

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

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

Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow a Personal Care Home for seven (7) individuals within the RSM (Small Lot Residential Mix) zoning district. The property is located at 7566 Union Grove Road in Lithonia, Georgia.

PETITION NO: N3-2023-0873 SLUP-23-1246543

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 for a Special Land Use Permit (SLUP) to allow a Personal Care Home for seven (7) individuals within the RSM (Small Lot Residential Mix) zoning district. The property is located at 7566 Union Grove Road in Lithonia, Georgia.

RECOMMENDATION:

COMMUNITY COUNCIL: No Quorum.

PLANNING COMMISSION: Approval with one (1) condition.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The request is for a SLUP that would allow the expansion of the existing personal care home (SLUP 17- 21824) from up to six (6) individuals to seven (7) or more individuals. While the 2017 SLUP application demonstrated alignment with the Zoning Ordinance and is in harmony with the overarching objectives outlined in the Comprehensive Plan, the current applications for rezoning and a new SLUP to accommodate seven (7+) or more individuals do not. The proposed PCH for seven or more individuals is more of an institutional use than a residential use and is not consistent with the purpose and intent of the RSM zoning district (see companion rezone request) “to provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options” and “to provide flexibility in design and product on the interior of new developments while protecting surrounding neighborhoods”. 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. While there is RSM zoning in the vicinity, those RSM zoned properties are located south of Union Grove Road which serves as the boundary between the smaller-lot residential zoned properties to the south of Union Grove Road and the larger lot R-85 zoned properties to the north of Union Grove Road. Therefore, allowing a denser RSM zoning district north of Union Grove Road could disrupt and alter established low-density R-85 residential development patterns which could be inconsistent with the goals of the Suburban Character Area to protect established neighborhoods from development that could alter established development patterns. 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 within the facility raises questions about the adequacy of the existing construction to support the intended use which is inconsistent with Section 7.4.6A which requires a finding that

the size of the site must be adequate to accommodate the proposed use. Projected impacts on traffic and access routes are anticipated to be minimal. Safety considerations, encompassing both pedestrian and vehicular access, appear to be sufficient. Operational patterns are expected to align with typical residential norms. However, approving increased capacity at this location would require a rezoning of the property. Staff has recommended denial for the companion rezoning application to RSM (Z-23-1246542), on the account that the request is not consistent with the policies and strategies of the Suburban Character are of the Comprehensive Land Use Plan, is not compatible with surrounding properties, and is not consistent with the Supplemental Regulations for Personal Care Homes (Section 7.3.5.A, 7.3.5.B, and 4.2.41). Based on review of Section 7.4.6.A (adequacy of size of site to support proposed use), 7.4.6B (compatibility with surrounding properties) and 7.4.6.K (consistency with Comprehensive Plan), Staff recommends “Denial” of the SLUP application. The companion rezoning (Z-23-1246542) application for the same property should be considered in tandem with this rezoning request.

PLANNING COMMISSION VOTE: Approval with one (1) condition 6-1-0. Jan Costello moved, LaSonya Osler seconded for approval with one (1) condition that there be no more than seven (7) residents. Edward Patton opposed.

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.:	SLUP-23-1246543	Agenda #: 2023-0873		
Location/Address:	7566 Union Grove Rd. Lithonia GA 30058	Commission District: 05 Super District: 07		
Parcel ID(s):	16-186-01-007			
Request:	Special Land Use Permit (SLUP) operate a personal care home (PCH) for 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 request is for a SLUP that would allow the expansion of the existing personal care home (SLUP 17-21824) from up to six (6) individuals to seven (7) or more individuals. While the 2017 SLUP application demonstrated alignment with the *Zoning Ordinance* and is in harmony with the overarching objectives outlined in the *Comprehensive Plan*, the current applications for rezoning and a new SLUP to accommodate seven (7+) or more individuals do not.

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.

Although the proposed use of the property as a residential home conforms with the existing residential neighborhood, the increased number of residents would make this property an outlier and fails to comply with Sec. 7.4.6 A. 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. (As per the companion case to rezone

the lot to RSM for this use.) 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.

