

DEPARTMENT OF PLANNING AND SUSTAINABLE DEVELOPMENT

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

Applicant Name: Tawanda Vauss

Applicant Email Address: tvauuss@ednacarespch.com

Applicant Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Applicant Phone Number: 404-969-8079

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

Owner Email Address: tawanda.vauuss@gmail.com / tvauuss@ednacarespch.com

Owner Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Owner Phone Number: 404-969-8079 - 770-896-1676 V. Vauss

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

Parcel ID Number(s): 1618601007

Acreage: 2.91 Commission District(s): 5⁵7 Super District: _____

Existing Zoning District(s): 5⁵7 Proposed Zoning District(s): 5⁵7

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): N/A (if applicable)

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

Owner: ✓ Agent: Tawanda Vauss
Signature of Applicant:



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

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@ednacarespch.com

Property Address: 7566 Union Grove Road, Lithonia 30058

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

Existing Use: PCH, 4-6 Proposed Use: PCH, more than 6.

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes ☒ No _____

Existing Zoning: R-85 Proposed Zoning: RSM Square Footage/Number of Units: _____

Rezoning Request: Rezone to RSM to increase PCH capacity to more than 6.

Land Use Plan Amendment: Yes _____ No ☒

Existing Land Use: SUB Proposed Land Use: _____ Consistent ☒ Inconsistent _____

Special Land Use Permit: Yes ☒ No _____ Article Number(s) 27- _____

Special Land Use Request(s): Personal Care Home for 7 or more

Major Modification:

Existing Case Number(s): SLUP-17-21824

Condition(s) to be modified:

N/A.



WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: X PC: X BOC: X
 Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X
 Zoning Conditions: _____ Community Council Meeting: X Public Notice, Signs: X
 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

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: _____
 Possible Variances: No proposed development on site.

Comments: Applicant has received a letter from the Public Health Department regarding the septic tank on site.

Note - Applicant has been through the process previously. Please address Supplemental Regulations from Section

Sec. 4.2.41. - Personal care homes and child caring institutions.

Planner: Andrea Folgherait, Sr. Planner Date: 02/04/2025

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

Notice Date: February 20, 2025

PUBLIC NOTICE
To
Request for a Special Land Use Permit/Rezoning

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/3829971701?pwd=tpdQN50yhn4n86FbsSwrvVWdCo8TCM.1&omn=89522628512>

Passcode
afZ1WW

Date & Time: March 6, 2025 @ 7pm

Contact Info:

Tawanda Vauss, Administrator
404-969-8079

MEETING SIGN IN SHEET:

Project: Personal Care Home Rezoning/SLUP	Meeting Time & Date: MARCH 6, 2025 7PM
Facilitator: Tawanda Vauss	VIA Zoom Platform

[illegible]

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

March 7, 2025

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

Dear Planning and Sustainability,

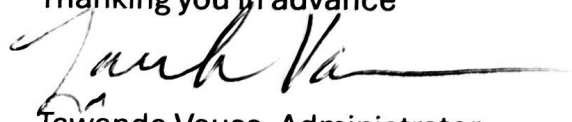
Please accept this as my letter of application regarding 7566 Union Grove Rd Lithonia, Georgia 30058. I am proposing that the home in question be approved and granted a special land use permit by changing my zone to a RSM which would allow me to operate as a 7 bed without any modifications. My home is 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 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 24hrs; include a staff of five.

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 by 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 state 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



Tawanda Vauss, Administrator

Edna Mae Lockett Personal Care Home

tvauss@ednacarespch.com

[https://www.facebook.com/EdnaCaresPersonalCare Home. LLC](https://www.facebook.com/EdnaCaresPersonalCareHome.LLC)

770-559-3598 office

404-959-8079 mobile

LETTER OF APPLICATION

- The proposed zoning classification?
RSM
- The reason for the rezoning request?
Rezone to RSM to increase PCH capacity to more than 6 residents
- The existing and proposed use of the property?
Existing as R-85 6 person PCH; Proposed use is RSM for 7 or more
- The home operates as a single unit 7 bedroom personal care home that has four private rooms, and three shared bedrooms

Type of Unit – It is a residential style care facility providing housing and care services to elderly residents who need 24-hour care

Number of employees – 5

Manner of operation – The facility provides round the clock care in a home like environment, ensuring residents receive assistance with daily living activities, meals, and companionship.

