



**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.:	Z-25-1247470	Agenda #: 2025-0629
Address:	7566 Union Grove Road Lithonia, GA 30058	Commission District: 05 Super District: 07
Parcel ID(s):	16 186 01 007	
Request:	Rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Mix Residential) zoning district to allow a personal care home for more than six (6) individuals	
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.

The applicant requests a rezoning from R-85 to RSM to support a proposed increase in capacity at an existing personal care home from six to more than six individuals. The facility, Edna Mae Lockett Personal Care Home, has operated since 2017 under valid licensure and occupies a single-family residential structure. No physical expansion, exterior modification, or site disturbance is proposed.

The subject property totals 2.91 acres and is situated along Union Grove Road with significant frontage and building setbacks. The site includes four private rooms and three shared bedrooms, supporting up to 10 residents. The size of the parcel exceeds minimum standards and is sufficient to support the proposed use, including yard areas, open space, and required off-street parking. DeKalb County Environmental Health has reviewed the septic system and found it adequate or upgradeable, with space to accommodate replacement if needed.

The requested zoning change is consistent with the intent of the 2050 Comprehensive Plan. The Suburban character area encourages context-sensitive infill and inclusive housing options that allow for aging in place and residential-scale care. Personal care homes in residential settings are supported by policy statements that promote the integration of care-based services into established neighborhoods (page 39, 2050 Comprehensive Plan) The site's location, layout, and established history make it appropriate for this classification.

The RSM zoning district allows greater flexibility to accommodate small-scale care facilities without disrupting neighborhood character. The home is residential in appearance and intensity, and the proposed use is compatible with the surrounding zoning pattern, which includes a mix of R-85 and RSM properties. There have been no known complaints or adverse impacts from the current operation, and no material changes are proposed beyond the increase in occupancy.

Upon review of Section 27-7.3.5 of the Zoning Ordinance, staff finds the proposed rezoning from R-85 to RSM to be consistent with Comprehensive Plan policy, suitable for the site, and compatible with the surrounding neighborhood. Therefore, staff recommends ***"Approval"*** of the rezoning request.

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).

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: _____



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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: _____



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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:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
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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
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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
--

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.

DEPARTMENT OF PLANNING AND SUSTAINABLE DEVELOPMENT

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

Applicant Name: Tawanda Vauss

Applicant Email Address: tvauSS@ednacarespch.com

Applicant Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

Applicant Phone Number: 404-969-8079

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

Owner Email Address: tawanda.vauSS@gmail.com / tvauSS@ednacarespch.com

Owner Mailing Address: 7566 Union Grove Rd
Lithonia GA 30058

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

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

Parcel ID Number(s): 1618601007

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

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

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

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

Owner: ✓ Agent: _____
Tawanda Vauss
Signature of Applicant:



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
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Tawanda Vauss Phone: 404-969-8079 Email: Tvauss@ednacarespch.com

Property Address: 7566 Union Grove Road, Lithonia 30058

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

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

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes ☒ No _____

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

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

Land Use Plan Amendment: Yes _____ No ☒

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

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

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

Major Modification:

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

Condition(s) to be modified:

N/A.

Notice Date: February 20, 2025

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

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

Located at: 7566 Union Grove Rd
Lithonia, Georgia 30058

Current Use – Personal Care Home – Group Model

Proposed Use – Personal Care Home – Community Model

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

Location: Zoom

Invite Link

<https://us05web.zoom.us/j/3829971701?pwd=tpdQN50yhn4n86FbsSwrvVWdCo8TCM.1&omn=89522628512>

Passcode
afZ1WW

Date & Time: March 6, 2025 @ 7pm

Contact Info:

Tawanda Vauss, Administrator
404-969-8079

MEETING SIGN IN SHEET:

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

[illegible]