Projected impacts on traffic and access routes are anticipated to be minimal. Safety considerations, encompassing both pedestrian and vehicular access, appear to be sufficient. Operational patterns are expected to align with typical residential norms. However, approving increased capacity at this location would require a rezoning of the property. Staff has recommended denial for the companion rezoning application (Z-23-1246542), on the account that the site is inadequate for that amount of individuals according to SLUP criteria. 7.4.6. C which states, “Adequacy of public services, public facilities, and utilities to serve the proposed use.” as a criteria to determine SLUPs.



**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)	(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

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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

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: Tawanda Vauiss

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

Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058 E-mail: tvauiss@gmail.com

OWNER NAME: Vincent Vauiss & Tawanda Vauiss (If
more than one owner, attach contact information for each owner)

Daytime Phone #: 770-896-1676 Vincent Vauiss Fax #: 404-969-8079 mobile - Tawanda Vauiss

Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058 E-mail: VincentVauiss@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 7566 Union Grove Rd
Lithonia GA 30058, DeKalb County, GA, 30058

District(s): 5th Land Lot(s): _____ Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 2.91 Commission District(s): 5th-7th Existing Zoning: R85

Proposed Special Land Use (SLUP): to operate a personal care home, community
no modification required

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: Tawanda Vauiss
(Check One)

Printed Name of Applicant: Tawanda Vauiss

Notary Signature and Seal:

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT CHECKLIST

(SUBMIT 4 COMPLETE, COLLATED, HARDCOPY SETS AND 1 SET IN PDF FORMAT ON FLASH DRIVE OR CD)

- ☒ 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- ☒ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (i.e., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- ☒ 3. **Application Form**. Form must be completely filled out and be the first page of the packet.
- ☒ 4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
 - ☒ a. is signed and notarized by all owners of the subject property;
 - ☒ b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - ☒ c. includes a warranty deed, if ownership is less than 2 consecutive years.
- ☒ 5. **Written Legal Description** of subject property, in metes and bounds.
- ☒ 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer or land surveyor registered in the State of Georgia, consistent with the plat(s) on the Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - ☒ a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - ☒ b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - ☒ c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - ☒ d. Notation of the total acreage or square footage of the subject property;
 - ☒ e. Landscaping, trees, open space, and undisturbed buffers;
 - ☒ f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - ☒ g. Copies of site plans:
 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 2. Site plan reduced to 8 1/2" x 11": 4 copies
- ☒ 7. **Building Elevations**, renderings or details of materials proposed for compliance to Article 5, Ordinance
- ☒ 8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of building, number of units, mix of unit types, hours of operation, etc. Include any statement of conditions agreed upon by the applicant.
- ☒ 9. Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors specified in Article 7.
- ☒ 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- ☒ 11. **Application fee - \$400.00**. Payable to DeKalb County.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.

RECEIVED

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

404.371.2155 (o)

404.371.4556 (f)

DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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: ☒ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒
Campaign Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting: ☒
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
	OL, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

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=Z1B3RE1xWFFoKzJYREIMeWN0YzdoQT09>

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]

Department of Planning & Sustainability

Special Land Use Permit Questions:

- A. The site has the adequate land size area available for the proposed use including provision of all required yard, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Adjacent properties and land uses and with other properties and land uses in the district are in compliant with the proposed use.
- C. The use contemplated has adequate utilities, public services and facilities.
- D. Adequate of the public street on which the use is proposed are in compliant.
- E. The proposed use will not affect access routes to the site or create character of the vehicles or the volume of traffic generated.
- F. The subject property has adequate ingress and egress to all proposed buildings, structures and uses thereon, with particular references to pedestrian and automotive safety and convenience traffic flow and control, and access in the event of fire or other emergency.
- G. The proposed use shall not cause impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated.
- H. The proposed use shall not create adverse impacts upon any adjoin land use of reason of the hours of operation.
- I. The proposed use shall not create adverse impacts upon any adjoining land use by reason of the manner of operation.
- J. The proposed land is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- K. The proposed use is consistent with the policies of the comprehensive plan.
- L. The proposed plan provides adequate required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.
- M. There are adequate provision of refuse and service areas.
- N. There will not be a limit on duration when the special land use permit is granted

O. The size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.

P. The proposed plan will not affect historic buildings, sites, districts, or archaeological resources.

Q. The proposed use does satisfy 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 would not result in a disproportional proliferation of that or similar uses in the subject character area.

