

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 for a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district, at 7566 Union Grove Road.

PETITION NO: N7-2025-0630 SLUP-25-1247471

PROPOSED USE: Personal care home, for more than six (6).

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 for a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2025) Approval.

PLANNING COMMISSION: (July 8, 2025) Pending.

PLANNING STAFF: Approval with one (1) condition.

STAFF ANALYSIS: The applicant requests a Special Land Use Permit to increase the capacity of an existing personal care home from six to more than six individuals. The property, known as Edna Mae Lockett Personal Care Home, is located on a 2.91-acre parcel and has been operating since 2017 with state and county licensure for up to six residents. The site is developed with a single-story residential structure, and the applicant proposes no building additions, no exterior modifications, and no signage. The request is made in conjunction with a rezoning application from R-85 to RSM. The site meets the dimensional standards and off-street parking requirements of the RSM district and has sufficient land area to support the proposed increase in occupancy. The subject parcel includes four private rooms and three shared bedrooms, allowing accommodation for up to 10 residents. Staff has verified that the site complies with supplemental regulations for personal care homes under Section 4.2.41 of the Zoning Ordinance. Specifically, there are no other facilities of this type within 1,000 feet as the nearest is over 3,000 feet away, and the existing driveway is adequate to accommodate required staff and visitor parking. The proposal is consistent with the goals of the 2050 DeKalb County Comprehensive Plan, which supports expanding housing choices and allowing residential care options in suburban neighborhoods. Policy statements in the Plan encourage personal care facilities to be integrated into the community fabric to allow aging-in-place and to respond to growing demand for senior and disability care (page 39, 2050 Comprehensive Plan). The use is suitable given the development of surrounding properties, which consist predominantly of single-family residential homes. The personal care home retains residential form, scale, and intensity, and no adverse operational or traffic-related impacts are expected. The parcel is located along Union Grove Road, a two-lane public street with adequate capacity and frontage for emergency access and routine travel. Utilities, fire service, and septic infrastructure are in place or readily upgradeable if needed. No objections were recorded at the required

community meeting. Upon review of Section 27-7.4.6 of the Zoning Ordinance (SLUP Criteria A–T) and Section 4.2.41 (Supplemental Regulations for Personal Care Homes), staff finds the request to be consistent with Comprehensive Plan policies, compatible with surrounding uses, and supported by site conditions. Therefore, staff recommends *"Approval with one (1) condition"* of the Special Land Use Permit to allow more than six individuals at 7566 Union Grove Road.

PLANNING COMMISSION VOTE: (July 8, 2025) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval 6-0-0.

SLUP-25-1247471 (2025-0630)
Recommended Condition(s) – July 2025
7566 Union Grove Road, Lithonia, GA 30058

1. The number of residents shall not exceed ten (10) individuals at any time.



DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
404-371-2155

www.dekalbcountyga.gov/planning
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

Planning Commission Hearing Date: July 8, 2025
Board of Commissioners Hearing Date: July 24, 2025

STAFF ANALYSIS

Case No.:	SLUP-25-1247471	Agenda #: 2025-0630
Address:	7566 Union Grove Road Lithonia, GA 30058	Commission District: 05 Super District: 07
Parcel ID(s):	16 186 01 007	
Request:	Special Land Use Permit (SLUP) to allow a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district	
Property Owner(s):	Tawanda Vauss	
Applicant/Agent:	Tawanda Vauss	
Acreage:	2.91 acres	
Existing Land Use:	Personal Care Home	
Surrounding Properties:	North: R-85 (Residential Medium Lot-85) East: R-85 South: RSM West: R-85	
Comprehensive Plan:	SUB (SUBURBAN)	Consistent X Inconsistent

Staff Recommendation: Approval with conditions

The applicant requests a Special Land Use Permit to increase the capacity of an existing personal care home from six to more than six individuals. The property, known as Edna Mae Lockett Personal Care Home, is located on a 2.91-acre parcel and has been operating since 2017 with state and county licensure for up to six residents. The site is developed with a single-story residential structure, and the applicant proposes no building additions, no exterior modifications, and no signage. The request is made in conjunction with a rezoning application from R-85 to RSM.