Hours of operation – 24 hours a day care

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.

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: February 17, 2025

TO WHOM IT MAY CONCERN:


I/WE: Vincent & Tawanda Vaus
Name of Owner(s)

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

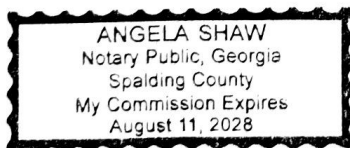
Tawanda Vaus

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public


Owner



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.

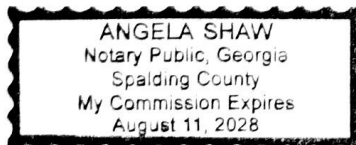
[Signature]
Notary

[Signature] 2/17/2025
Signature of Applicant /Date

Check one: Owner ✓ Agent _____

8-11-28
Expiration Date/ Seal

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



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

FILED & CORRECTED
MAR 20 2017
CLERK OF SUPERIOR COURT
DEKALB COUNTY, GEORGIA

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.

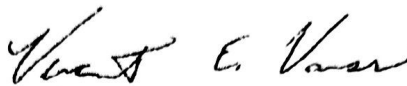
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

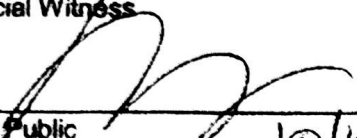
GRANTOR:



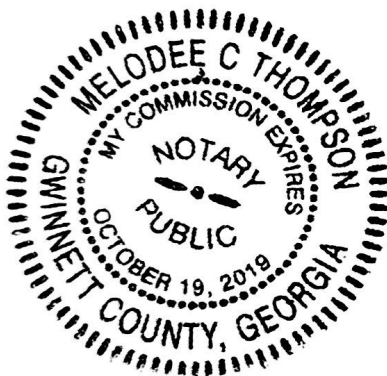
Unofficial Witness



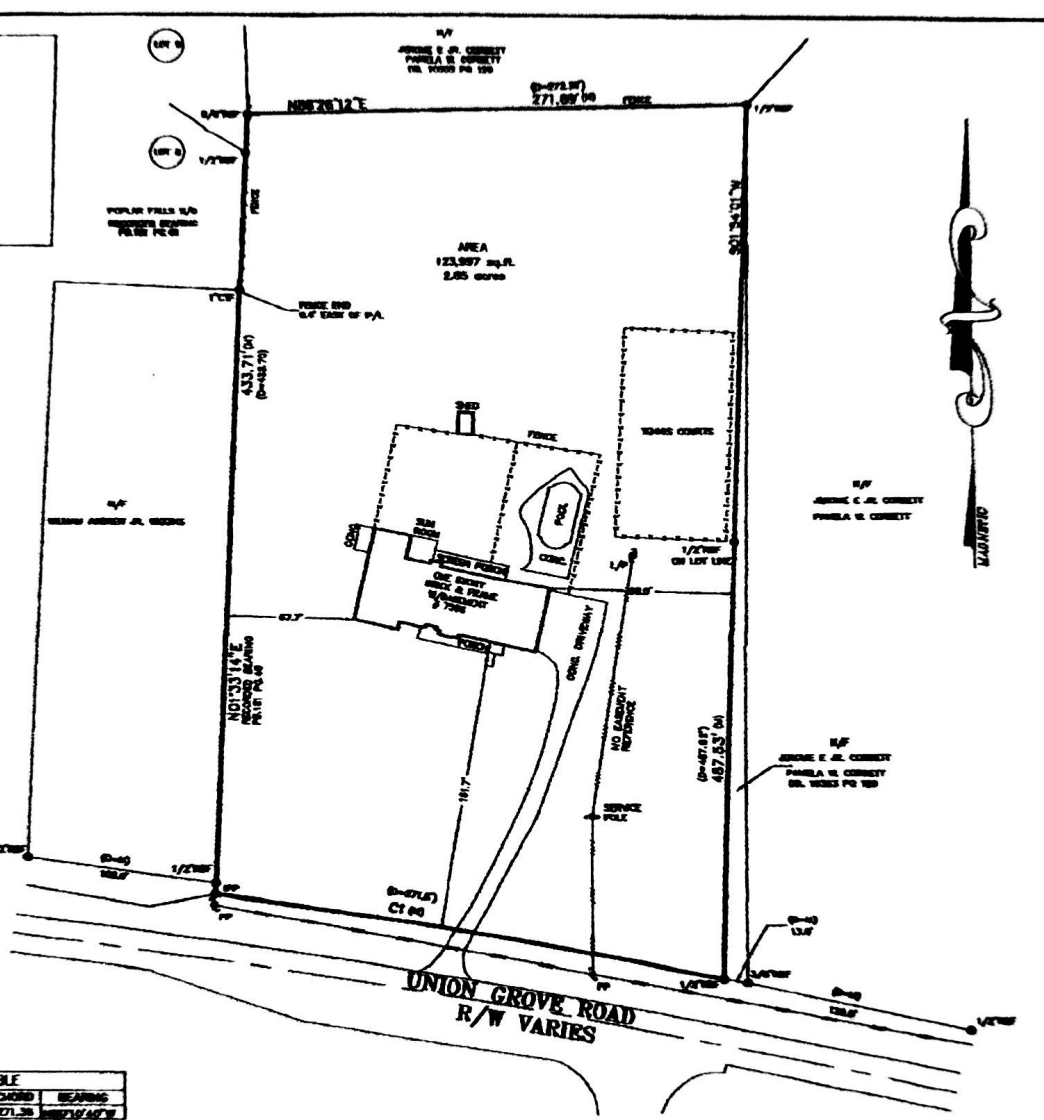
Vincent E. Vauss (SEAL)