T. The proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan.

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

SPECIAL LAND USE PERMIT APPLICATION 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
Tawanda Vauss - 7566 Union Grove Rd Lithia Springs, GA 30058
Name of Applicant or Agent

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


Notary Public



Tawanda Vauss
Owner


Notary Public

Vincent Vauss
Owner

Notary Public

Owner

Notary Public

Owner

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

 4/16/2023

Signature of Applicant /Date

Check one: Owner ✓ Agent _____

02-24-25, W-00990972

Expiration Date/ Seal



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

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.

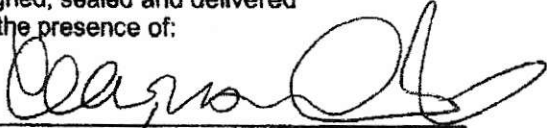
Parcel 16 186 01 007

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.

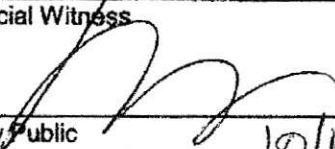
Signed, sealed and delivered
in the presence of:

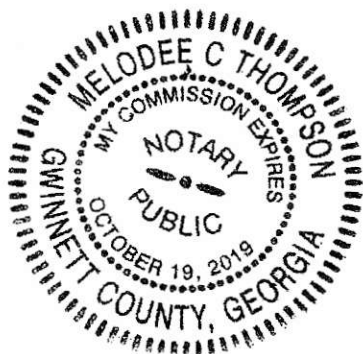

Unofficial Witness

GRANTOR:


Vincent E. Vauss

(SEAL)


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



OWNER:
AFIA GRIFFITH
8943 STAFFORD COURT
INDIANAPOLIS, IN 46260

DEVELOPER:
EDNA CARES PERSONAL CARE HOME, INC.
7666 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
(770)559-3598

ENGINEER:
LAWRENCE A. MARTIN, P.E.
3872 POINTE BLEUE DRIVE
DECATUR, GEORGIA 30034
(770)572-5400

24 HOUR CONTACT PERSON:
TAWANDA HORTON
(404) 989-8079

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 ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION ELECTRICAL 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 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 EXISTING 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/FIBERGLASS INSULATION.
- ALL NEWLY INSTALLED PIPING SHALL BE TESTED IN ACCORDANCE WITH CODE MINIMUM REQUIREMENTS OR AT ONE & 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.

FIRE NOTES:

THE BUILDING IS FULLY SPRINKLED. CONFORM TO DEKALB COUNTY F.M.O. REQUIREMENTS, SUBMITTALS, INSPECTION AND APPROVAL.

CLASS A OR B INTERIOR FINISH PER 2012 N.F.P.A. § 101 SECTION 10.2 PROVIDE PORTABLE FIRE EXTINGUISHER PROTECTION PER N.F.P.A. § 101. SEC 5.7, 2000 EDITION

KITCHEN SUPPRESSION SYSTEM PROTECTION, PER APPLICABLE PROVISIONS 1908 NFPA § 904, AS MODIFIED BY OSFC.

NO KEY LOCKS ON EGRESS SIDE OF DOOR, PER NFPA § 101: CHAPTER 7.

LEVER HARDWARE ON NEW RE-UMING DOORS PER NFPA § 101: CHAPTER 7.

PROVIDE SIZE 7, A, 18, BC, 1 AS INDICATED INSTALLED AT MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.

PROVIDE MANUAL FIRE ALARM SYSTEM FOR THE FACILITY INCLUDING SINGLE-STATION SMOKE DETECTORS AS INDICATED ON THE DRAWINGS PER 2012 N.F.P.A. § 101-33.2.3.7 AND SECTION 9.6. AND 2002 NFPA 72 FIRE ALARM REVIEW REQUIREMENTS

SEPARATE FIRE ALARM PLANS AND PERMIT ARE REQUIRED, CONFORM TO DEKALB COUNTY F.M.O. SUBMITTALS, INSPECTION AND APPROVAL.