The site meets the dimensional standards and off-street parking requirements of the RSM district and has sufficient land area to support the proposed increase in occupancy. The subject parcel includes four private rooms and three shared bedrooms, allowing accommodation for up to 10 residents. Staff has verified that the site complies with supplemental regulations for personal care homes under Section 4.2.41 of the Zoning Ordinance. Specifically, there are no other facilities of this type within 1,000 feet as the nearest is over 3,000 feet away, and the existing driveway is adequate to accommodate required staff and visitor parking.

The proposal is consistent with the goals of the 2050 DeKalb County Comprehensive Plan, which supports expanding housing choices and allowing residential care options in suburban neighborhoods. Policy statements in the Plan encourage personal care facilities to be integrated into the community fabric to allow aging-in-place and to respond to growing demand for senior and disability care (page 39, 2050 Comprehensive Plan).

The use is suitable given the development of surrounding properties, which consist predominantly of single-family residential homes. The personal care home retains residential form, scale, and intensity, and no adverse operational or traffic-related impacts are expected. The parcel is located along Union Grove Road, a two-lane public street with adequate capacity and frontage for emergency access and routine travel. Utilities, fire service, and septic infrastructure are in place or readily upgradeable if needed. No objections were recorded at the required community meeting.

Upon review of Section 27-7.4.6 of the Zoning Ordinance (SLUP Criteria A–T) and Section 4.2.41 (Supplemental Regulations for Personal Care Homes), staff finds the request to be consistent with Comprehensive Plan policies, compatible with surrounding uses, and supported by site conditions. Therefore, staff recommends "***Approval with Conditions***" of the Special Land Use Permit to allow more than six individuals at 7566 Union Grove Road, subject to the following:

Condition:

1. The number of residents shall not exceed ten (10) individuals at any time.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road): N. Hairston Road is classified as a Major Arterial.

N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road): Snapfinger Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road): Biffle Road is classified as local. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street.

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway): Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive): Enid Drive is classified as a local roadway.

N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive): Preakness Drive is classified as a local roadway.

N10-2025-0633 SLUP-25-1247526 (4106 Creek Court): Creek Court is classified as a local roadway.

N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road): Clifton Church Road is classified as a minor arterial.



5/30/2025

To: 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.

N1-2025-0624 SLUP-25-1247517: 1101 N. Hairston Road, Stone Mountain, GA 30083
Review general comments

N2-2025-0625 Z-25-1247521: 2381 Snapfinger Road, Decatur, Ga 30034
See general comments

N3-2025-0626 SLUP-25-1247527: 5083 Biffle Road, Stone Mountain, GA 30088
See general comments

N4-2025-0627 Z-25-1247528: 3803 & 3815 Glenwood Road, Decatur, GA
See general comments

N5-2025-0628 Z-25-1247529: 3265 Northeast Expressway, Chamblee, GA 30341
See general comments.

N6-2025-0629 Z-25-1247470: 7566 Union Grove Road, Lithonia
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N7-2025-0630 SLUP-25-1247471: 7566 Union Grove Road, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8-2025-0631 SLUP-25-1247516: 1816 Enid Drive, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9-2025-0632 SLUP-25-1247522: 3600 Preakness Drive, Decatur, GA 30034
See general comments

N10-2025-0633 SLUP-25-1247526: 4106 Creek Court, Stone Mountain, GA 30083
See general comments

N11-2025-0634 SLUP-25-124753: 2854 Clifton Church Road, Atlanta, GA 30316
See General Comments

N12-2025-0635 TA-25-1247540: 3221 Glenwood Road, Decatur, GA
See general comments



**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

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**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

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ZONING COMMENTS FORM PUBLIC WORKS – ROADS & DRAINAGE

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Signature: _____



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

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

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

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ZONING COMMENTS FORM PUBLIC WORKS – WATER & SEWER

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of 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? Yes _____ No _____

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

COMMENTS: _____

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**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: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247471 Parcel I.D. #: 16-186-01-007

Address: 7566 Union Grove Rd, Lithonia, Ga 30058

Adjacent Roadway (s):

(classification) (classification)

