

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a Personal Care Home for seven (7) individuals. The property is located at 7566 Union Grove Road in Lithonia, Georgia.

PETITION NO: N2-2023-0872 Z-23-1246542

PROPOSED USE: Personal care home for seven (7) individuals.

LOCATION: 7566 Union Grove Road, Lithonia, Georgia 30058

PARCEL NO. : 16-186-01-007

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a Personal Care Home for seven (7) individuals. The property is located at 7566 Union Grove Road in Lithonia, Georgia.

RECOMMENDATION:

COMMUNITY COUNCIL: No Quorum.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The application to rezone the property at 7566 Union Grove Road, in order to change the zoning district from R-85 (Residential Medium Lot-85) to RSM (Small Lot Residential Mix) to enable the operation of a personal care home for seven (7) or more individuals. A companion application for a Special Land Use Permit (SLUP-23-1246543) has also been submitted for the subject property. While the previously approved 2017 SLUP (SLUP-17-21824) demonstrated alignment with the Zoning Ordinance and corresponded with Comprehensive Plan objectives, the current application fails to support the goals of the zoning district and the 2050 DeKalb County Unified Plan. The submitted site plan for the personal care home shows five (5) bedrooms may be insufficient to accommodate seven or more individuals. This discrepancy between the intended capacity and the available bedrooms as well as sewer capacity potentially reaching its limit with additional residents within the facility raises questions about the adequacy of the existing construction to support the intended use. The proposal fails to integrate with the existing residential development pattern of the neighborhood. The subject property is surrounded by R-85 zoning with limited RSM zoning across the southern intersection of Union Grove Road and Pittston Farms Road. Typically, personal care homes for seven (7) or more individuals tend to be permitted in higher-density and institutional zonings per the ordinance, these being Mixed-Use, Light Commercial, and Office-Institutional districts for example. Therefore, Staff recommends “Denial” of the rezoning application to expand the existing personal care home for elderly adults on the account that the land use is not compatible with the surrounding single-family residential uses and the insufficiency of onsite accommodations for seven or more individuals. The companion Special Land Use Permit (SLUP-23-1246543) application for the same property should be considered in tandem with this rezoning request.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: No Quorum. Members present voted for approval.



DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

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

**Planning Commission Hearing Date: September 12, 2023
Board of Commissioners Hearing Date: September 28, 2023**

STAFF ANALYSIS

Case No.:	Z-23-1246542	Agenda #: 2023-0872		
Location/Address:	7566 Union Grove Rd. Lithonia GA 30058	Commission District: 05 Super District: 07		
Parcel ID(s):	16-186-01-007			
Request:	Rezone from R-85 (Residential Medium Lot) zoning district to RSM (Small Lot Residential Mix) zoning district to operate a personal care home for up to seven (7) or more individuals			
Property Owner(s):	Tawanda & Vincent Vauss			
Applicant/Agent:	Tawanda Vauss			
Acreage:	2.91			
Existing Land Use:	Single family residential			
Surrounding Properties:	North: R-85 East: R-85 South: R-85 West: R-85			
Comprehensive Plan:	Suburban (SUB)	<div>X</div>	Consistent	<div></div> Inconsistent

Staff Recommendation: Denial

The application to rezone the property at 7566 Union Grove Road, in order to change the zoning district from R-85 (Residential Medium Lot-85) to RSM (Small Lot Residential Mix) to enable the operation of a personal care home for seven (7) or more individuals. A companion application for a Special Land Use Permit (SLUP-23-1246543) has also been submitted for the subject property. While the previously approved 2017 SLUP (SLUP-17-21824) demonstrated alignment with the *Zoning Ordinance* and corresponded with *Comprehensive Plan* objectives, the current application fails to support the goals of the zoning district and the *2050 DeKalb County Unified Plan*.

The submitted site plan for the personal care home shows five (5) bedrooms may be insufficient to accommodate seven or more individuals. This discrepancy between the intended capacity and the available bedrooms as well as sewer capacity potentially reaching its limit with additional residents within the facility raises questions about the adequacy of the existing construction to support the intended use.

The proposal fails to integrate with the existing residential development pattern of the neighborhood. The subject property is surrounded by R-85 zoning with limited RSM zoning across the southern intersection

of Union Grove Road and Pittston Farms Road. Typically, personal care homes for seven (7) or more individuals tend to be permitted in higher-density and institutional zonings per the ordinance, these being Mixed-Use, Light Commercial, and Office-Institutional districts for example.

Therefore, staff recommends denial of the rezoning application to expand the existing personal care home for elderly adults on the account that the land use is not compatible with the surrounding single-family residential uses and the insufficiency of onsite accommodations for seven or more individuals.

The companion Special Land Use Permit (SLUP-23-1246543) application for the same property should be considered in tandem with this rezoning request.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____

8/15/2023

To: Ms. Madolyn Spann, Planning Manager
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 operation or swimming pool 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.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/15/2023

N1-2023-0871

SLUP-22-1246540 / 15-086-05-078

3137 Weslock Circle, Decatur, GA 30034

☐ Amendment

- Please review general comments.
- No septic indicated for this property.
- Several surrounding property are noted to have septic installed.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N2-2023-0872

Z-23-1246542 16-186-01-007

7566 Union Grove Road, Lithonia , GA 30058

☐ Amendment

- Please review general comments.
- Septic indicated and installed on 07//8/1981
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N3--2023-0873

SLUP-23-1246543 16-186-01-007

7566 Union Grove, Lithonia, GA

☐ Amendment

- Please review general comments.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- Septic installed on 07/08/1981.

Zoning Comments September 2023

N1: **3137 Weslock Circle -**
No Comments.

N2 & N3: **7566 Union Grove Road –**
No Comments.

N4: **4127, 4139, 4147, 4149, 4163 & 4173 Maplewood Drive –**
Maplewood Drive is classified as a collector.

N5: **3401 Rainbow Drive –**
Mercer University Drive is classified as minor arterials and a collector. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

N6: **1480 South Deshon Road –**
No Comments.

N7: **6290 Sayler Park –**
No Comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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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**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-23-1246542 Parcel I.D. #: 16-186-01-007

Address: 7566
Union Grove Rd.
Lithonia, Ga. 30058

Adjacent Roadway (s):

(classification) _____

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and Field reviewed, No problem that
would interfere with Traffic Flow.