TEST INSTALLED FIRE PROTECTION SYSTEM UPON COMPLETION OF INSTALLATION PER 2012 S.F.P.C. 901.5

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

LAWRENCE A. MARTIN, P.E.		P.O. BOX 571730 DECATUR, GEORGIA 30037 (770) 572-5400
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES		
SUBMITTED	APPROVED	

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, 2015)
INTERNATIONAL GAS CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)
INTERNATIONAL MECHANICAL CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)
INTERNATIONAL PLUMBING CODE - 2012 EDITION WITH GEORGIA AMENDMENTS (2014, 2015)
INTERNATIONAL 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, 2012 EDITION
OSHA TITLE 29 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONER'S RULES AND REGULATIONS.
2010 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, 2015)

SIZE OF BUILDING: 3731.71 S.F.

HEIGHT OF BUILDING: 1 STORY

TYPE CONSTRUCTION: TYPE VB (UNPROTECTED)

FIRE SPRINKLER: YES

PRIMARY OCCUPANCY: SECTION 903. OCCUPANCY TYPE GROUP A-3 (RESIDENTIAL)

TABLE 903.2. TYPE VB - ALLOWS FOR 3 STORY AND UNLIMITED S.F.

TABLE 903.2	TYPE VB CONSTRUCTION (PROTECTED)