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

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



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-25-1247470 Parcel I.D. #: 16-186-01-007
Address: 7566 Union Grove Rd, Lithonia, Ga 30058

Adjacent Roadway (s):

(classification) (classification)

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

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



MARTA July 2025 Case Comments
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N5-2025-0628 Z-25-1247529 2381 Snapfinger Road, Decatur, GA 30034

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

N5-2025-0628 Z-25-1247529 3265 NE Expressway, Chamblee, GA 30341

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Applicant Name: Tawanda Vauss

Applicant Email Address: trousseedracare@spch.com

Applicant Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Applicant Phone Number: 404-969-8079

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

Owner Email Address: trousseedracare@spch.com or tawanda.vauss@gmail.com

Owner Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Owner Phone Number: 404-969-8079 / Vincent Vauss 770 896-1676

Subject Property Address: 7566 Union Grove Rd
Lithonia GA 30058

Parcel ID Number(s): 1618601007

Acreage: 2.91 Commission District(s): 5&7 Super District: _____

Existing Zoning District(s): 5th Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (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:

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



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
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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.

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]

LETTER OF APPLICATION

- The proposed zoning classification?

RSM

- The reason for Special land Use Permit (SLUP) Request?

I desire to operate a "Personal Care Home, Community" for 7 or more individuals and desires to rezone to RSM; a Special Land Use Permit (SLUP) is required

- The existing and proposed use of the property?

Existing state license and county license currently 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

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

IMPACT ANALYSIS

Special Land Use Permit Response

- A. The site has an 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 compliance 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 subject property has adequate ingress and egress to all proposed buildings, structures and uses thereon, with references to pedestrian and automotive safety and convenience traffic flow and control, and access in the event of fire or other emergency.
- F. The proposed use shall not cause impacts upon any adjoining land use by reason of noise, smoke, order, dust or vibration generated.
- G. The proposed land is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- H. The proposed is consistent with advances, conflicts or detracts from policies of comprehensive plan.
- I. There are adequate provisions of refuse and service areas.
- J. There will not be a limit on duration when the special land use permit is granted.
- K. There will not be any modifications to the current structure and will not create any shadow impact on any adjoining lot or building as a result granting a SLUP.
- L. No, the proposed SLUP will not affect historic buildings, sites, districts or archaeological resources.
- M. Yes, the proposed SLUP use will satisfy the requirements contained withing supplemental regulations for such SLUP use.
- N. Yes, the SLUP will definitely be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

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:

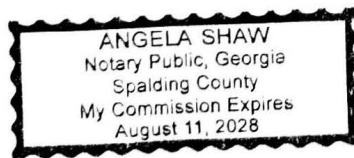
Tawanda Vaus

Name of Agent or Representative

to file an application on my/our behalf.

[Signature]
Notary Public

[Signature]
Owner





DeKalb County
GEORGIA

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 filling 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.

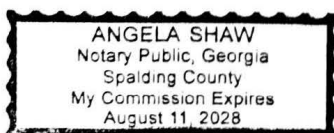
[Signature]
Notary

[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".





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

True & Confirmed
[Signature]

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:

[Notary Seal]

10/19/19



24 HOUR CONTACT PERSON:
TAWANDA NORTON
(404) 988-8878

LOCATED IN
LAND LOT 186, 16th DISTRICT
DEKALB COUNTY

LOCATION PLAN
SCALE 1"=1 MI.



USING EXISTING PERSONAL CARE HOME FOR THE BOARD AND CARE OF 8 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 8 AS ALLOWED. THE DETAILS ARE INCLUDED HERE-IN FOR YOUR REVIEW AND APPROVAL.