Signature: Jerry White



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-23-1246543 Parcel I.D. #: 16-186-01-007

Address: 7566
UNION Grove Rd.
Lithonia, GA 30058

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

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COMMENTS:

<u>Plans and field reviewed. No problem that</u>
<u>would interfere with Traffic Flow</u>

Signature: Joseph W. Hitt

RECEIVED

By Rachel Bragg at 10:03 am, Jul 06, 2023

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Tawanda Vauss

Applicant E-Mail Address: +Vausscednacrees.com

Applicant Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Applicant Daytime Phone: 404-969-8079 Fax: _____

Owner Name: Tawanda & Vincent Vauss
If more than one owner, attach list of owners.

Owner Mailing Address: 7566 Union Grove Rd Lithonia GA 30058

Owner Daytime Phone: 404-969-8079 - 770-896-1676

Address of Subject Property: 7566 Union Grove Rd
Lithonia GA 30058

Parcel ID#: 1618601007

Acreage: 2.9 Commission District: 5th & 7th

Present Zoning District(s): 5th & 7th

Proposed Zoning District: 5th & 7th

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): N/A.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

- ☒ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- ☒ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- ☒ 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - ☒ A. **Application form** with name and address of applicant and owner, and address of subject property;
 - ☒ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - ☒ C. **Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - ☒ D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - ☒ E. **Campaign disclosure statement** (required by State law).
 - ☒ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - ☒ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - ☐ a. complete boundaries of subject property;
 - ☐ b. dimensioned access points and vehicular circulation drives;
 - ☐ c. location of all existing and proposed buildings, structures, setbacks and parking;
 - ☐ d. location of 100 year floodplain and any streams;
 - ☐ e. notation of the total acreage or square footage of the subject property;
 - ☐ f. landscaping, tree removal and replacement, buffer(s); and
 - ☐ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - ☒ H. **Reduced Site Plan**, reduced to 8.5" x 11".
 - ☒ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - ☒ J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - ☐ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Notice Date: May 16, 2023

PUBLIC NOTICE
To
Request for a Special Land Use Permit

Filed by: Tawanda Vauss/Edna Mae Lockett Personal Care Home

Located at: 7566 Union Grove Rd

Lithonia, Georgia 30058

Current Use – Personal Care Home – Group Model

Proposed Use – Personal Care Home – Community Model

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Via Zoom

Location: Zoom

Invite Link

<https://us05web.zoom.us/j/84114300608?pwd=Z1B3RE1xWFFoKzJYRElMeWN0YzdoQT09>

Passcode
H3wKVhHide

Date & Time: June 7, 2023 @ 7:30pm

Contact Info:

Tawanda Vauss, Administrator
404-969-8079

MEEETING SIGN-IN SHEET


Project: Personal Care Home Zoning	Meeting Date: June 7, 2023 @ 7:30pm
Facilitator: Tawanda Vauss	Via Zoom Platform

[illegible]

Pre-Community Zoom Mtg for SLUP-Rezoning



From Tawanda Vauss <tvauss@ednacares.com>
Bcc <dennisallen05@comcast.net>, <kbarksdal22@gmail.com>, <samsonburrell@yahoo.com>, <dstbc@bellsouth.net>, <janrcostello@gmail.com>, <marshallenglishr@yahoo.com>, <e7hubbard@gmail.com>, <mstonya@earthlink.net>, <hlove1223@aol.com>, <oneil00004@comcast.net>, [4 more...](#)
Reply-To <tvauss@ednacares.com>
Reply-To <tvauss@ednacares.com>
Date 2023-05-17 15:20

 Public Notice for SPLU.docx (~14 KB)

Good Morning Council 5 District Members,

It is with great pleasure I introduce myself, Tawanda Horton Vauss of Edna Mae Lockett Personal Care Home LLC. I have been granted approval by the State of Ga and Dekalb County to operate with 6 elderly patients within the Personal Care Home. I am preparing to submit a rezoning/SLUP application. In doing so, I was instructed to put a public meeting together and make sure The Council Members of District 5 are informed of the meeting. The meeting notice is attached with the zoom link and passcode for June 7th, 2023; for your knowledge.

See attached notice and should you have any questions please feel free to contact me at 404-969-8079 or via email. Thank you for your continued support

Thanking you in advance

Sincerely yours,

Tawanda Vauss, Administrator
Edna Mae Lockett Personal Care Home
7566 Union Grove Rd
Lithonia, Georgia 30058
770-559-3598
404-969-8079 mobile
www.ednacares.com
<https://www.facebook.com/EdnaCaresPersonalCareHome.LLC>

Mrs. Tawanda Vauss
Edna Mae Lockett Personal Care Home
7566 Union Grove Rd
Lithonia, Georgia 30058

May 16, 2023

Dekalb County Planning & Sustainability Department
330 W Ponce De Leon Avenue
Decatur, Georgia 30030

Dear Planning and Sustainability,

Please accept this as my letter of application regarding 7566 Union Grove Rd Lithonia, Georgia 30058. My home is currently approved via The State of Georgia to operate as Edna Mae Lockett Personal Care Home; which is a six bed facility. Also, currently hold a Dekalb County Business License to operate as a 6 bed. I am proposing that the home in question be approved and granted a special land use permit by changing my zoning to a RSM which would allow me to operate as a 7 bed without any modifications. I would like to increase my intake size to a community model as there is a desperate need for our elderly population to receive quality care in a quality home that's affordable.

The home is in great condition and sits on 2.91 acres and a large frontage in which the home is extremely far back from the traffic/road. The home is quiet and no one really knows we are there on the street. Our direct neighbors are extremely supportive. This home is considered a family model personal care home dedicated to care and services for the Elderly, Disable and Mentally fragile that will operate 24 hrs.

We have been in business since 2017 and we haven't received any state citations. In fact, I receive several calls from people who have been referred to us from doctors, nurses and others alike. It is our motto and pledge that our home will provide compassionate quality care and services in a client-centered family environment.

Being approved to operate as a special land use will not impact or impede my neighbors within the community. I sincerely express that there will be no modifications nor renovations or signs placed. During our fire inspection the inspector indicated that our home occupancy size could be 16, report attached.

Please contact me should you have any questions.

Thanking you in advance

Sincerely yours,



Tawanda Vauss

Edna Mae Lockett Personal Care Home

tvauss@ednacares.com

<https://www.facebook.com/EdnaCaresPersonalCareHome.LLC>

770-559-3598 office

404-969-8079 mobile



DeKalb County
Department of Planning & Sustainability

Non-Residential Certificate of Occupancy

Installation or modification to signs at this location requires a separate Sign permit.