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



1. ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SOLAR LAND SURVEYING COMPANY, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOLAR LAND SURVEYING COMPANY, INC.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	271.41	2500.79	271.36	S89°59'59" W

SURVEYOR CERTIFICATION
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PLOT OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PLOT OR PARCELS. ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES, THE RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS, ADEQUACY OF POWER, COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL LAND SURVEYING AS SET FORTH IN O.C.G.A. SECTION 16-6-01.

JOHN W. VAUSE, JR.
 SURVEYOR

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY, THE CORRECTNESS OF THE DATA, OR THE SUITABILITY OF THE PLAT FOR ANY PURPOSE. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAT.

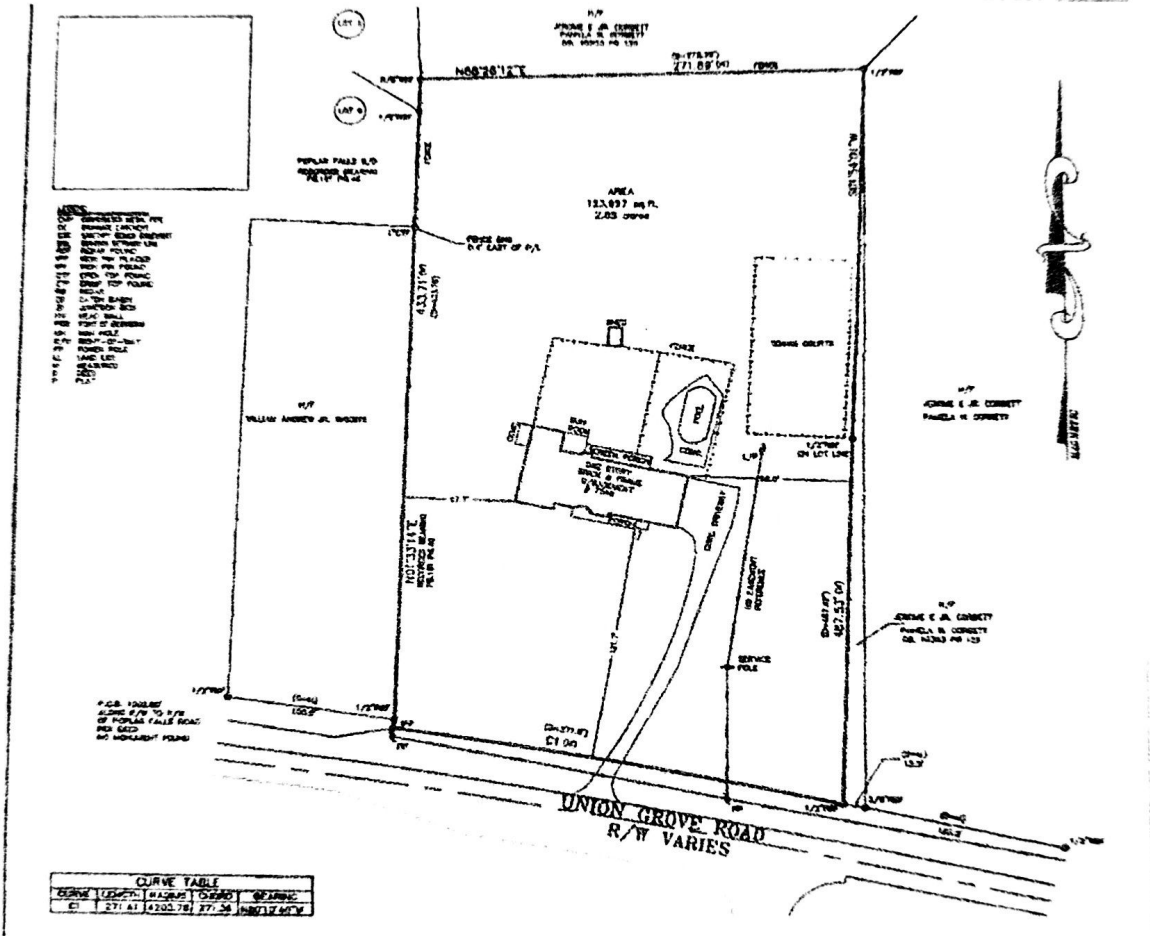
IN WYOMING, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN FORWARDED TO THE COUNTY CLERK OF THE COUNTY OF WYOMING FOR RECORDATION OF THE PLAT IN THE PUBLIC RECORDS OF THE COUNTY OF WYOMING.

THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL LAND SURVEYING AS SET FORTH IN O.C.G.A. SECTION 16-6-01.



	TAWANDA VAUSE & VINCENT VAUSE 18101. AVENUE DAYTON, OHIO 45424		DATE: 8/14/2017 SCALE: 1" = 40'	SOLAR LAND SURVEYING COMPANY P.O. BOX 723863 ATLANTA, GEORGIA 30338-0863 TELEPHONE (770) 794-9055 FAX (770) 794-9052 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY, THE CORRECTNESS OF THE DATA, OR THE SUITABILITY OF THE PLAT FOR ANY PURPOSE. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAT.
	PLAY BOOK 1855, PAGE 57		DEKALB COUNTY, GEORGIA	
	SURVEYED BY: [] CHECKED BY: [] APPROVED BY: []		DATE: [] TIME: []	
	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			

Site Survey



24 HOUR CONTACT PERSON:
TAWANDA NORTON
(404) 899-8879

LOCATED IN
LAND LOT 186, 16th DISTRICT
DEKALB COUNTY




2. HVAC CONTRACTOR SHALL INSPECT THE EXISTING SYSTEM TO VERIFY THAT THE SCHEDULING HVAC UNITS ARE PERFORMING SATISFACTORILY AND NOTIFY THE OWNER OF THE ABILITY OF THE UNITS TO ACCOMMODATE THE ANTICIPATED HVAC LOAD.

DESIGN OF ANY REQUIRED MODIFICATION TO THE ELECTRICAL SYSTEM (POWER AND LIGHTING REQUIREMENTS) WOULD BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