IN CHARGE <i>John</i>	4 4 MAY	SUBMITTED
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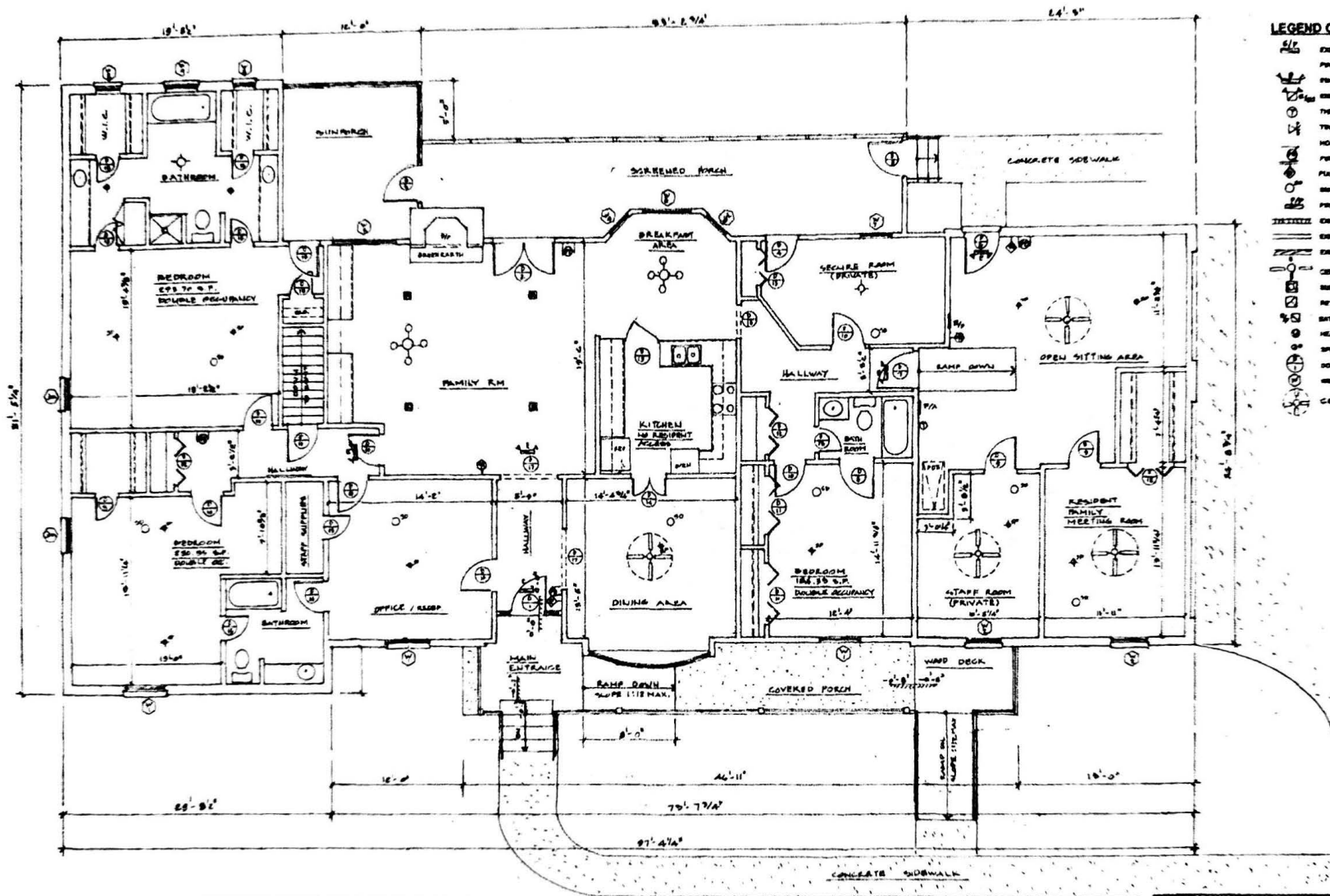
DESIGNED	LAM	SEAL
LIBRARY	JR	
CHECKED	LAM	
DATE	4/8/7	
IN CHARGE	<i>[Signature]</i>	

LAWRENCE A. MARTIN, P.E. P.O. BOX 371790
DECATUR, GEORGIA 30007
(404) 672-8400
CONSTRUCTION - ENGINEERING - SURVEY - REPAIRS

EXISTING FLOOR PLANS "ENDA CARE" PERSONAL CARE HOME 7866 UNION CHURCH ROAD LITHONIA, GEORGIA 30058 DEKALB COUNTY	SCALE PROJECT NO. <div style="text-align: center; font-size: 1.5em;">170</div> DRAWING NO. <div style="text-align: center; font-size: 1.5em;">A-1</div>
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LEGEND OF SYMBOLS