Project

Type: Non-Residential Permit Number: 1034952910 Project: EDNA MAE LOCKETT (PCH)
Work Type: PERSONAL CARE HOME Construction Type: N/A
Occupancy Type: APARTMENT
Maximum Occupancy Load: 16

Property

Address: 7566 UNION GROVE RD LITHONIA, GA 30058- Parcel ID: 16 186 01 007 Lot #:
Zoning: R-85 Rezoning: N/A Land Use: SUB Census: 233.03 District: 05 07

Applicant

Owner: TAWANDA & VINCENT VAUSS Address: 7566 UNION GROVE ROAD LITHONIA, GEORGIA 30058
Tenant: N/A Address: N/A

The structure has been inspected for compliance with the requirements of all codes for the occupancy and division of occupancy and the use for which the proposed occupancy is classified and the structure has been erected, to the best of the county's knowledge and belief, in compliance with all applicable county codes at the time of issuance of this certificate of occupancy. Occupancy shall be limited to the area defined by the building permit indicated above for which this certificate is issued.

In accordance with chapter 7, article ii, division 3, section 7-33(f) of the DeKalb county code, this certificate may be revoked by the director of development or his/her duly authorized representative for either one or more of the following:

- (1) changes or alterations in the type of permitted use or occupancy without approval.
- (2) changes or violations of the conditions of the certificate without approval.
- (3) alterations, additions, or improvements to the building, structure, or systems without approval.

Special Stipulations and/or Conditions (If Applicable)

Date: 12/13/2017

Issued By: _____

Permits, Zoning & Plans Review Supervisor

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and 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.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- 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.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

IMPACT ANALYSIS

- A. Given that Union Grove Rd is a minor arterial zoning the proposal is in conformity with the policy and intent of the comprehensive plan.
- B. Yes, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Because our property sit back comfortably from the street view people don't know the home is a personal care home. Therefore, the business doesn't cause a problem for nearby homeowners and those that know we exist as a personal care home are in support.
- C. Yes, no disruption in zoning of others.
- D. There will be no adverse effect use of usability for other properties.
- E. There will be no modifications to the current property and no additions that will cause an issue for other properties.
- F. No
- G. No
- H. No impact that will cause issues with environmental or natural resources.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: July 5, 2023

TO WHOM IT MAY CONCERN:

(I) (WE) Vincent : Tawanda Vauss
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

7566 Union Grove Rd Lithonia GA 30058
Tawanda Vauss

Name of Agent or Representative

to file an application on (my) (our) behalf.

[Signature]
Notary Public



[Signature]
Notary Public

Notary Public

Notary Public

[Signature]
Owner

[Signature]
Owner

Owner

Owner

True & Certified
Cops

Record and Return to:
Lueder, Larkin & Hunter, LLC
4500 Hugh Howell Road, Suite 350
Tucker, GA 30084
File No.: GA-TK-17-0196-PUR

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made this the 17th day of March, 2017, between

Vincent E. Vauss

as party or parties of the first part, hereinafter called Grantor, and

Vincent E. Vauss and Tawanda Horton
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, release and forever QUITCLAIM unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 186 of the 16th District, DeKalb County, Georgia, being a 2.852 acre tract of land, more particularly described as follows: To locate the True Point of Beginning, commence at the intersection of the Right-Of-Way of Poplar Falls Road and Union Grove Road, run thence 1002.90 feet Easterly along the Northerly Right-Of-Way of said Union Grove Road to a point, which is The True Point of Beginning; run thence North 01 degrees, 22 minutes, 56 seconds, East a distance of 433.70 feet to a point; run thence North 88 degrees, 20 minutes, 47 seconds, East a distance of 272.38 feet to a point; run thence South 01 degree, 44 minutes, 55 seconds, West a distance of 487.62 feet to a point on the Northerly Right-Of-Way of Union Grove Road (70-Foot Right-Of-Way); run thence Westerly along said Northerly Right-Of-Way a distance of 271.80 feet to a point, which is the True Point of Beginning.

Parcel 16 186 01 007

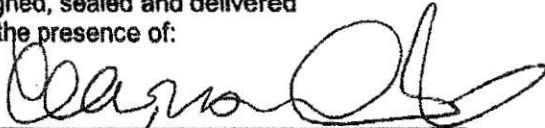
Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

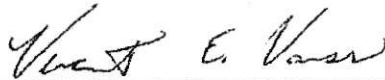
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


GRANTOR:



Unofficial Witness



Vincent E. Vauss (SEAL)



Notary Public
My Commission Expires: 10/19/19
[Notary Seal]



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 filing 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 filing 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

