



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

[www.dekalbcountyga.gov/planning](http://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**

<b>Case No.:</b>	SLUP-25-1247471	<b>Agenda #:</b> 2025-0630
<b>Address:</b>	7566 Union Grove Road Lithonia, GA 30058	<b>Commission District:</b> 05 <b>Super District:</b> 07
<b>Parcel ID(s):</b>	16 186 01 007	
<b>Request:</b>	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	
<b>Property Owner(s):</b>	Tawanda Vauss	
<b>Applicant/Agent:</b>	Tawanda Vauss	
<b>Acreage:</b>	2.91 acres	
<b>Existing Land Use:</b>	Personal Care Home	
<b>Surrounding Properties:</b>	<b>North:</b> R-85 (Residential Medium Lot-85) <b>East:</b> R-85 <b>South:</b> RSM <b>West:</b> R-85	
<b>Comprehensive Plan:</b>	<b>SUB (SUBURBAN)</b>	<b>Consistent</b> <b>X</b> <b>Inconsistent</b>

**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 – JULY 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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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**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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# 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  
DISTRIBUTION FORM**

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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:**

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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: \_\_\_\_\_

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Signature: \_\_\_\_\_



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
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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:**

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**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) 6/7<sup>th</sup> 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) 6/7<sup>th</sup> 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



<b>MARTA July 2025 Case Comments</b>
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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<sup>th</sup> Super District: \_\_\_\_\_

Existing Zoning District(s): 5<sup>th</sup> 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

<b>REZONING:</b>		
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
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00





DeKalb County  
GEORGIA

Government Services Center  
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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:

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

[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:

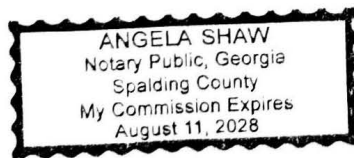
Tawanda Vaus

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.

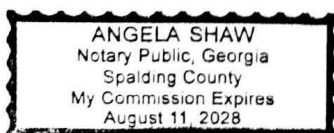
  
Notary

 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](mailto:alan.gaines@dph.ga.gov) | [dekalbpublichealth.com](http://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

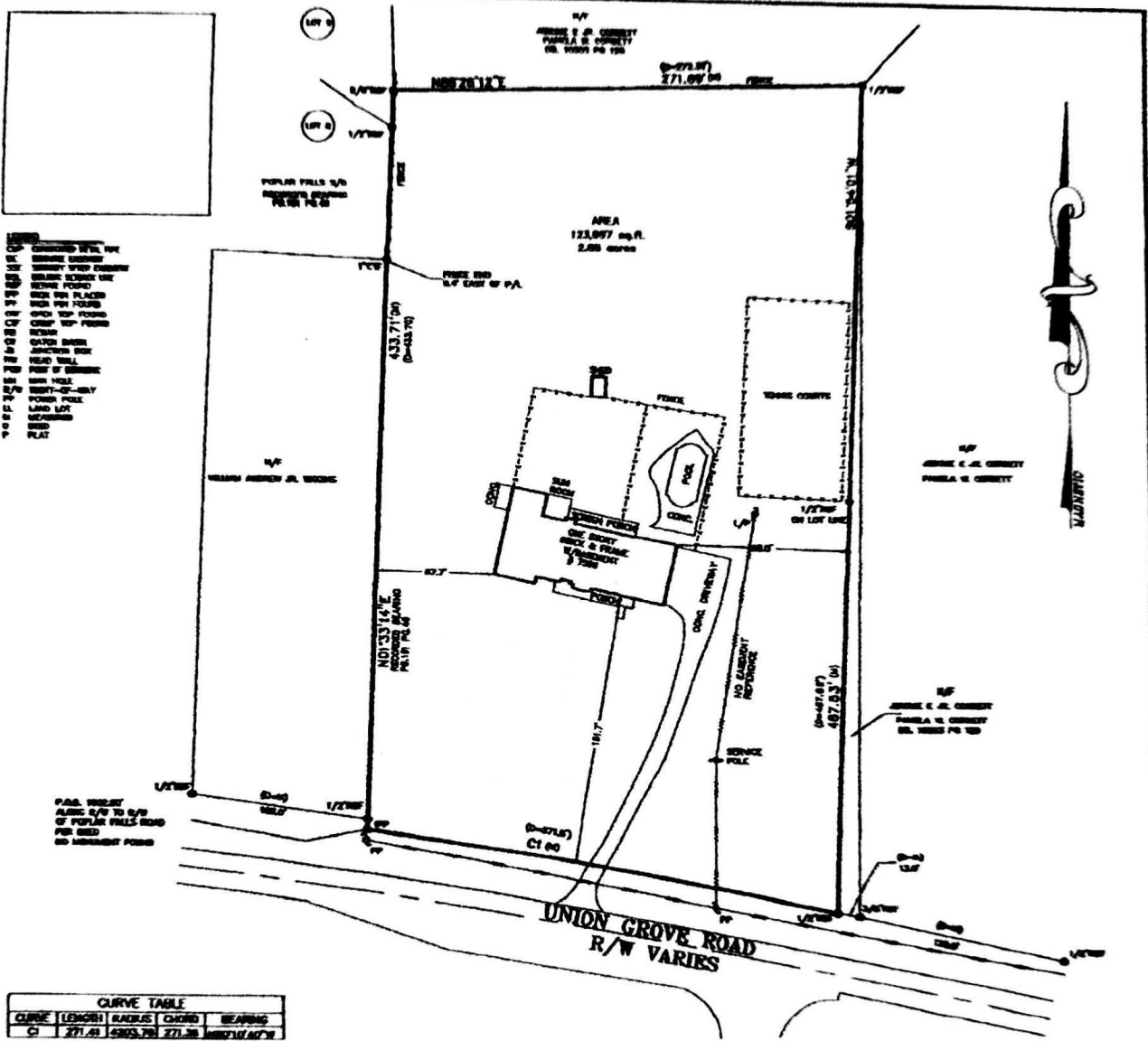
My Commission Expires:

[Notary Seal]

10/19/19



1. CORNER OF LOT 10  
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 4. CORNER OF LOT 13  
 5. CORNER OF LOT 14  
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 89. CORNER OF LOT 98  
 90. CORNER OF LOT 99  
 91. CORNER OF LOT 100



**SURVEYOR CERTIFICATION**  
 THIS PLAN IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, OR SATISFACTORY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE LAND-OWNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL SURVEYORS AND LAND SURVEYING AS SET FORTH IN O.C.G.A. SECTION 46-6-61.

**PLAN CERTIFICATION NOTICE**  
 THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT CONSTITUTE AN INSURANCE AGAINST ANY LOSS OR DAMAGE TO ANY PERSON, PERSONS, OR ENTITY ARISING OUT OF ANY NEGLIGENCE OF THE SURVEYOR, LAND SURVEYOR, OR ANY OTHER PERSON, PERSONS, OR ENTITY.



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT CONSTITUTE AN INSURANCE AGAINST ANY LOSS OR DAMAGE TO ANY PERSON, PERSONS, OR ENTITY ARISING OUT OF ANY NEGLIGENCE OF THE SURVEYOR, LAND SURVEYOR, OR ANY OTHER PERSON, PERSONS, OR ENTITY.

	TAYANDA VAUGHN & VINCENT VAUGHN 1914 STREET DEKALB COUNTY, GEORGIA		DATE: 8/15/2017 SCALE: 1" = 40'
	LOT 125 1914 STREET DEKALB COUNTY, GEORGIA		LOT 125 1914 STREET DEKALB COUNTY, GEORGIA
	SURVEYOR: [Signature] CHECKED: [Signature] PLANNED: [Signature] APPROVED: [Signature]		LOT 125 1914 STREET DEKALB COUNTY, GEORGIA
	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		LOT 125 1914 STREET DEKALB COUNTY, GEORGIA

**OWNER:**  
AFIA GRIFFITH  
8843 STAFFORD COURT  
INDIANAPOLIS, IN 46260

**DEVELOPER:**  
EDNA CARES PERSONAL CARE HOME, INC  
7888 UNION CHURCH ROAD  
LITHONIA, GEORGIA 30058  
(770)599-3888

**ENGINEER:**  
LAWRENCE A. MARTIN, P.E.  
3672 POINTE BLEUE DRIVE  
DECATUR, GEORGIA 30034  
(770)672-6486

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

# 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, 16<sup>th</sup> DISTRICT  
DEKALB COUNTY

DATE: APRIL 8, 2017



### HVAC NOTES

- NO DISCREPANCY TO THE HEATING VENTILATION 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 SHOULD BE OBTAINED FROM THE DEKALB COUNTY PLUMBING INSPECTIONS AND APPROVALS.
- REPAIRS OF ANY EXISTING EQUIPMENT TO THE HVAC SYSTEM SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
- HVAC CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM TO VERIFY THAT THE EXISTING HVAC SYSTEM AND EQUIPMENT IS SATISFACTORY AND NOTIFY THE OWNER OF THE RESULTS OF THE VISIT TO ACCESSIBILITY THE APPROPRIATE HVAC CODE.