- EXISTING ELECTRICAL PANEL
- FIRE ALARM PANEL
- EMERGENCY / EXIT LIGHT
- EMERGENCY BATTERY BACK-UP LIGHT
- THERMOSTAT LOCATION
- TELEPHONE OUTLETS
- HOUSEWIRES
- FIRE EXTINGUISHER
- PULL STATION
- SMOKE DETECTOR
- FIRE ALARM PANEL
- EXISTING CORE WALLS
- EXISTING NON-LOAD BEARING PARTITION WALL
- EXISTING FIRE WALL TO REMAIN
- CEILING FAN FIXTURE
- SUPPLY AIR REGISTERS
- RETURN AIR REGISTERS
- BATHROOM EXHAUST FAN
- HEAT DETECTOR
- SPRINKLER HEAD LOCATION
- DOOR SWING
- WINDOW OPENING
- CEILING FAN WITH LIGHT KIT



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

REV.	DATE	BY	APP.	DESCRIPTION

DESIGNED LAM
DRAWN IR
CHECKED LAM
DATE 4/19/11
IN CHARGE LAM



LAWRENCE A. MARTIN, P.E.

CONSTRUCTION - ENGINEERING - SUPPORT SERVICES

P.O. BOX 371790
DECATUR, GEORGIA 30037
(770) 611-1840

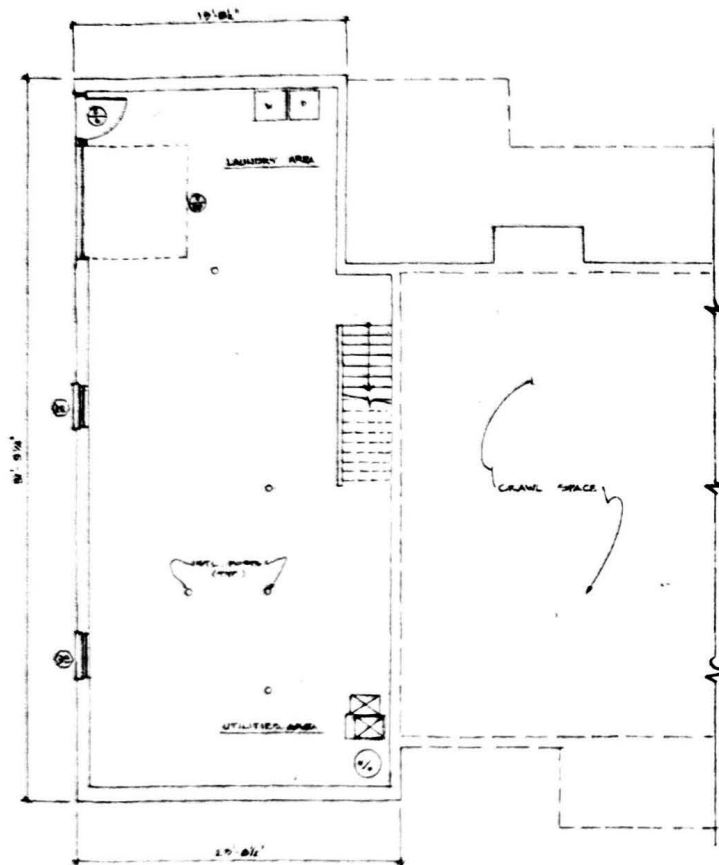
SUBMITTED

APPROVED

EXISTING FLOOR PLANS
"ENDA CARES" PERSONAL CARE HOME
7906 UNION CHURCH ROAD
LITHONIA, GEORGIA 30054
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	W WOOD FRAME
D-2	3'-0"	6'-8"	EXTERIOR FRENCH STYLE SLIDE DOOR SWING	1	W WOOD FRAME
D-3	3'-0"	6'-8"	EXTERIOR INSULATED GLASS DOOR	1	W ALUMINUM FRAME
D-4	2'-8"	6'-8"	INTERIOR FRENCH STYLE SLIDE DOOR DOOR	1	W WOOD FRAME
D-5	2'-8"	6'-8"	EXTERIOR FRENCH STYLE SLIDE DOOR	3	W WOOD FRAME
D-6	2'-8"	6'-8"	EXTERIOR FRENCH STYLE SLIDE DOOR	8	W WOOD FRAME
D-7	2'-8"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	2	W WOOD FRAME
D-8	2'-8"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE FLUSH PANEL DOOR	2	W WOOD FRAME
D-9	4'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE FLUSH PANEL DOOR	1	W WOOD FRAME
D-10	2'-8"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	W WOOD FRAME
D-11	6'-8"	6'-8"	INTERIOR TWIN SWINGING CENTER PANEL DOOR	2	W WOOD FRAME
D-12	6'-8"	6'-8"	INTERIOR TWIN SWINGING CENTER PANEL DOOR	2	W WOOD FRAME