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

March 7, 2025

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

Dear Planning and Sustainability,

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

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

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

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

Thanking you in advance



Tawanda Vauss, Administrator

Edna Mae Lockett Personal Care Home

tvauss@ednacarespch.com

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

770-559-3598 office

404-959-8079 mobile

LETTER OF APPLICATION

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

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

Number of employees – 5

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

Hours of operation – 24 hours a day care

IMPACT ANALYSIS

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

AUTHORIZATION

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

Date: February 17, 2025

TO WHOM IT MAY CONCERN:


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


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

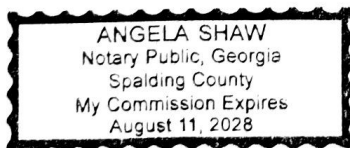
Tawanda Vaus

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public


Owner



DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: ✓ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

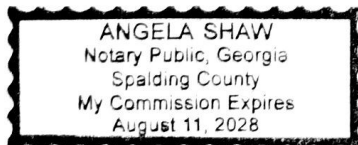
[Signature]
Notary

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

Check one: Owner ✓ Agent _____

8-11-28
Expiration Date/ Seal

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



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

FILED & Certified
1000 2017

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DEKALB

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

Vincent E. Vauss

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

Vincent E. Vauss and Tawanda Horton

As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

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

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

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

Parcel 16 186 01 007


Subject to all easements and restrictions of record.

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

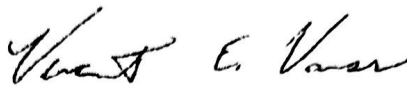
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

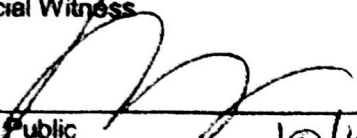
GRANTOR:



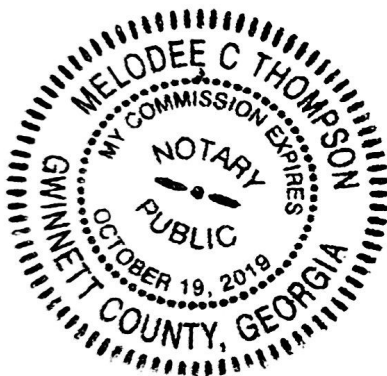
Unofficial Witness



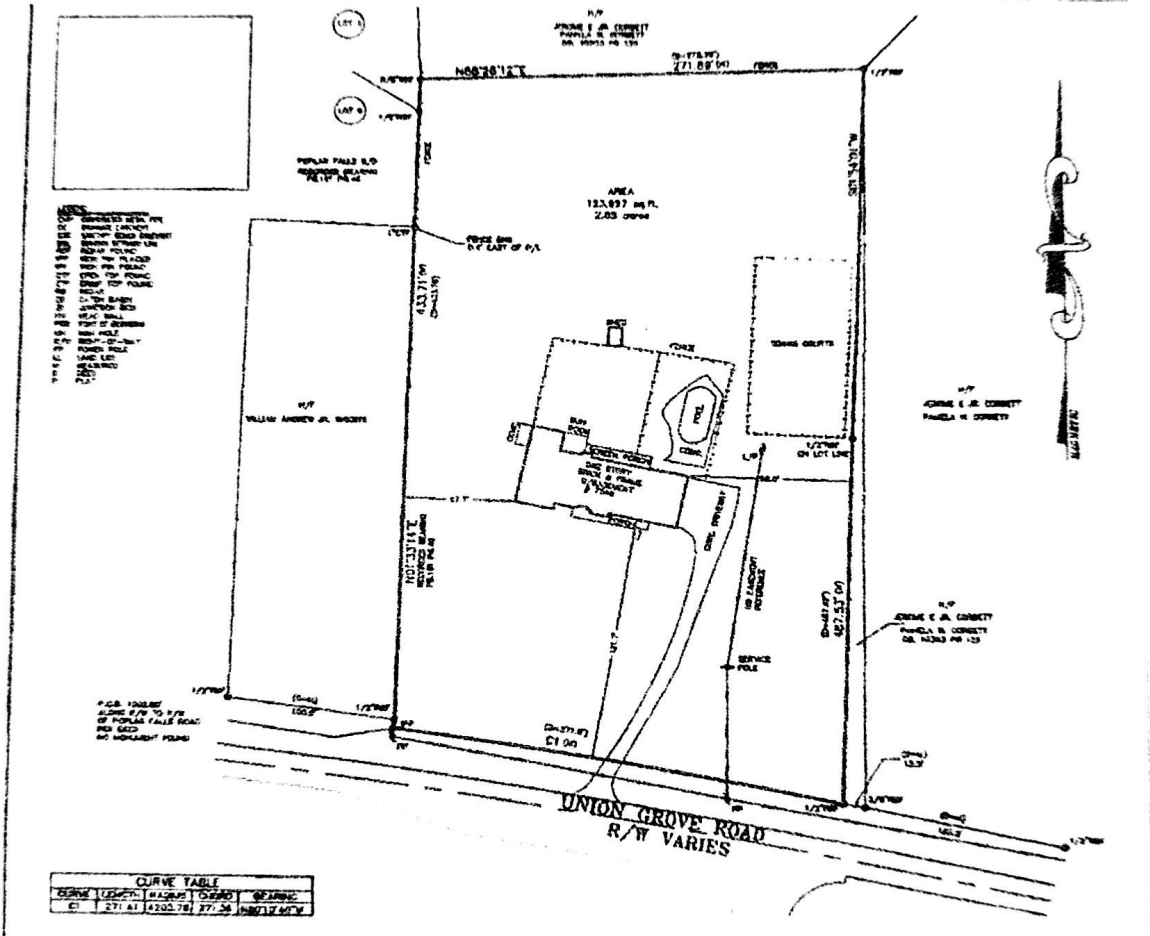
Vincent E. Vauss (SEAL)