### ELECTRICAL NOTES

- NO ELECTRICAL WORK IS ANTICIPATED FOR THIS PROJECT. IF, HOWEVER, DURING THE COURSE OF INSPECTION ELECTRICAL WORK IS IDENTIFIED, THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE PERMIT SHOULD BE OBTAINED FROM THE DEKALB COUNTY PLUMBING INSPECTIONS AND APPROVALS.
- REPAIRS OF ANY EXISTING EQUIPMENT TO THE ELECTRICAL SYSTEM SHALL 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, THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE DEKALB COUNTY. A SEPARATE PERMIT SHOULD BE OBTAINED FROM THE DEKALB COUNTY PLUMBING INSPECTIONS AND APPROVALS.
- COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALLATION. REFER TO AVAILABLE FACILITY DRAWINGS TO VERIFY EXISTING SYSTEMS AND LOCATION OF ALL EXISTING OR REMOVED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.
- INSTALL DOWNSPOUTS AND COLD WATER PIPING WITH 1" THICK ALL-PURPOSE INSULATION.
- ALL NEWLY INSTALLED PIPING SHALL BE TESTED IN ACCORDANCE WITH CODE. PRESSURE TESTS SHALL BE AT 150 PSI FOR 15 MINUTES. THE PRESSURE SHALL REMAIN WITH NO LEAKS OR DROPS IN PRESSURE FOR A PERIOD OF NOT LESS THAN THREE 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 FIREWORK PER 2012 NFPA 914 SECTION 10.2 PROVIDE PORTABLE FIRE EXTINGUISHER PROTECTION PER NFPA 914, SEC 8.7, 2006 EDITION.
- KITCHEN SUPPRESSION SYSTEM PROTECTION. PER APPLICABLE PROVISIONS 1908 NFPA 908, AS MODIFIED BY 908C.
- NO KEY LOCKS ON EGRESS SIDE OF DOOR. PER NFPA 910, CHAPTER 7.
- LEVER HARDWARE ON NEW RE-USE DOORS PER NFPA 910 (10-3-20-24).
- PROVIDE SIZE 2 A, 10 BC 1A 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 BELLWOUND DETECTORS AS INDICATED ON THE DRAWINGS PER 2012 NFPA 72 SECTION 7.2.1 AND SECTION 9.5 AND 2002 NFPA 72 FIRE ALARM REVIEW REQUIREMENTS.
- SEPARATE FIRE ALARM PLANS AND PERMITS ARE REQUIRED CONFORM TO DEKALB COUNTY F.M.O. SUBMITTALS, INSPECTION AND APPROVAL.
- TEST INSTALLED FIRE PROTECTION SYSTEM UPON COMPLETION OF INSTALLATION PER NFPA 72 SECTION 9.5.1.

### 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)  
NATIONAL ELECTRICAL CODE - 2014 EDITION WITH GEORGIA AMENDMENTS  
INTERNATIONAL ENERGY CONSERVATION CODE - 2006 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  
DEGA TITLE 16 AND 30 AND CHAPTERS OF THE FIRE CODES DEPARTMENT'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 ADOPTION

REF. INTERNATIONAL BUILDING CODE - 2012 EDITION WITH GA. AMENDMENTS (2014, 2015)

SIZE OF BUILDING: 3771 S.F.  
HEIGHT OF BUILDING: 1 STORY  
TYPE CONSTRUCTION: TYPE IVB (UNPROTECTED)  
FIRE SPRINKLER: YES

### PRIMARY OCCUPANCY

SECTION 101 OCCUPANCY TYPE GROUP R-3 (RESIDENTIAL)

TABLE 101.2 TYPE IVB - ALLOWED FOR DETACHED AND UNLIMITED S.F.

TABLE 101.2 TYPE IVB CONSTRUCTION PROTECTED:

EXTERIOR BEARING WALL: 2 HR RATING  
INTERIOR BEARING WALL: 1 HR RATING  
FLOOR CONSTRUCTION: 1 HR RATING  
ROOF CONSTRUCTION: 1 HR RATING

OCCUPANT LOAD PER NFPA 101 TABLE 7.1.1.2

RESIDENTIAL: 300 S.F. 2000 PERSONS - 1750 S.F. - 18 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY DMS REQUIREMENT. NFPA 914 PER RESIDENT NEARLY BEDROOMS. DEKALB COUNTY ALLOWS 8 S.F. IN A 30' ZONE. UPON SUCCESSFUL APPLICATION OF A SLIP.