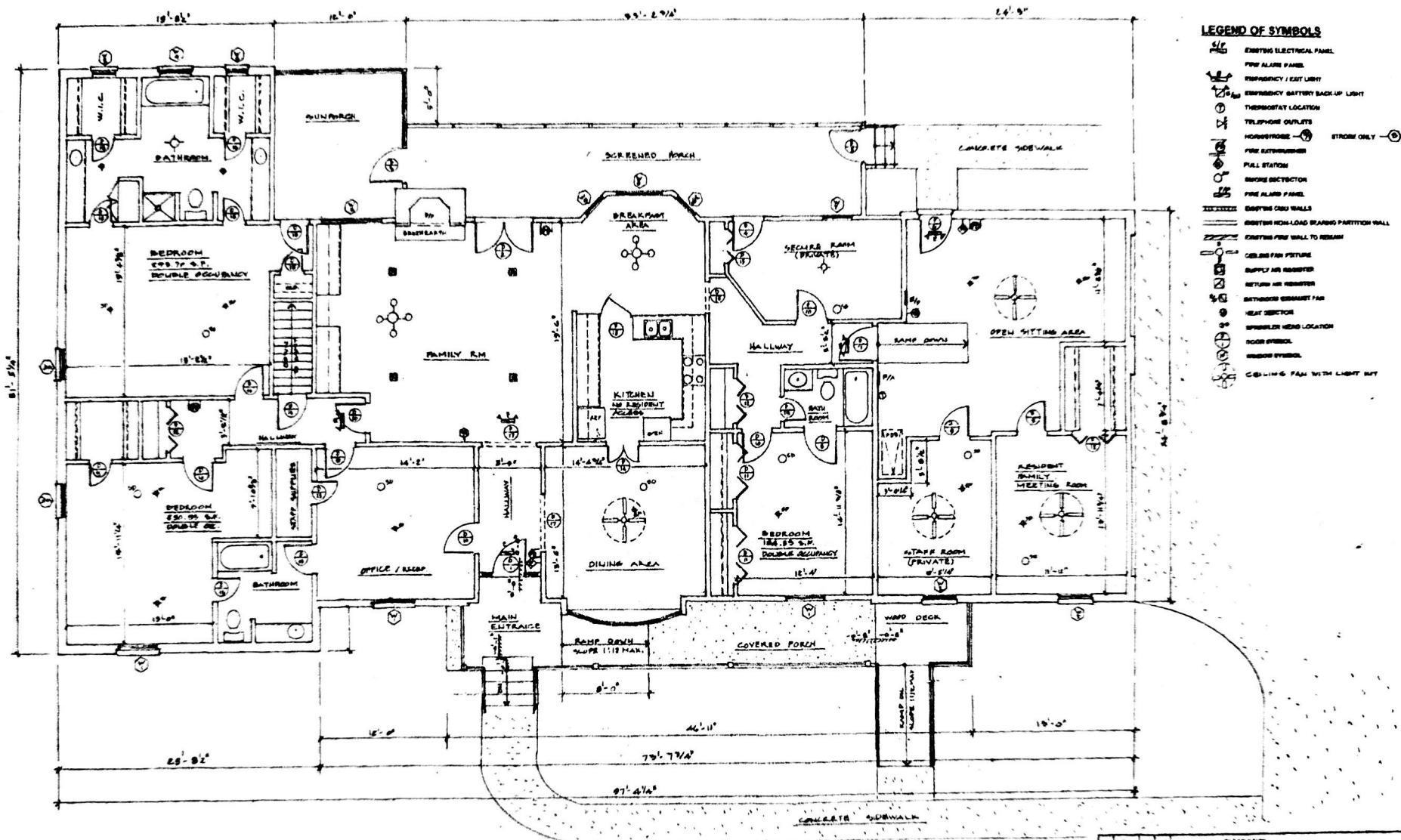
ALL NEWLY INSTALLED PIPING SHALL BE TESTED IN ACCORDANCE WITH CODE SPECIFICATIONS AND CONFORMS TO AT ONE (1) AND ONE-HALF (1 1/2) TIMES THE DESIGN SYSTEM PRESSURE WITH NO LEAKS OR DROP IN PRESSURE FOR A PERIOD OF NOT LESS THAN TWO(2) HOURS

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.

OF DESIGN <i>L.A.H.</i>	SEAL		<i>L.A.H.</i> LAWRENCE A. MARTIN, P.E. P.O. BOX 37190 DECATUR, GEORGIA 30037 (404) 572-8400
DRAWN <i>J.R.</i>			
CHECKED <i>L.A.H.</i>			
DATE <i>4/8/7</i>			
IN CHARGE <i>L.A.H.</i>			
SUBMITTED		APPROVED	

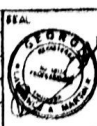
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EXISTING FLOOR PLANS "END A CARES" PERSONAL CARE HOME 7866 UNION CHURCH ROAD LITHONIA, GEORGIA 30068 DEKALB COUNTY	SCALE
	PROJECT NO. 17048
	DRAWING NO. A-1