STRUCTURAL ELEMENT (CHAPTER 8)	
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 = 2731.71/200 = 18 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY OHR REQUIRING MIN. 80 S.F. PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 8 MAX IN A SFR ZONE UPON SUCCESSFUL APPLICATION OF A SUMP.

OCCUPANT LOAD REQUIRED AS FOLLOWS (NFPA 101 TABLE 7.3.1.2)

THREE DOUBLE OCCUPANCY ROOMS + 6 RESIDENTS	= 6 PERSONS
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 OHR REQUIRING MIN. 80 S.F. PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 8 MAX IN A SFR ZONE UPON SUCCESSFUL APPLICATION OF A SUMP.

MEANS OF EGRESS: 8X 12 FT = 72 IN/2 = 36" > 18 O.K.

(NFPA 101 TABLE 7.3.1.1)

3. FIRE NOTES: (SEE NOTES THIS DRAWING)

4. BUILDING ACCESS SHALL CONFORM TO APPLICABLE SECTIONS OF 2012 N.F.P.A. § 101 AND 1997 GEORGIA ACCESSIBILITY CODE GAC 120-3-20-08 (B) AND OSHA 1926-3-2 (B) (B)

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

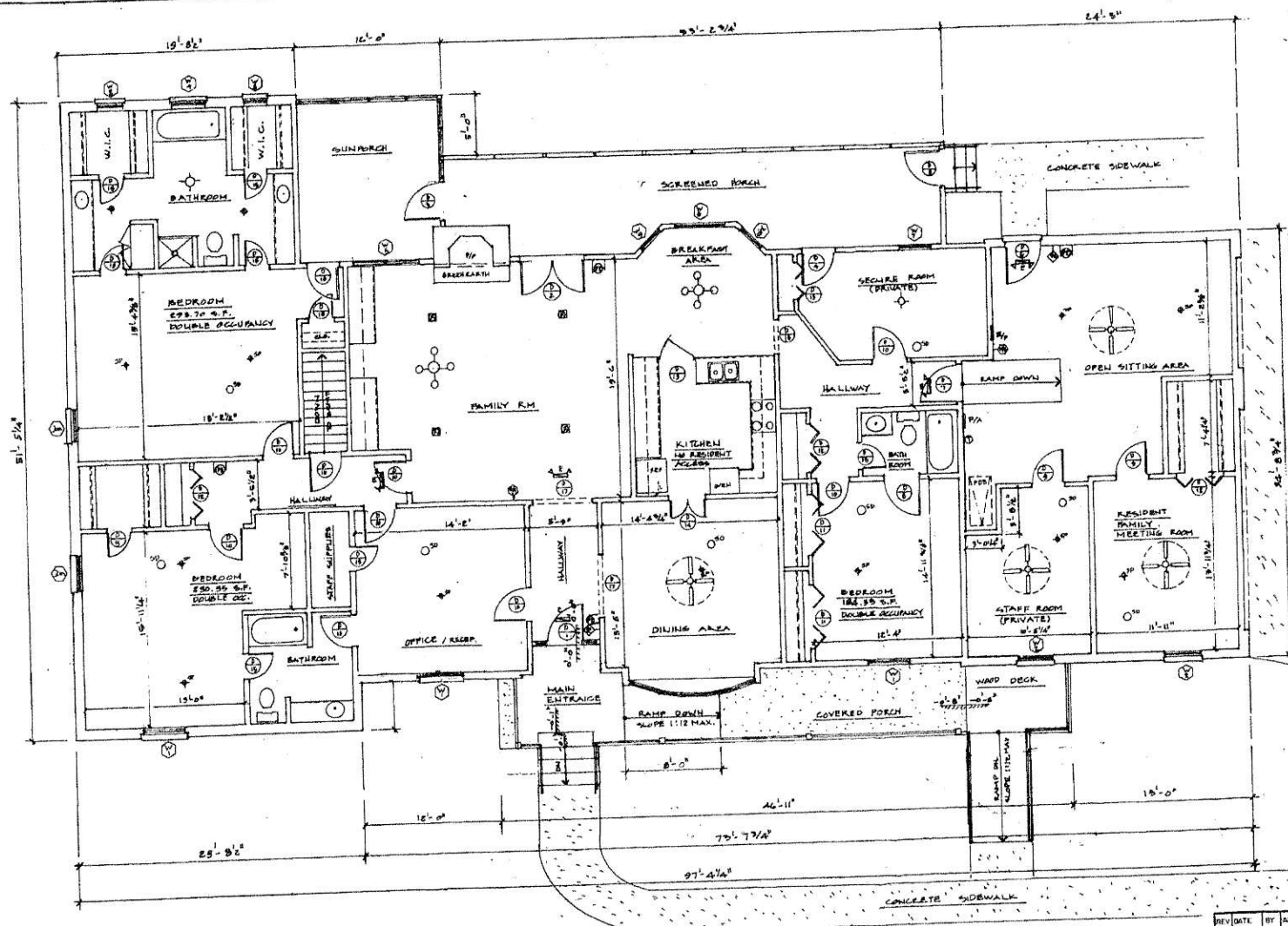
6. PROVIDE LEVER HARDWARE FOR ALL NEW AND RE-UMING DOORS. LEVER HARDWARE ONLY TO BE OPERABLE WHEN BUILDING IS OCCUPIED.