OCCUPANT LOAD REQUIREMENTS AS FOLLOWS: NFPA 101 TABLE 7.1.1.2

THREE DOUBLE OCCUPANCY ROOMS - 6 RESIDENTS  
3 SHIFTS (24 HOURS) @ 2 CASE SHEDS PER SHIFT  
2 BARRACKS (24 HOURS) CONCURRENTLY  
1 VISITOR PER RESIDENT VISITING CONCURRENTLY  
TOTAL - 18 PERSONS

HOWEVER BUILDING SHALL CONFORM TO STANDARDS SET BY DMS REQUIREMENT. NFPA 914 PER RESIDENT IN EACH BEDROOM. DEKALB COUNTY ALLOWS 8 S.F. IN A 30' ZONE. UPON SUCCESSFUL APPLICATION OF A SLIP.

MEANS OF EGRESS: 8712 S.F. - 72 INCHES - 1000 S.F. - 10 G.C.

### EXISTING FLOOR PLANS

EDNA CARES PERSONAL CARE HOME  
7888 UNION CHURCH ROAD  
LITHONIA, GEORGIA 30058  
DEKALB COUNTY

EXISTING FLOOR PLANS SHALL CONFORM TO APPLICABLE SECTIONS OF 2012 NFPA 914 AND 1908 GEORGIA ACCESSIBILITY CODE. SEE 1201-20-20 AND 1201-20-21 (R) (R)

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

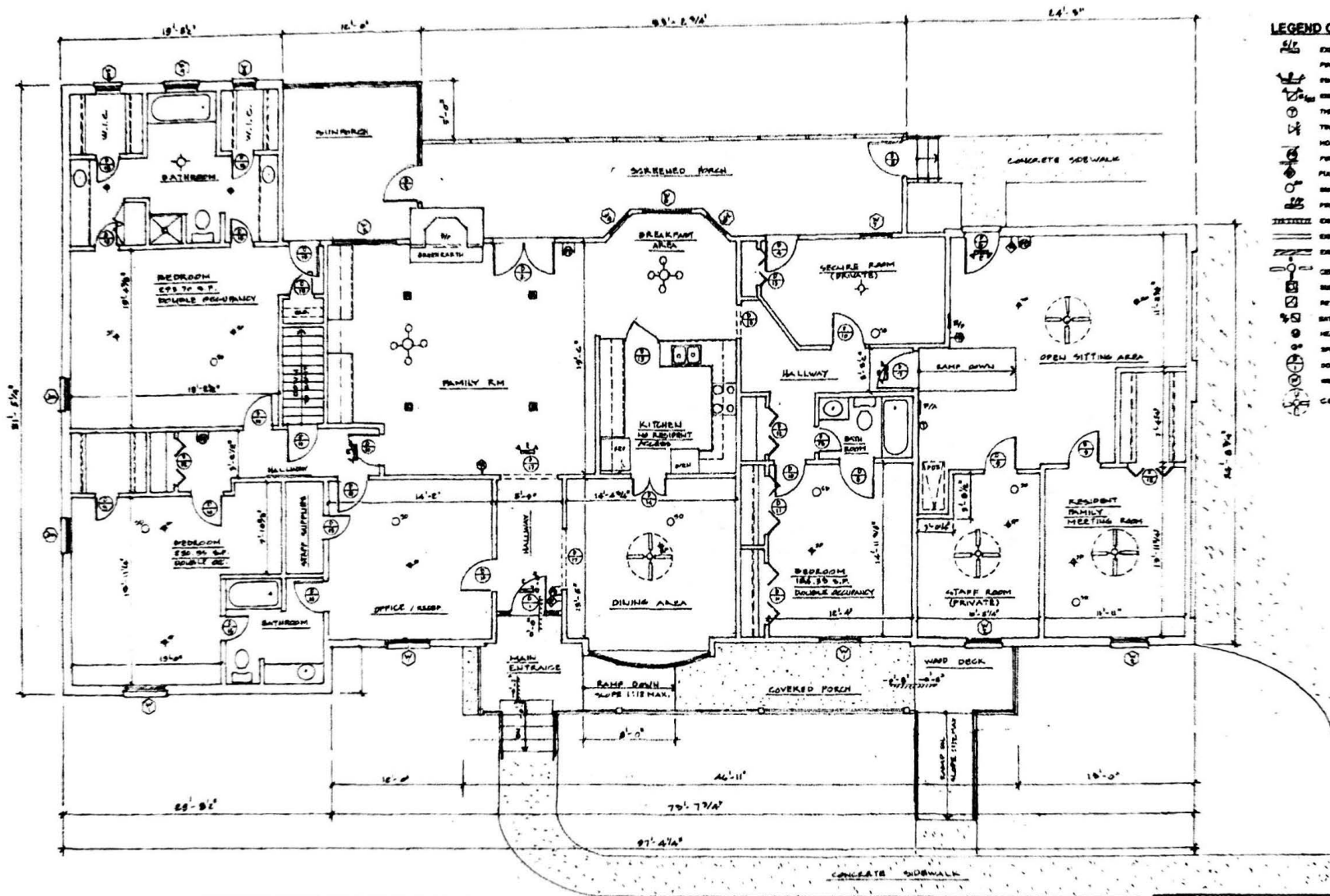
PROVIDE LEVER HARDWARE FOR ALL NEW AND RE-USE DOORS. LEVER HARDWARE ONLY TO BE OPERABLE WHEN BUILDING IS OCCUPYING.