 4/6/2023

Signature of Applicant /Date

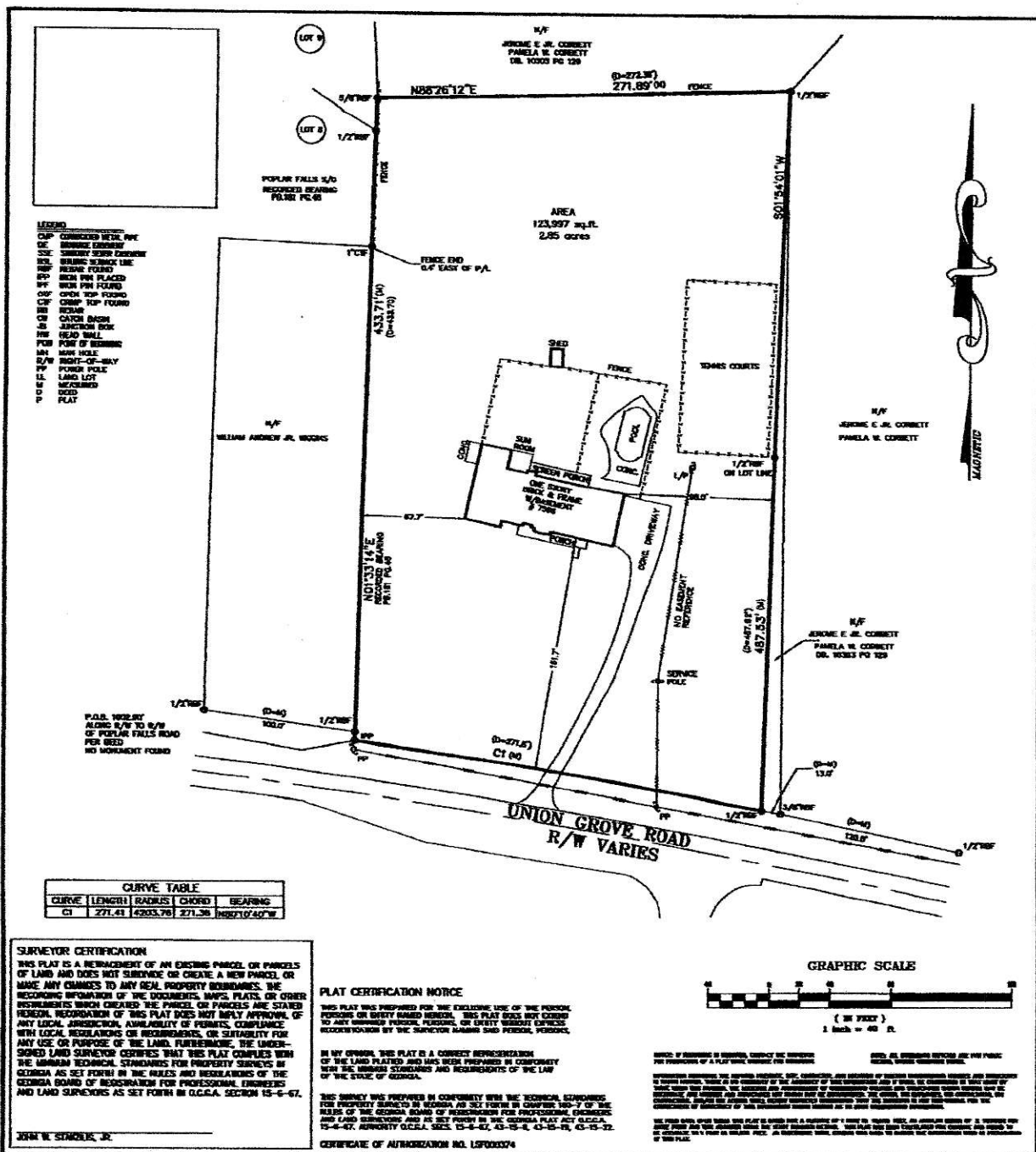
Check one: Owner ✓ Agent _____

02-24-25, W-00490972

Expiration Date/ Seal

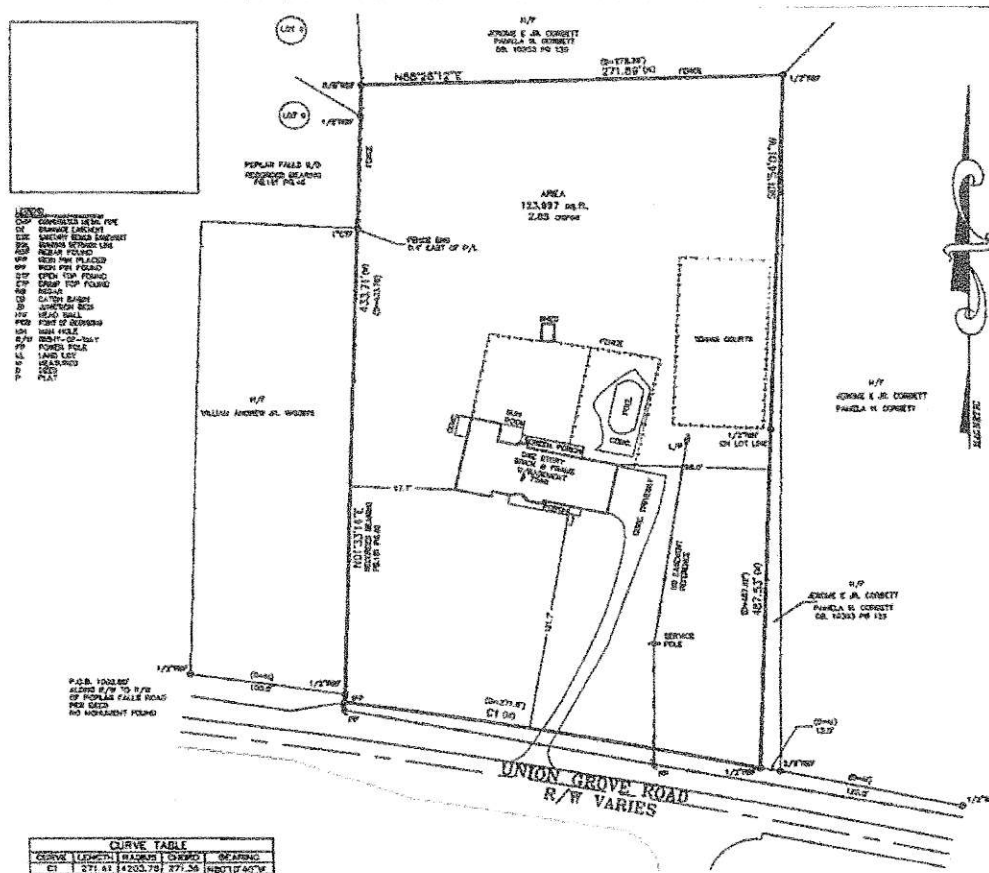


*Notary seal not needed if answer is "no".



GEORGIA SURVEYOR JOHN W. STANLEY, JR. 1617-000000		ABOVE THE ORDER AS BUILT SURVEY PERFORMED FOR: TAWANDA VAUSS & VINCENT VAUSS OWNER/PURCHASER LAND LOT 186 161st STREET DEKALB COUNTY, GEORGIA BLOCK UNIT REVISIONS ETC. (DATE)		FIELD DATE 9/13/2017 DATE 9/14/2017 SCALE 1" = 40'	
SUBDIVISION SHOWN: [] PLATTED: [] APPROVED: []		DEKALB COUNTY, GEORGIA BLOCK UNIT REVISIONS ETC. (DATE)		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
PLAT BOOK PAGE DEED BOOK 5800 PAGE 57		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REDETERMINATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS, OR ENTITY.		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

Site Survey



OWNER:
ALFA GRIFFITH
8543 STAFFORD COURT
INDIANAPOLIS, IN 46260

DEVELOPER:
EDNA CARES PERSONAL CARE HOME, INC
7566 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
(770)559-3598

ENGINEER:
LAWRENCE A. MARTIN, P.E.
3072 POINTE BLEUE DRIVE
DECATUR, GEORGIA 30034
(770)572-5400

24 HOUR CONTACT PERSON:
TAWANDA HORTON
(404) 969-8079

EXISTING FLOOR PLANS

FOR

"EDNA CARES" - PCH

PERSONAL CARE HOME CARING FOR 6 RESIDENTS

7566 UNION GROVE ROAD
LITHONIA, GEORGIA 30058

LOCATED IN
LAND LOT 186, 16th DISTRICT
DEKALB COUNTY

DATE: APRIL 8, 2017



HVAC NOTES

- NO MODIFICATION TO THE HEATING VENTING AND AIR CONDITIONING (HVAC) SYSTEM IS ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION HVAC WORK IS IDENTIFIED THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE INSTALLATION PERMIT WOULD BE REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY HVAC INSPECTIONS AND APPROVALS.
- DESIGN OF ANY REQUIRED MODIFICATION TO THE HVAC SYSTEM WOULD BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
- HVAC CONTRACTOR SHALL INSPECT THE EXISTING SYSTEM TO VERIFY THAT THE EXISTING HVAC UNITS ARE PERFORMING SATISFACTORILY AND NOTIFY THE OWNER OF THE ABILITY OF THE UNITS TO ACCOMMODATE THE ANTICIPATED HVAC LOAD.