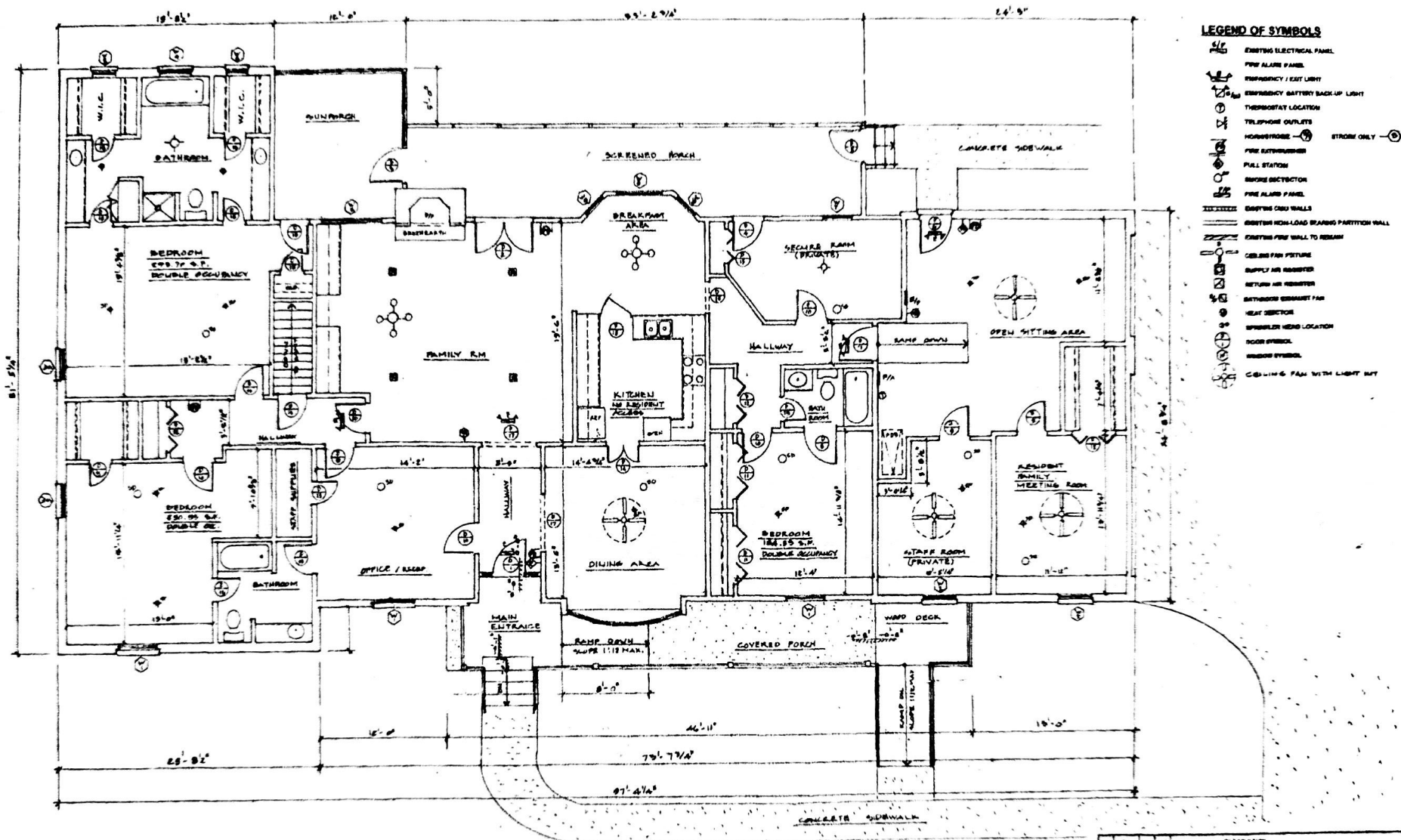


Notary Public
My Commission Expires: 10/19/19
[Notary Seal]



Site Survey

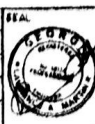




EXISTING MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

REV	DATE	BY	APP	DESCRIPTION

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



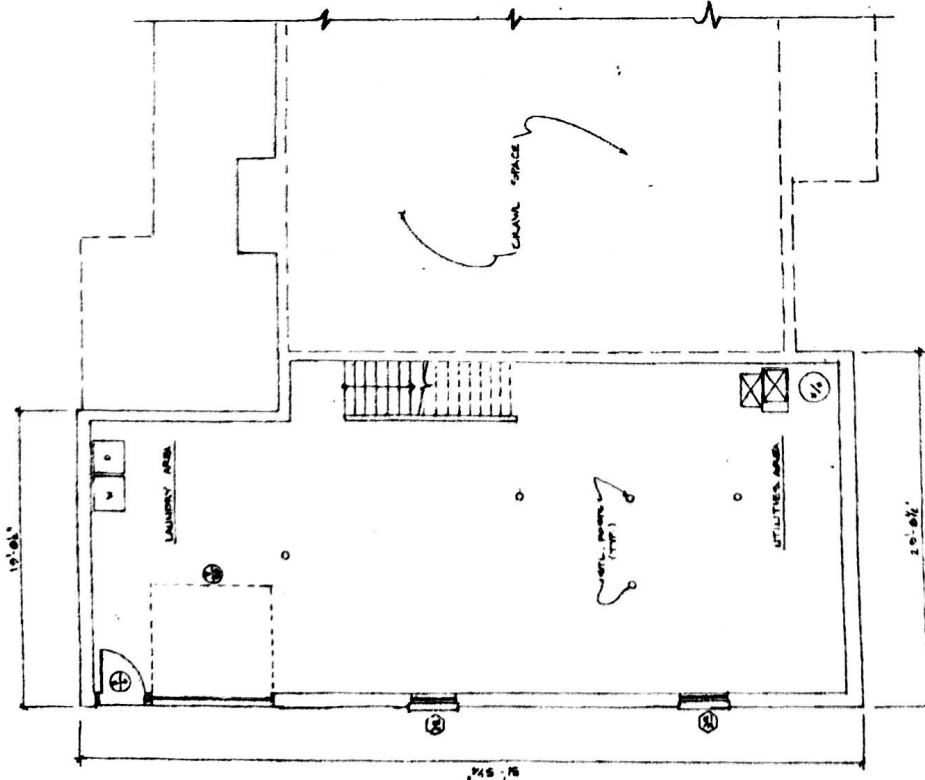
LAWRENCE A. MARTIN, P.E.
CONSTRUCTION - ENGINEERING - SUPPORT SERVICES
P.O. BOX 37700
DECATUR, GEORGIA 30037
(404) 671-8400