REV	DATE	BY	APP	DESCRIPTION

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

SCALE

PROJECT NO.
17049
DRAWING NO.
A-1



- LEGEND OF SYMBOLS**
- EXISTING ELECTRICAL PANEL
 - FIRE ALARM PANEL
 - EMERGENCY / EXIT LIGHT
 - EMERGENCY BATTERY BACK-UP LIGHT
 - THERMOSTAT LOCATION
 - TELEPHONE OUTLETS
 - HORN/STROBE
 - FIRE EXTINGUISHER
 - PULL STATION
 - SMOKE DETECTOR
 - FIRE ALARM PANEL
 - EXISTING CMU WALLS
 - EXISTING NON-LOAD BEARING PARTITION WALL
 - EXISTING FIRE WALL TO REMAIN
 - CEILING FAN FIXTURE
 - SUPPLY AIR REGISTER
 - RETURN AIR REGISTER
 - BATHROOM EXHAUST FAN
 - HEAT DETECTOR
 - SPRINKLER HEAD LOCATION
 - DOOR SYMBOL
 - WINDOW SYMBOL
 - CEILING FAN WITH LIGHT KIT

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

REV	DATE	BY	APP	DESCRIPTION

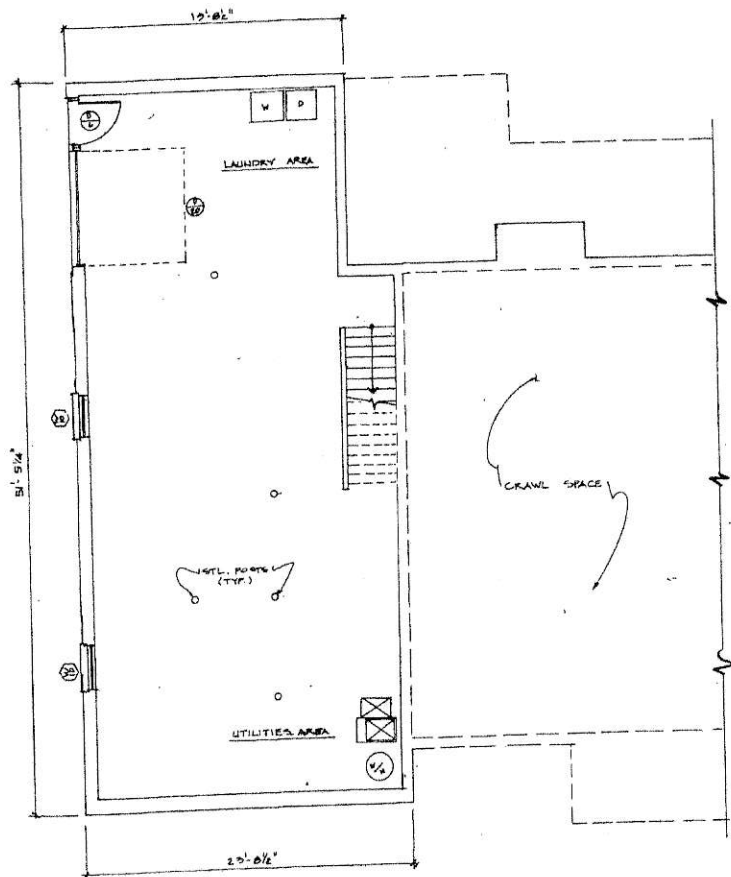
DESIGNED: LAM	REAL		LAWRENCE A. MARTIN, P.E. P.O. BOX 371750 DECATUR, GEORGIA 30037 (770) 875-9400 CONSTRUCTION • ENGINEERING • SUPPORT SERVICES
DRAWN: JK			
CHECKED: LAM			
DATE: 4/18/17			
IN CHARGE: LAM		SUBMITTED	APPROVED

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

SCALE

PROJECT NO.
17048

DRAWING NO.
A-2



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 15 LITE SWING DOOR DOOR	1	IN WOOD FRAME
D-3	2'-4"	6'-8"	INTERIOR INSULATED GLASS DOOR	1	IN ALUMINUM FRAME
D-4	2'-6"	6'-6"	INTERIOR FRENCH STYLE 15 LITE DOOR DOOR	1	IN WOOD FRAME
D-5	2'-6"	6'-6"	EXTERIOR FRENCH STYLE 15 LITE DOOR	3	IN WOOD FRAME
D-6	2'-6"	6'-8"	EXISTING EXTERIOR INSULATED COLONIAL METAL SECURITY DOOR	8	IN WOOD FRAME
D-7	2'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	2	IN WOOD FRAME
D-8	2'-6"	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'-6"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	IN WOOD FRAME
D-11	2'-6"	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 15 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	2'-8" AFF
W-2	3'-0"	4'-6"	EXISTING INSULATED GLASS 11 SINGLE DOUBLE HUNG WOOD WINDOW	2	3'-4" AFF
W-3	2'-11"	4'-6"	EXISTING INSULATED GLASS 11 SINGLE DOUBLE HUNG WOOD WINDOW	3	2'-3" AFF
W-4	2'-6"	4'-10"	NEW INSULATED GLASS 11 DOUBLE HUNG VINYL CLAD WOOD WINDOW	1	1'-10" AFF
W-5	5'-5"	5'-1"	EXISTING TWIN FRENCH STYLE 6/8 OIL HUNG IN WOOD FRAME	1	1'-1" AFF
W-6	4'-0"	4'-6"	EXISTING TWIN FRENCH STYLE 6/8 OIL HUNG IN WOOD FRAME	1	2'-3" AFF
W-7	2'-8"	4'-6"	EXISTING FRENCH STYLE 6/8 OIL HUNG IN WOOD FRAME	1	2'-3" AFF
W-8	2'-0"	3'-1"	EXISTING FRENCH STYLE 6/8 OIL HUNG IN WOOD FRAME	2	3'-4" AFF
W-9	2'-0"	4'-6"	EXISTING FRENCH STYLE 6/8 OIL HUNG IN WOOD FRAME	2	2'-3" AFF
W-10	2'-8"	3'-1"	EXISTING FRENCH STYLE 6/8 OIL HUNG IN WOOD FRAME	2	5'-0 1/2" AFF
W-11	1'-10"	6'-1"	SEGMENTAL FRENCH STYLE FIXED BAY WINDOW GLASS PANEL	5	5'-4" AFF

