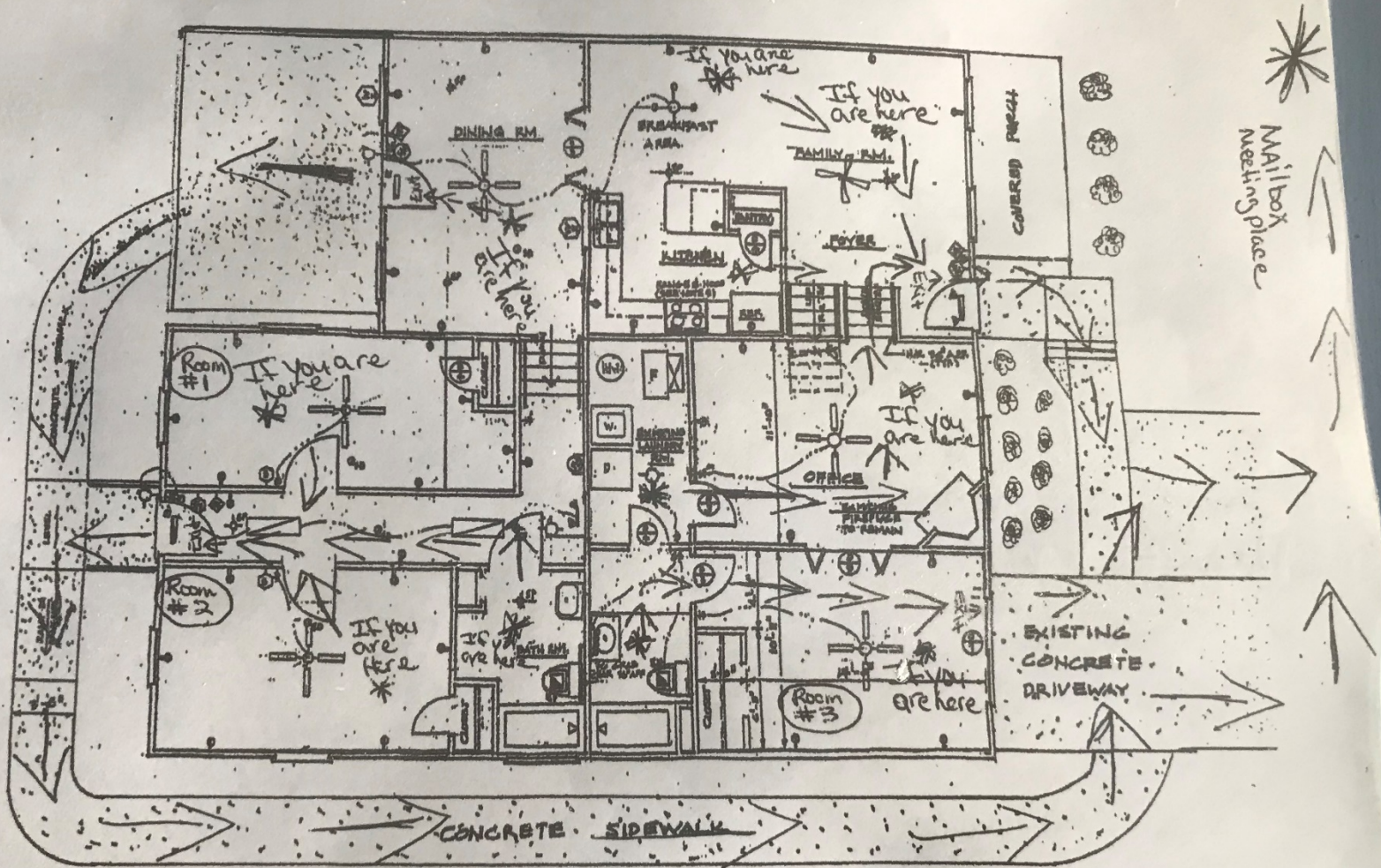


MAGNETIC

PROPERTY ADDRESS: 2038 Mallard Way, Lithonia, GA 30058 LAND AREA: 8,779 SF 0.201 AC IMPERVIOUS AREA: EXIST= 3,367 SF= 38.4% ZONING: RCD-RES COMM DEV DIST 	PLAT PREPARED FOR: 2038 Mallard Way		
	LOT 107 BLOCK A SUBDIVISION LEISURE VALLEY (UNIT FOUR) LAND LOT 101 4th DISTRICT PARCEL ID: 16 059 01 227 BY:		
DeKALB COUNTY, GEORGIA	FIELD DATE: 10-26-2021	NH	SURVEY SYSTEMS ATLANTA 2156 W Park Ct, Ste D, Stone Mtn, GA 30087 COA #LSF000867, info@SurveySystemsAtlanta.com Cell 678-591-6064 ~ Office 404-760-0010
LOCATED IN ATLANTA	DRAWN DATE: 10-28-2021	AE	
REFERENCE: PLAT BOOK 87, PAGE 96		ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.	
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.			

2038 MALLARD WAY, LITHONIA GA, 30058

EVACUATION PLAN



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Luxury Living Experience PCH

Daytime Phone: (770) 853-8488 E-Mail: admin@luxurylivingpch.com

Mailing Address: 2038 Mallard Way Lithonia GA 30058

Owner Name: R.O.I. Empire
(If more than one owner, attach contact information for each owner)

Daytime Phone: (404) 436-5370 E-Mail: philip@roiempire.com

Mailing Address: 2870 Peachtree #290 Atlanta GA 30305

SUBJECT PROPERTY ADDRESS OR LOCATION: 2038 Mallard Way
Lithonia DeKalb County, GA, 30058

Parcel ID: 1605901227 Acreage or Square Feet: 2703 Commission Districts 15

Existing Zoning: RCD Proposed Special Land Use (SLUP) _____
Personal Care Home

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

Owner: _____ Agent: Signature of Applicant
Alexis Clark

Printed Name of Applicant: _____
A. Williams Alexis Clark

Notary Signature and Seal: _____
A. Williams