SUBMITTED

APPROVED

EXISTING FLOOR PLANS
"ENDA CARES" PERSONAL CARE HOME
7866 UNION CHURCH ROAD
LITHONIA, GEORGIA 30058
DEKALB COUNTY

SCALE
PROJECT NO.
17048
DRAWING NO.
A-2



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

DOOR SCHEDULE				
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	REMARKS
D-1	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-2	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-3	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-4	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-5	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-6	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-7	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-8	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-9	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-10	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-11	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-12	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-13	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-14	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-15	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-16	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-17	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-18	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-19	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME
D-20	3'-0"	6'-8"	INTERIOR PARTITION DOOR WITH CASE (TYP)	IN WOOD FRAME

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

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



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

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

SCALE

PROJECT NO.
17048
DRAWING NO.
A-5



January 28, 2025

Hi,

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

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

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

Alan Gaines

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



DeKalb County
Department of Planning & Sustainability

DV240

Non-Residential Certificate of Occupancy

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

Project

Type: Non-Residential Permit Number: 1034952910

Project: EDNA MAE LOCKETT (PCH)

Work Type: PERSONAL CARE HOME

Construction Type: N/A

Occupancy Type: APARTMENT

Maximum Occupancy Load 16

Property

Address: 7566 UNION GROVE RD LITHONIA, GA 30058-

Parcel ID: 16 186 01 007 Lot #:

Zoning: R-85

Rezoning: N/A

Land Use: SUB

Census: 233.03

District: 05

07

Applicant

Owner: TAWANDA & VINCENT VAUSS Address: 7566 UNION GROVE ROAD LITHONIA, GEORGIA 30058

Tenant: N/A

Address: N/A


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

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

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

Special Stipulations and/or Conditions (If Applicable)

Date: 12/13/2017

Issued By: 

Permits, Zoning & Plans Review Supervisor

IMPACT ANALYSIS

- A. Given that Union Grove Rd is a minor arterial zoning the proposal is in conformity with the policy and intent of the comprehensive plan.
- B. Yes, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Because our property sit back comfortably from the street view people don't know the home is a personal care home. We provide care 24 hours a day and are open to the public at 7am til 7pm. Therefore, the business doesn't cause disturbance or problems for nearby homeowners and those that are aware we exist as a personal care home are in support.
- C. Yes, no disruption in zoning of others. The property has reasonable economic use as currently zoned, as it operates as a personal care home providing daily assistance and activities for residents, supported by a dedicated staff, including a nurse visit monthly. The property also includes ample parking with 10 or more spaces accommodating residents, visitors, and five staff members efficiently.
- D. There will be no adverse effect on the use of usability for other properties. Our home is centered on providing holistic, compassionate, and inclusive care for residents in a home-like environment.
- E. There will be no modifications to the current property and no additions that will cause an issue for other properties. The home currently has seven bedrooms and sits on 2.9 acres.
- F. No, the proposed zoning changes will not adversely affect any historic buildings, sites, districts, or archaeological resources.
- G. No, the proposed zoning will not and or could not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. No, there will be no impact that will cause issues with environmental or natural resources.