REV	DATE	BY	APP	DESCRIPTION

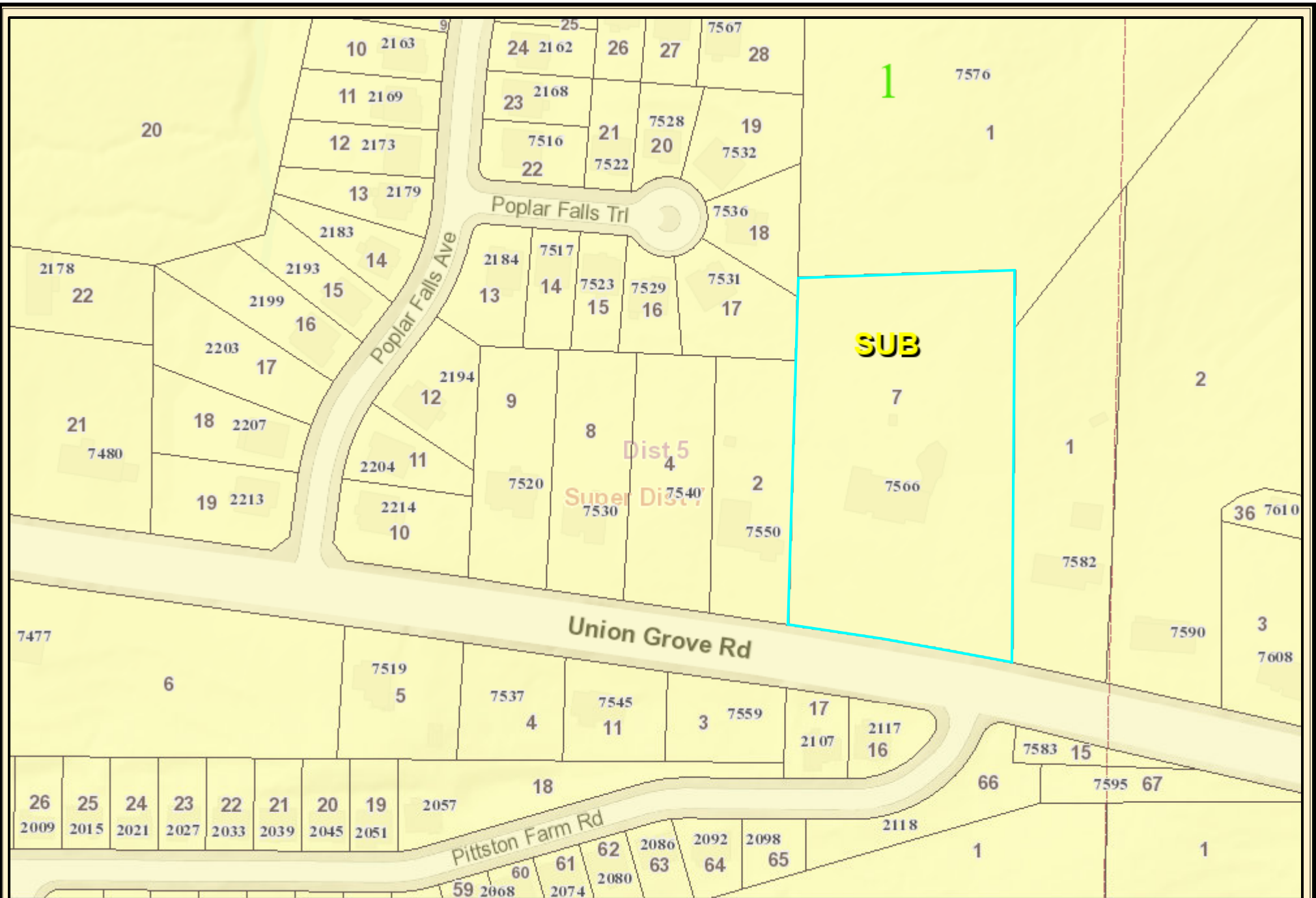
DESIGNED: LAH	SEAL		LAWRENCE A. MARTIN, P.E. P.O. BOX 371750 DECATUR, GEORGIA 30037 (770) 572-5400 CONSTRUCTION • ENGINEERING • SUPPORT SERVICES
DRAWN: JIK			
CHECKED: LAH			
DATE: 4/5/17			
IN CHARGE: LAH			
SUBMITTED: _____		APPROVED: _____	

EXISTING FLOOR PLANS
"ENDA CARES" PERSONAL CARE HOME
7554 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
DEKALB COUNTY