ELECTRICAL NOTES

- NO ELECTRICAL WORK IS INDICATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION ELECTRICAL WORK IS IDENTIFIED THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE PERMIT WOULD BE REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY ELECTRICAL INSPECTIONS AND APPROVALS.
- DESIGN OF ANY REQUIRED MODIFICATION TO THE ELECTRICAL SYSTEM (POWER AND LIGHTING REQUIREMENTS) WOULD BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

PLUMBING GENERAL NOTES

- NO PLUMBING WORK IS ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION PLUMBING WORK IS IDENTIFIED IT SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF DEKALB COUNTY. A SEPARATE INSTALLATION PERMIT WOULD BE REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY PLUMBING INSPECTIONS AND APPROVALS.
- COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION. REFER TO AVAILABLE FACILITY DRAWINGS TO VERIFY EXACT DEPTHS, SIZES AND LOCATION OF ALL EXISTING OR REQUIRED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.
- INSULATE DOMESTIC HOT AND COLD WATER PIPING WITH 1" THICK AS/J FIBERGLASS INSULATION.
- ALL NEWLY INSTALLED PIPING SHALL BE TESTED IN ACCORDANCE WITH CODE MINIMUM REQUIREMENTS OR AT ONE (1) OR ONE-HALF (1 1/2) TIMES THE MINIMUM SYSTEM PRESSURE WITH NO LEAKS OR DROP IN PRESSURE FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.

SCOPE OF WORK

USING EXISTING PERSONAL CARE HOME FOR THE BOARD AND CARE OF 6 RESIDENTS AS PERMITTED BY DEKALB COUNTY UNDER NEW OWNERSHIP. NO STRUCTURAL WORK IS REQUIRED FOR THIS PERMIT APPLICATION. AN APPLICATION FOR A SPECIAL LAND USE PERMIT IS REQUIRED FOR INCREASING THE NUMBER OF RESIDENTS FROM 3 TO 6 AS ALLOWED. THE DETAILS ARE INCLUDED HERE-IN FOR YOUR REVIEW AND APPROVAL.

GENERAL NOTES

- THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES:
INTERNATIONAL BUILDING CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2016)
INTERNATIONAL GAS CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2016)
INTERNATIONAL MECHANICAL CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2016)
INTERNATIONAL PLUMBING CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2016)
NATIONAL ELECTRICAL CODE, 2014 EDITION WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION WITH GEORGIA AMENDMENTS AND SUPPLEMENTS
INTERNATIONAL FIRE CODE - 2012 EDITION WITH GEORGIA AMENDMENTS
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, 2013 EDITION
OSHA TITLE 29 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONER'S RULES AND REGULATIONS
2016 STANDARDS MINIMUM FOR ACCESSIBLE DESIGN BY U.S. DEPARTMENT OF JUSTICE
DEKALB COUNTY FIRE DEPARTMENT APPROVAL IS REQUIRED.
DEKALB COUNTY BUILDING INSPECTIONS AND APPROVALS ARE REQUIRED.

CODE ANALYSIS:

REF: INTERNATIONAL BUILDING CODE - 2012 EDITION WITH GA. AMENDMENTS (2014, 2016)

SIZE OF BUILDING: 3731.71 S.F.

HEIGHT OF BUILDING: 1 STORY

TYPE CONSTRUCTION: TYPE VB (UNPROTECTED)

FIRE SPRINKLER: YES

PRIMARY OCCUPANCY:

SECTION 902 OCCUPANCY TYPE GROUP R-3 (RESIDENTIAL)

TABLE 903.1 TYPE VB - ALLOWS FOR 3 STORY AND UNLIMITED S.F.

TABLE 903.1 TYPE VB CONSTRUCTION (PROTECTED)

(CHAPTER 8) TYPE VB CONSTRUCTION (PROTECTED)

EXTERIOR BEARING WALL 0 HR RATING

INTERIOR BEARING WALL 0 HR RATING

FLOOR CONSTRUCTION 0 HR RATING

ROOF CONSTRUCTION 0 HR RATING

OCCUPANT LOAD: (NFPA 101 TABLE 7.3.1.2)

RESIDENTIAL (R4): 200 S.F. GROSS / PERSON = 3731.71/200 = 18 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY DHR REQUIREMENT MIN. 80 S.F. PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 6 MAX IN A SFR ZONE UPON SUCCESSFUL APPLICATION OF A SFR.

OCCUPANT LOAD REQUESTED AS FOLLOWS: (NFPA 101 TABLE 7.3.1.2)

THREE DOUBLE OCCUPANCY ROOMS = 6 RESIDENTS
3 SHIFTS (24 HOURS) @ 2 CARE GIVERS PER SHIFT = 2 PERSONS
2 MANAGERS VISITING CONCURRENTLY = 2 PERSONS
1 VISITOR PER RESIDENT VISITING CONCURRENTLY = 6 PERSONS
TOTAL = 16 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY DHR REQUIREMENT MIN. 80 S.F. PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 6 MAX IN A SFR ZONE UPON SUCCESSFUL APPLICATION OF A SFR.

MEANS OF EGRESS: EX 12" T = 72 IN/2 - 36" > 18 O.K.
(NFPA 101 TABLE 7.3.1.1)

FIRE NOTES: (SEE NOTES THIS DRAWING)

BUILDING ACCESS SHALL CONFORM TO APPLICABLE SECTIONS OF 2012 N.F.P.A. #101 AND 1987 GEORGIA ACCESSIBILITY CODE GAC 120-3-30-88 (B) AND OSHA 19 20-3-2 (B) (B).

EVACUATION CAPABILITY NOTE: THE DESIGN OF THIS FACILITY IS BASED ON 2012 LSC 101 PROVISIONS.

PROVIDE LEVER HARDWARE FOR ALL NEW AND REHUNG DOORS. LEVER HARDWARE ONLY TO BE OPERABLE WHEN BUILDING IS OCCUPIED.