EXISTING MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

DESIGNED LAM
DRAWN FR
CHECKED LAM
DATE 4/9/11
IN CHARGE LAM



LAM

LAWRENCE A. MARTIN, P.E.
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES

P.O. BOX 37700
DECATUR, GEORGIA 30037
(770) 673-8420

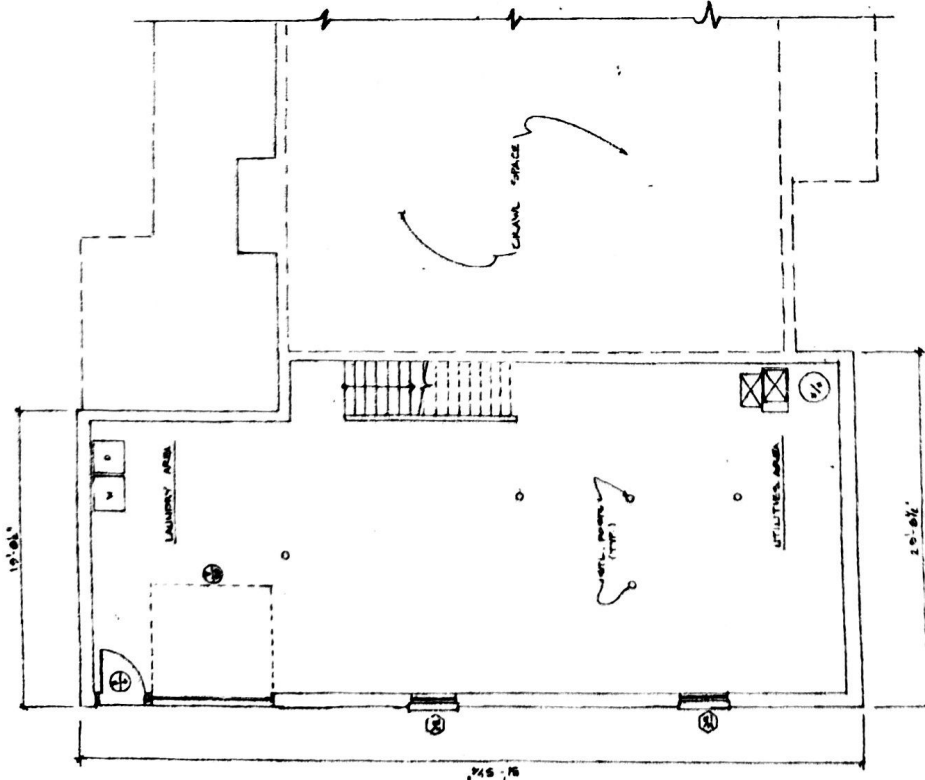
SUBMITTED

APPROVED

REV	DATE	BY	APP	DESCRIPTION

EXISTING FLOOR PLANS
"ENDA CARES" PERSONAL CARE HOME
7866 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	REMARKS
D-1	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-2	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-3	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-4	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-5	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-6	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-7	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-8	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-9	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-10	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-11	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-12	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-13	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-14	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-15	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-16	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-17	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-18	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-19	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-20	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME

WINDOW SCHEDULE				
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	REMARKS
W-1	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-2	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-3	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-4	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-5	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-6	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-7	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-8	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-9	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-10	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.
W-11	3'-0"	6'-8"	EXISTING INSULATED GLASS UNIT DOUBLE DOOR	2-8' A.F.F.

DESIGNED BY LAH
CHECKED BY LAH
DATE 4/8/77
IN CHARGE LAH



LAWRENCE A. MARTIN, P.E.
CONSTRUCTION - ENGINEERING - SURVEY SERVICES
P.O. BOX 3100
LITHONIA, GEORGIA 30057
(404) 512-3400

EXISTING FLOOR PLANS
"ENCA CAREY PERSONAL CARE HOME"
7844 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
DEKALB COUNTY

SCALE

PROJECT NO.
17048
DRAWING NO.
A-5



January 28, 2025

Hi,

I have done some research since I received your email. The house at 7566 Union Grove Road has a 1500 Gallon septic tank and 480 feet of field lines. This was installed in 1982. I have also seen that the lot 2.91 acres. There is plenty of space to replace the septic system should this ever become necessary.

DeKalb Public Health will have no objection to adding a seventh bed.

A handwritten signature in black ink, appearing to read "Alan Gaines", is written over the typed name.

Alan Gaines

Deputy Director, Environmental Health / DeKalb Public Health
Richardson Health Center / 445 Winn Way, Suite 320 / Decatur, GA 30030
PHONE 404-508-7934/ CELL 678-283-0173
alan.gaines@dph.ga.gov | dekalbpublichealth.com



DeKalb County
Department of Planning & Sustainability

DV240

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