SCALE

PROJECT NO.
17048

DRAWING NO.
A-3



DeKalb County Parcel Map

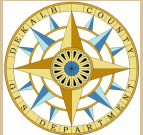
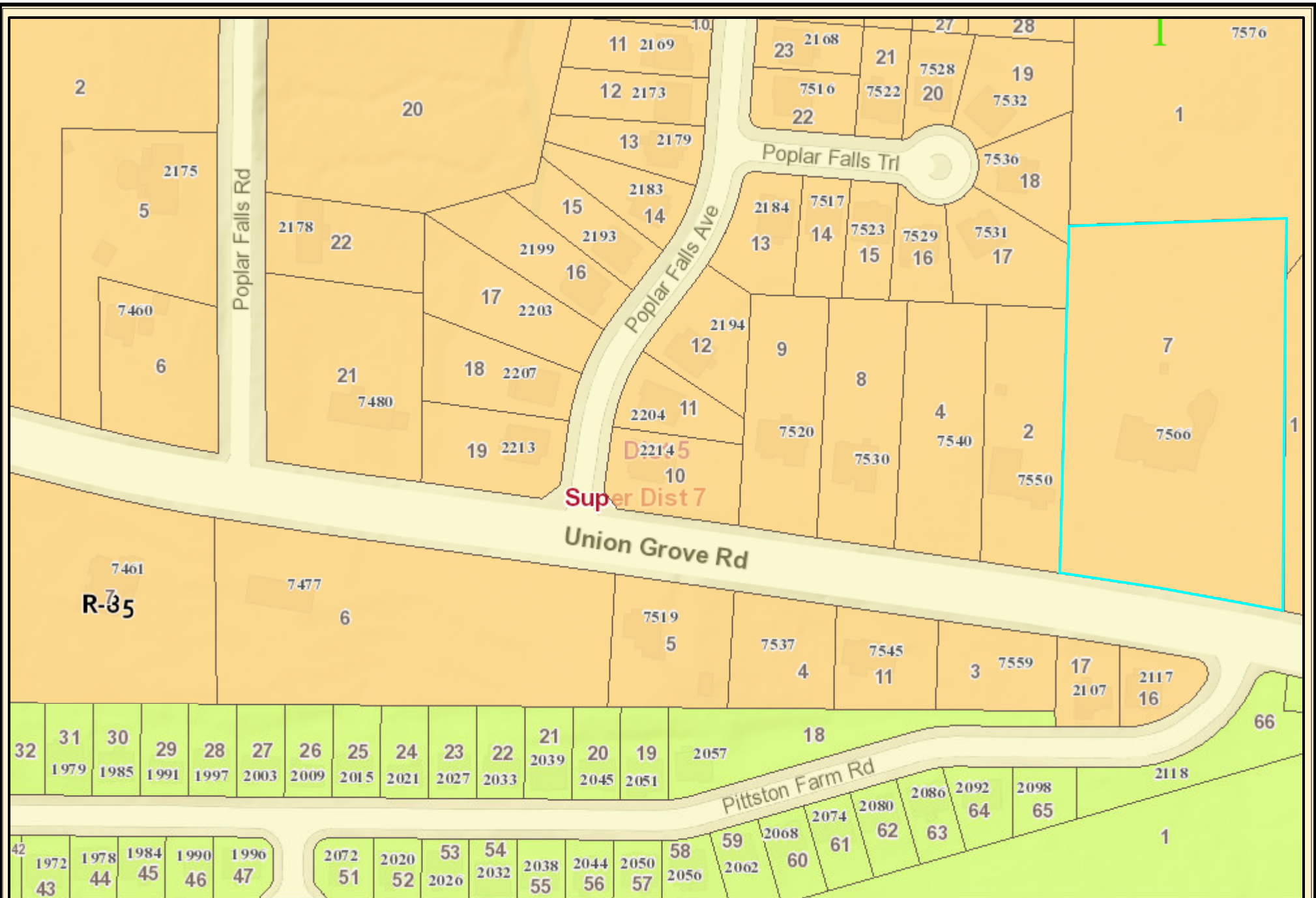
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mi

Date Printed: 7/7/2023



DeKalb County GIS Disclaimer

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DeKalb County Parcel Map

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mi

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