REV	DATE	BY	APP	DESCRIPTION

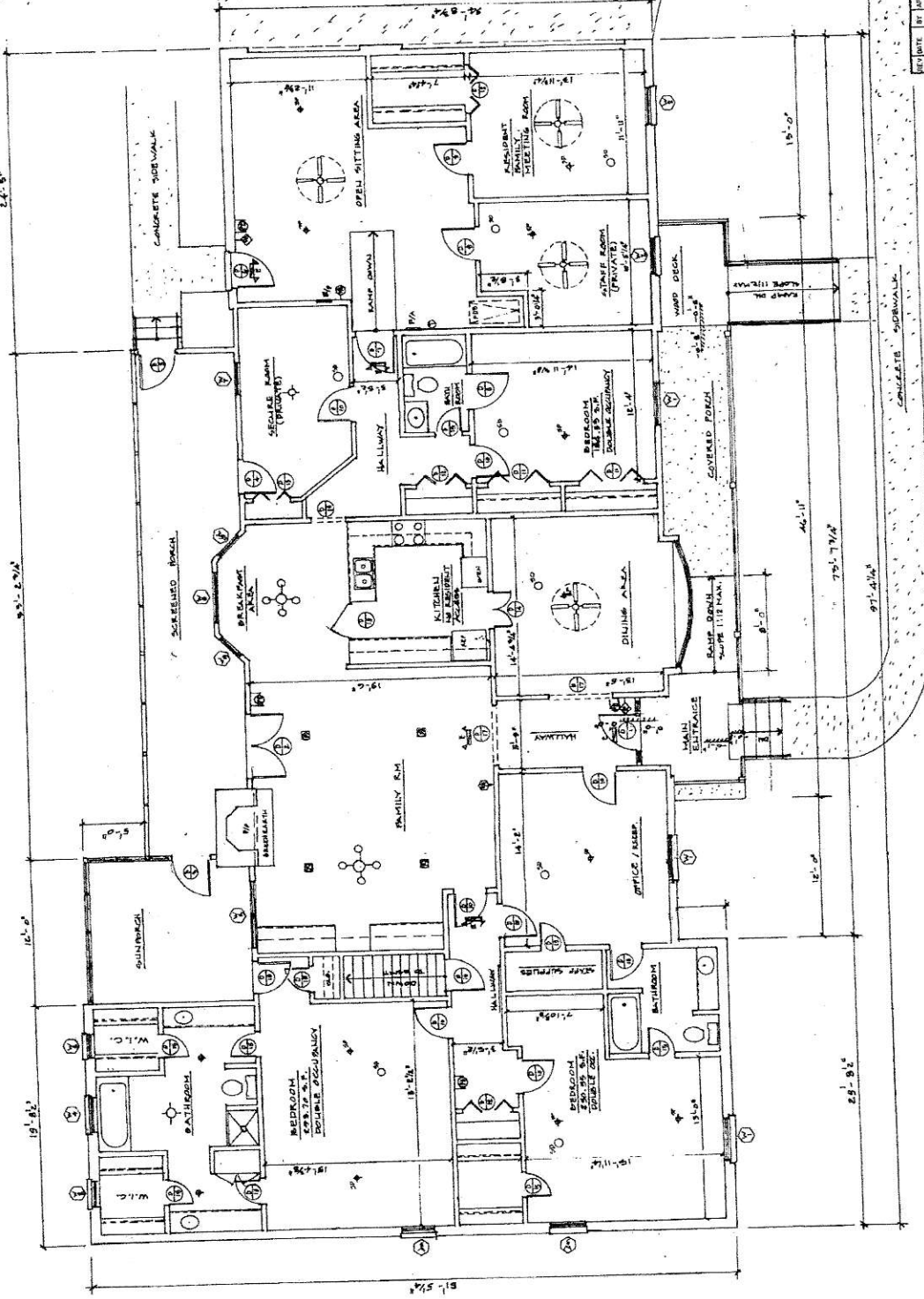
DESIGNED	LAM	SEAL
DRAWN	JK	
CHECKED	LAM	
DATE	4/8/17	
IN CHARGE		

LAWRENCE A. MARTIN, P.E.		P.O. BOX 871790 DECATUR, GEORGIA 30037 (770) 572-5400
CONSTRUCTION • ENGINEERING • SUPPORT SERVICES		
SUBMITTED	APPROVED	

EXISTING FLOOR PLANS "EDNA CARES" PERSONAL CARE HOME 7566 UNION CHURCH ROAD LITHONIA, GEORGIA 30058 DEKALB COUNTY		SCALE PROJECT NO. 17048 DRAWING NO. A-1
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LEGEND OF SYMBOLS

- EXISTING ELECTRICAL PANEL
- FIRE ALARM PANEL
- EMERGENCY / EXIT LIGHT
- EMERGENCY BATTERY BACK-UP LIGHT
- TELEPHONE LOCATION
- TELEPHONE OUTLETS
- HOURS/STATION
- PULL STATION
- SMOKE DETECTOR
- FIRE ALARM PANEL
- EXISTING TWO WALLS
- EXISTING RICH-LAD BEARING PARTITION WALL
- EXISTING FIRE WALL TO REMAIN
- CEILING FAN FEATURE
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER
- BATHROOM EXHAUST FAN
- HEAT DETECTOR
- SPEAKER HEAD LOCATION
- DOOR SYMBOL
- WAGON SYMBOL
- CEILING FAN WITH LIGHT KIT



EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

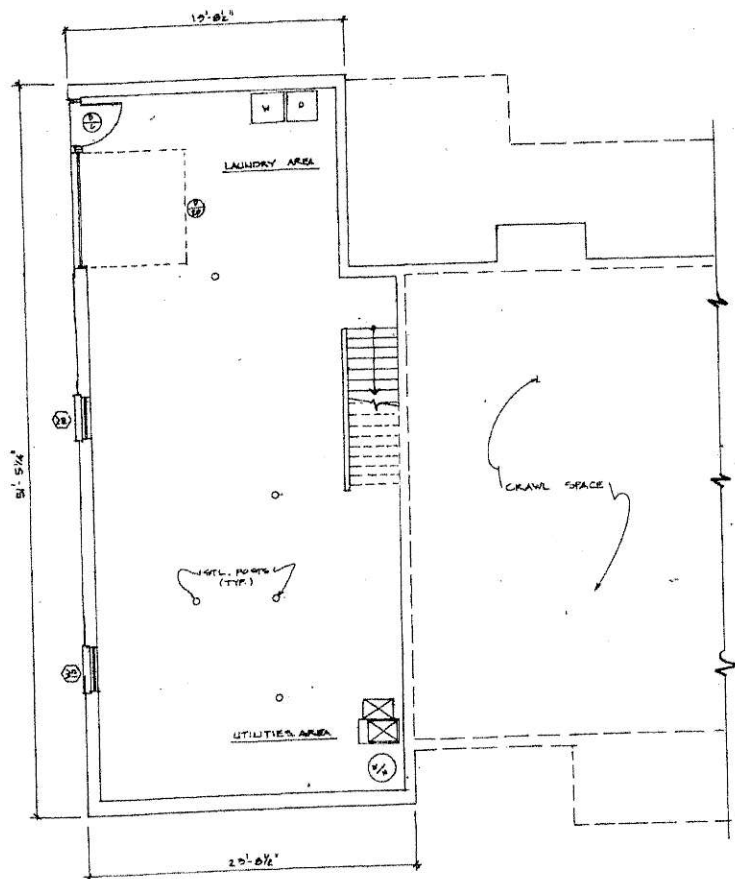
REV	DATE	BY	APP	DESCRIPTION

SCALE	EXISTING FLOOR PLANS
PROJECT NO.	"KINDA CARES" PERSONAL CARE HOME
DRAWING NO.	7886 UNION CHURCH ROAD
	LITHONIA, GEORGIA 30058
	DEKALB COUNTY

P.O. BOX 31730
DECATUR, GEORGIA 30037
LAWRENCE A. MARTIN, P.E.
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES

DESIGNED	LAM	SEAL
DRAWN	TR	
CHECKED	LAM	
DATE	4/14/17	
BY	CHARGE	APPROVED





EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
D-1	3'-0"	6'-8"	DECORATIVE ENTRANCE DOOR WITH SIDE LITES	1	IN WOOD FRAME
D-2	3'-0"	6'-8"	EXTERIOR FRENCH STYLE 18 LITE SWING DOOR DOOR	1	IN WOOD FRAME
D-3	5'-4"	6'-8"	INTERIOR INSULATED GLASS DOOR	1	IN ALUMINUM FRAME
D-4	2'-8"	6'-8"	INTERIOR FRENCH STYLE 18 LITE DOOR DOOR	1	IN WOOD FRAME
D-5	2'-8"	6'-8"	EXTERIOR FRENCH STYLE 18 LITE DOOR	3	IN WOOD FRAME
D-6	2'-8"	6'-8"	EXISTING EXTERIOR INSULATED COLONIAL METAL SECURITY DOOR	8	IN WOOD FRAME
D-7	2'-8"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	2	IN WOOD FRAME
D-8	2'-8"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE FLUSH PANEL DOOR	2	IN WOOD FRAME
D-9	4'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE FLUSH PANEL DOOR	1	IN WOOD FRAME
D-10	2'-4"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	IN WOOD FRAME
D-11		6'-8"	INTERIOR TWIN BFOLDING CENTER PANEL DOOR	2	IN WOOD FRAME
D-12	4'-0"	6'-8"	INTERIOR TWIN BFOLDING CENTER PANEL DOOR	2	IN WOOD FRAME
D-13	2'-0"	6'-8"	INTERIOR TWIN BFOLDING CENTER PANEL DOOR	1	IN WOOD FRAME
D-14	3'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR SWING DOOR	1	IN WOOD FRAME
D-15	2'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	IN WOOD FRAME
D-16	2'-0"	6'-8"	INTERIOR FRENCH STYLE 18 LITE DOOR DOOR	1	IN WOOD FRAME
D-17	5'-0"	6'-8"	TRIMMED OPENING	2	IN WOOD FRAME
D-18	2'-8"	6'-8"	TRIMMED OPENING	1	IN WOOD FRAME
D-19	3'-0"	3'-0"	HALF DOOR WITH INTERIOR LOCK	1	AUTOMATIC CLOSING
D-20	8'-0"	7'-0"	GARAGE DOOR	1	IN WOOD FRAME

WINDOW SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
W-1	3'-4"	6'-1"	EXISTING INSULATED GLASS 11 SINGLE DOUBLE HUNG WOOD WINDOW	1	3'-6" A.F.F.
W-2	3'-0"	4'-6"	EXISTING INSULATED GLASS 11 SINGLE DOUBLE HUNG WOOD WINDOW	2	3'-4" A.F.F.
W-3	2'-11"	4'-6"	EXISTING INSULATED GLASS 11 SINGLE DOUBLE HUNG WOOD WINDOW	3	2'-3" A.F.F.
W-4	2'-8"	4'-10"	NEW INSULATED GLASS 11 DOUBLE HUNG VINYL CLAD WOOD WINDOW	1	1'-10" A.F.F.
W-5	5'-5"	5'-1"	EXISTING TWIN FRENCH STYLE 66 DBL HUNG IN WOOD FRAME	1	1'-8" A.F.F.
W-6	4'-0"	4'-6"	EXISTING TWIN FRENCH STYLE 66 DBL HUNG IN WOOD FRAME	1	2'-3" A.F.F.
W-7	2'-8"	4'-6"	EXISTING FRENCH STYLE 66 DBL HUNG IN WOOD FRAME	1	2'-3" A.F.F.
W-8	2'-0"	3'-1"	EXISTING FRENCH STYLE 66 DBL HUNG IN WOOD FRAME	2	3'-4" A.F.F.
W-9	2'-0"	4'-6"	EXISTING FRENCH STYLE 66 DBL HUNG IN WOOD FRAME	2	2'-3" A.F.F.
W-10	2'-8"	3'-1"	EXISTING FRENCH STYLE 66 DBL HUNG IN WOOD FRAME	2	5'-012" A.F.F.
W-11	1'-10"	6'-1"	SEGMENTAL FRANCH STYLE PAVED BAY WINDOW GLASS PANEL	8	3'-8" A.F.F.