D-13	2'-3"	6'-8"	INTERIOR TWIN SWINGING CENTER PANEL DOOR	1	W WOOD FRAME
D-14	3'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR SWING DOOR	1	W WOOD FRAME
D-15	2'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	8	W WOOD FRAME
D-16	2'-0"	6'-8"	INTERIOR FRENCH STYLE SLIDE DOOR DOOR	1	W WOOD FRAME
D-17	6'-0"	6'-8"	TRIMMED OPENING	2	W WOOD FRAME
D-18	2'-8"	6'-8"	TRIMMED OPENING	1	W WOOD FRAME
D-19	3'-2"	2'-0"	HALF DOOR WITH INTERIOR LOCK	1	W WOOD FRAME
D-20	8'-8"	7'-0"	GARAGE DOOR	1	W WOOD FRAME

WINDOW SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
W-1	3'-0"	6'-8"	PAINTING INSULATED GLASS UNIT DOUBLE HUNG WOOD WINDOW	1	2-4" ALU
W-2	3'-0"	6'-8"	PAINTING INSULATED GLASS UNIT DOUBLE HUNG WOOD WINDOW	2	2-4" ALU
W-3	2'-11"	4'-8"	PAINTING INSULATED GLASS UNIT DOUBLE HUNG WOOD WINDOW	3	2-2" ALU
W-4	2'-8"	4'-10"	NEW INSULATED GLASS UNIT DOUBLE HUNG VINYL CLAD WOOD WINDOW	1	1-10" ALU
W-5	3'-0"	6'-8"	PAINTING TWIN FRENCH STYLE SLIDE HUNG WOOD FRAME	1	1-6" ALU
W-6	4'-0"	6'-8"	PAINTING TWIN FRENCH STYLE SLIDE HUNG WOOD FRAME	1	2-2" ALU
W-7	2'-8"	4'-8"	PAINTING FRENCH STYLE SLIDE HUNG WOOD FRAME	1	2-2" ALU
W-8	2'-0"	2'-11"	PAINTING FRENCH STYLE SLIDE HUNG WOOD FRAME	2	2-2" ALU
W-9	2'-0"	4'-8"	PAINTING FRENCH STYLE SLIDE HUNG WOOD FRAME	3	2-2" ALU
W-10	2'-8"	3'-11"	PAINTING FRENCH STYLE SLIDE HUNG WOOD FRAME	2	2-2" ALU
W-11	1'-10"	6'-11"	SEGMENTAL TWIN FRENCH STYLE SLIDE HUNG WOOD FRAME	5	2-6" ALU

DESIGNED LAW	SEAL LAW	16 LAWRENCE A. MARTIN, P.E.	P.O. BOX 371760 DEKALB COUNTY, GEORGIA 30037 (770) 872-5400
CHECKED LAW		CONSTRUCTION ENGINEERING SURVEY SERVICES	
DATE 4/8/11			
IN CHARGE LAW			

REV.	DATE	BY	APP.	DESCRIPTION

EXISTING FLOOR PLANS "ENDIA CARNEY" PERSONAL CARE HOME 7504 UNION CHURCH ROAD LITHONIA, GEORGIA 30058 DEKALB COUNTY	SCALE PROJECT NO. 17048 DRAWING NO. A-3
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