NO.	DATE	BY	DESCRIPTION

DESIGN - LAM DRAWN - JR. CHECKED - LAM DATE - 4/8/17 IN CHARGE - LAM	SEAL 	LAWRENCE A. MARTIN, P.E. 3672 POINTE BLEUE DRIVE DECATUR, GEORGIA 30034 (770) 672-6486 CONSTRUCTION - ENGINEERING - SUPPORT SERVICES	EXISTING FLOOR PLANS "EDNA CARES" PERSONAL CARE HOME 7888 UNION CHURCH ROAD LITHONIA, GEORGIA 30058 DEKALB COUNTY	SCALE PROJECT NO. <b>17048</b> DRAWING NO. <b>A-1</b>
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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



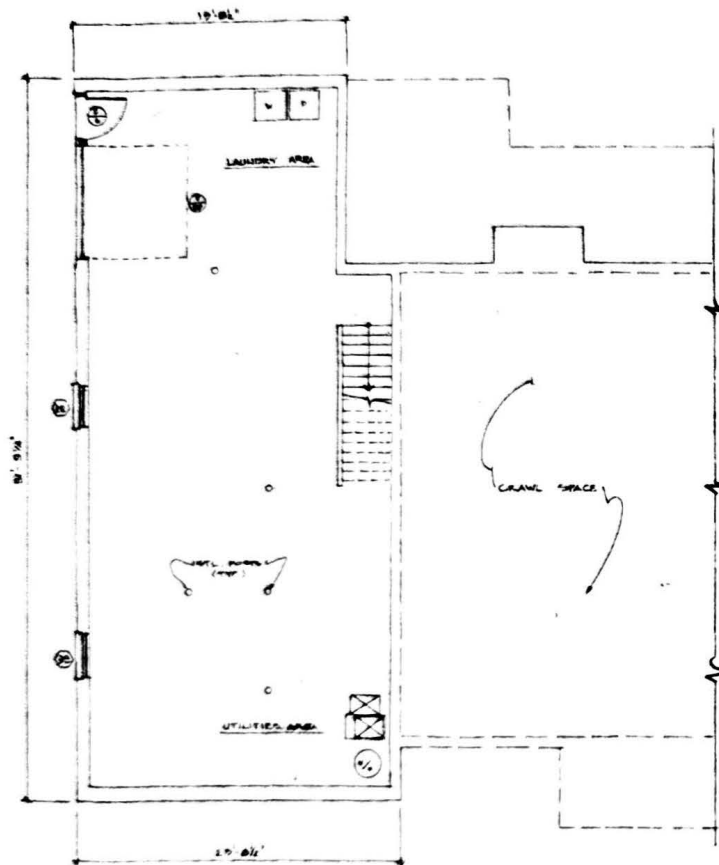
LAWRENCE A. MARTIN, P.E.  
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES  
P.O. BOX 371790  
DECATUR, GEORGIA 30037  
(770) 611-8400

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 OIL SWING DOOR	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	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 SPLITTING CENTER PANEL DOOR	2	W WOOD FRAME
D-12	6'-8"	6'-8"	INTERIOR TWIN SPLITTING CENTER PANEL DOOR	2	W WOOD FRAME
D-13	2'-3"	6'-8"	INTERIOR TWIN SPLITTING CENTER PANEL DOOR	1	W WOOD FRAME
D-14	3'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	1	W WOOD FRAME
D-15	2'-0"	6'-8"	INTERIOR SOLID CORE COLONIAL STYLE CENTER PANEL DOOR	1	W WOOD FRAME
D-16	2'-0"	6'-8"	INTERIOR FRENCH STYLE SLIDE 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	1-10" 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	2-2" 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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