

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Michelle Bennett Phone: 6791-5165 Email: bennettpcha@hotmail.com

Property Address: 1880 Singer Way, Lithonia, Ga 30058

Tax Parcel ID: 1606003039 Comm. District(s): 5 Acreage: 0.30 / 1503 sq ft

Existing Use: PCH for 3 people Proposed Use: PCH for 6 people

Supplemental Regs: 4.2.41 Overlay District: N/A DRI: N/A

Rezoning: Yes ___ No X

Existing Zoning: R100 Proposed Zoning: N/A Square Footage/Number of Units: N/A

Rezoning Request: N/A

Land Use Plan Amendment: Yes ___ No X

Existing Land Use: _____ Proposed Land Use: _____ Consistent ___ Inconsistent ___

Special Land Use Permit: Yes X No ___ Article Number(s) 27- 4.1 use table

Special Land Use Request(s) To expand existing personal care home for up to 6 persons

Major Modification:

Existing Case Number(s): N/A

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: X Owner Authorization(s): X Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: X Public Notice, Signs: X
 Tree Survey, Conservation: N/A Land Disturbance Permit (LDP): N/A Sketch Plat: N/A
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: N/A Tent Permit: N/A Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

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

Comments:

Planner: Karen F. Hill

Date: 8/18/2020

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

Virtual Neighborhood Meeting

Michelle Bennett <bennettpch@hotmail.com>

Fri 8/21/2020 2:00 PM

To: dennisallen05@comcast.net <dennisallen05@comcast.net>; kbarksdal22@gmail.com <kbarksdal22@gmail.com>; SamsonBurrell@yahoo.com <SamsonBurrell@yahoo.com>; dstbc@bellsouth.net <dstbc@bellsouth.net>; janrcostello@gmail.com <janrcostello@gmail.com>; marshallenglishsr@yahoo.com <marshallenglishsr@yahoo.com>; E7hubbard@gmail.com <E7hubbard@gmail.com>; mstonya@earthlink.net <mstonya@earthlink.net>; hlove1223@aol.com <hlove1223@aol.com>; oneiloooo4@comcast.net <oneiloooo4@comcast.net>; konceptatlanta@bellsouth.net <konceptatlanta@bellsouth.net>; w_duane_williams@yahoo.com <w_duane_williams@yahoo.com>; miatiana831@gmail.com <miatiana831@gmail.com>; sherri.chance@yahoo.com <sherri.chance@yahoo.com>; hugohz1978@gmail.com <hugohz1978@gmail.com>; Alberta Crews <boomboomcrews1967@yahoo.com>; JOSEPHKENDELL1790@GMAIL.COM <JOSEPHKENDELL1790@GMAIL.COM>; parksjeffery188@gmail.com <parksjeffery188@gmail.com>; breezyh115@gmail.com <breezyh115@gmail.com>

Hello all:

As previously introduced, my name is Michelle Bennett. I own Bennett Personal Care Home and two of my CLA homes are in the neighborhood on Singer Way. This letter is to invite you to my upcoming neighborhood meeting. I am planning an expansion to the lot located on 1880 Singer Way, expanding that home from 3 individuals to 4 individuals.

I am setting up a brief community meeting via zoom with surrounding residents to notify the neighbors as well as answer any questions you may have.

The zoom information is included below:

Time: Wednesday, Aug 26, 2020 12:00 PM Eastern Time (US and Canada)
<https://us04web.zoom.us/j/78476714585?pwd=UnB0OXIzN1k4Y0FKejBybUJQaUY4QT09>
Meeting ID: 784 7671 4585
Passcode: s1ng3r

Thank you.

Sincerely yours,

Michelle Bennett. (Director)
Bennett Personal Care Home.
(678) 791-5165 - Phone
(678) 395-3902 - Fax
bennettpch@hotmail.com

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): 16 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 upto 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:
Quenni Newell



Sworn to me this 21st day of August 2020.



BENNETT PERSONAL CARE HOME, LLC

"We are here to care and protect"

1877 Singer Way,
Lithonia, GA 30058
T: (678) 791-5165 F: (678) 395-3902
Email: bennettpch@hotmail.com

August 21, 2020

Dekalb County, GA
Department of Planning & Sustainability
Clark Harrison Bldg.,
330 W. Ponce de Leon Avenue.
Decatur, GA 30030

Dear Sirs:

TO WHOM IT MAY CONCERN

Bennett Personal Care Home, LLC (BPCH) is in Dekalb county, Georgia. We are overseen by a governing body that ensures that the corporation will strive to create a "family-like" environment where the individuals, even though they are in a licensed facility, are home. The agency currently provides community residential services in three (3) locations 1877 & 1880 Singer Way, Lithonia GA, and 5758 Lanny Lane, Lithonia, GA. We have been in existence since 2006 and is committed to providing 24 hours a day seven (7) days a week quality care for adults with developmental disabilities and mental disorders.

We are seeking to expand since the service we offer is well suited to the needs of the current market. We have had to turn down individuals due to lack of capacity and so based on response in the market we have decided to extend our services. This expansion will also help us to employ extra staff as well as build on our current success.