REV	DATE	BY	APP	DESCRIPTION

DESIGNED LAM
DRAWN JR
CHECKED LAM
DATE 4/8/17
IN CHARGE LAM



LAWRENCE A. MARTIN, P.E.
CONSTRUCTION • ENGINEERING • SUPPORT SERVICES
P.O. BOX 371790
DECATUR, GEORGIA 30037
(770) 572-3450

EXISTING FLOOR PLANS
"END CARES" PERSONAL CARE HOME
7566 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
DEKALB COUNTY

SCALE
PROJECT NO. 17048
DRAWING NO. A-3

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: Tawanda Vauss Phone: 404-969-8079 Email: tvauss@ednacares.com

Property Address: 7566 Union Grove Rd

Tax Parcel ID: 16 186 01 007 Comm. District(s): 5 & 7 Acreage: 2.91 acres

Existing Use: Personal Care Home for up to 6 individuals

Supplemental Regs: Yes- Overlay District: NA DRI: NA

Rezoning: Yes X No

Existing Zoning: R-85 (Residential Medium Lot) Proposed Zoning: RSM to allow care for 7 individuals
"Personal Care Home, Community" land use category. Applicant indicates no proposed expansion of existing
structure. Density NA

 Square Footage/Number of Units: --

Land Use Plan Amendment: Yes No X

Existing Land Use: Suburban (SUB) Proposed Land Use: NA Consistent
Inconsistent

Special Land Use Permit: Yes X No Article Number(s) 27- applicant desires to operate a "Personal
Care Home, Community" for 7 or more individuals and desires to rezone to RSM; a Special Land Use Permit (SLUP)
application is also required

Major Modification:

Existing Case Number(s): NA

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: 07/11/23*
BOC: 07/27/23** Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒
Campaign Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting: 06/12/23
Public Notice, Signs: ☒ (**Applicant must pick up and post and/or will be done by Staff**) Tree
Survey, Conservation: Land Disturbance Permit (LDP): ☒ Sketch Plat: ☒
Bldg. Permits: ☒ Fire Inspection: ☒ Business License: ☒ State License:
Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS
PLEASE

***Filing Deadline for application to be considered for July 2023 zoning cycle is May 4, 2023. Last day to hold community meeting with 15 days notice to be considered for July 2023 cycle is April 26, 2023. If there are more than 20 cases on July 2023 agenda cycle then case would be heard in September 2023.**

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: ☒

Comments: Will need to demonstrate compliance with impact criteria A through H on rezoning application and criteria A through N on Special Land Use Permit (SLUP) application relating to how proposed RSM zoning and land use are compatible with single-family R-85 zoning in surrounding area and goals of the Suburban (SUB) future character area. Will need to also show compliance with the supplemental regulations relating to "Personal Care Home, Community" for 7 or more individuals per Article 4. of the Zoning Ordinance. Must show compliance with zoning ordinance requirements including but not limited to max

DEPARTMENT OF PLANNING & SUSTAINABILITY

building height, minimum/maximum building setbacks from property lines, minimum and maximum number of parking spaces, sidewalks along Union Grove Road and public road frontages, landscape strips with street trees, minimum amount of open space, minimum amount of non-residential uses, etc. Please see relevant sections of Article 5 including but not limited to building materials, open space, sidewalks and streetscape, and building form.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

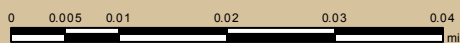
Planner: John Reid Date 03/27/23

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



DeKalb County Parcel Map

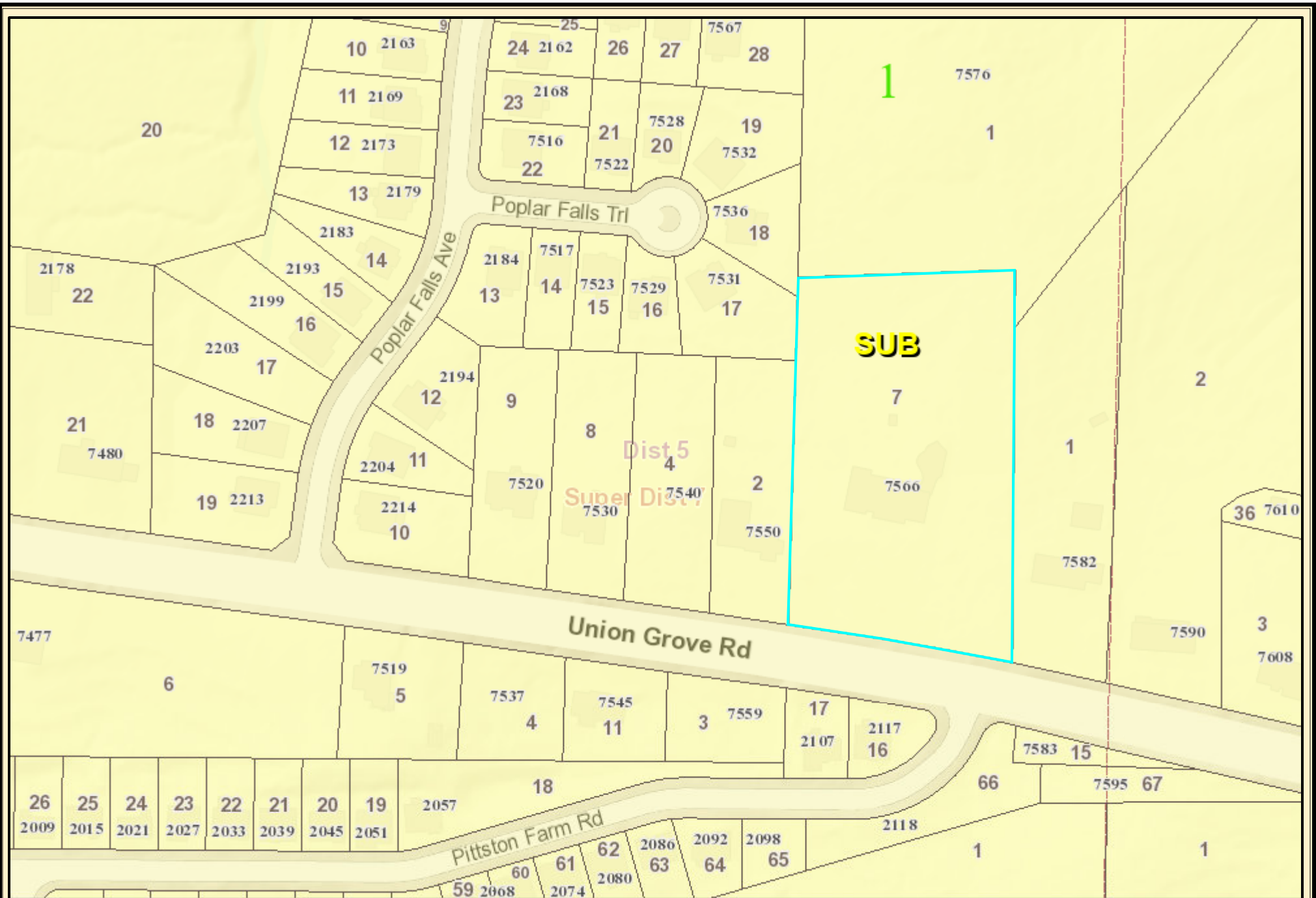


Date Printed: 7/7/2023



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DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 7/7/2023



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