Sincerely yours,

Michelle Bennett

Michelle Bennett- Administrator
1877 Singer Way,
Lithonia, GA 30058
Telephone: 678-791-5165
Email: bennettpch@hotmail.com

Bennett Personal Care Home, LLC

Impact Analysis

- A. The size of the site to be used is adequate and the land area includes provision for all yards, open space, off-street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. The property to be used is compatible with adjacent/other properties and land use(s).
- C. There are adequate public services, public facilities and utilities to serve the use contemplated.
- D. The public street on which the use is proposed to be located is adequate and there are is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. The existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or volume of traffic generated by the proposed use.
- F. Ingress and egress to the property do not inhibit the flow of traffic nor is the safety of pedestrian compromised in the event of emergencies.
- G. The proposed use of the property will not adversely impact any adjoining land use by reason of noise, smoke, dust, odor, or vibration generated.
- H. The hours of operation of the proposed use will not adversely impact any adjoining land.
- I. The manner of operation of the proposed use will not adversely impact any adjoining land.
- J. The proposed plan is consistent with all the requirements of the zoning district classification in which the use is proposed to be located.
- K. The proposed use is in consistent with the policies of the comprehensive Plan.
- L. The proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district which the use is proposed to be located.
- M. There is adequate provision of refuse and service areas.
- N. The length of them which the special land use permit I granted should not be limited in duration.
- O. The size, scale, and massing of proposed building s are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
- P. The proposed plan will not adversely affect historic buildings, sites, districts or archaeological resources.
- Q. The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.
- S. The proposed use will be consistent with the needs of the neighborhood or the community as a whole will be compatible with the neighborhood and will not be in conflict with the overall objectives of the comprehensive plan.

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.

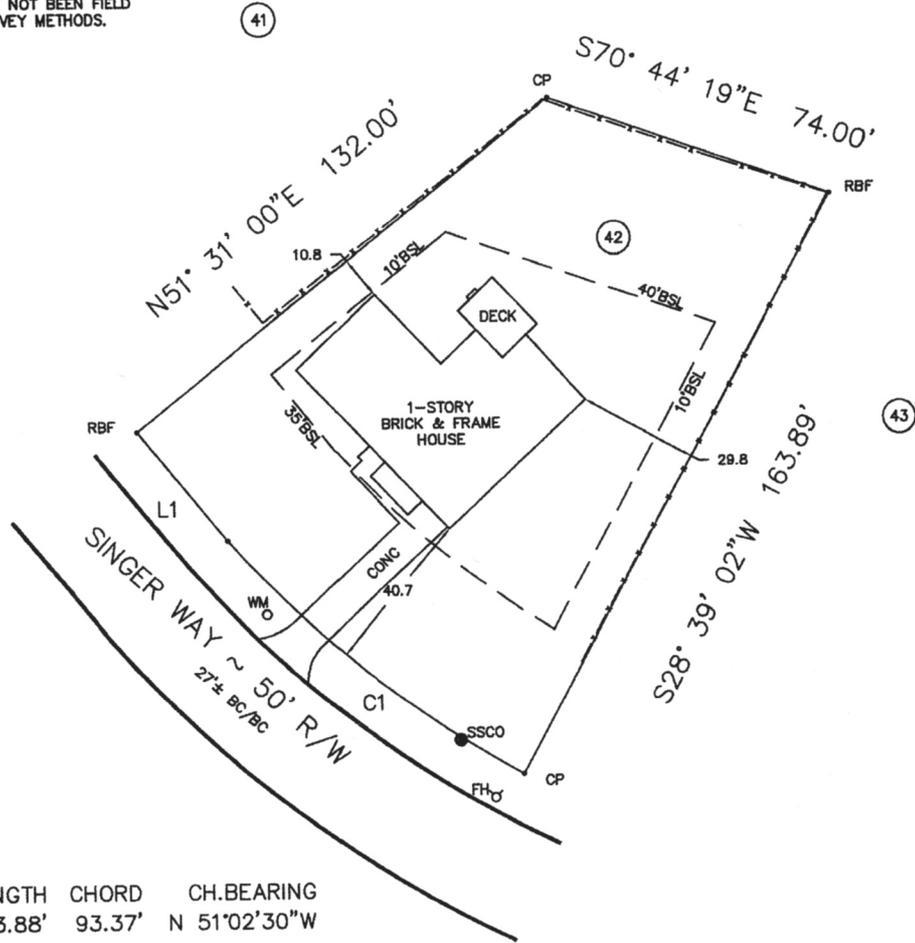
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

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.

*** LEGEND ***

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 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 (1/2" UNO)
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
 FFE FINISH FLOOR ELEVATION SW SIDEWALK
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
 L ARC LENGTH -X- FENCE LINE
 LL LAND LOT WALL
 LLL LAND LOT LINE
 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



PLAT PREPARED FOR:
 1880 Singer Way

LOT 42	BLOCK A	UNIT 1	AMBERLY SUBDIVISION	BY:
LAND LOT 60	16th DISTRICT	SECTION 2		
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

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.



SURVEY SYSTEMS ATLANTA
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