



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: November 02, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: November 14, 2017, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-17-21824 **Agenda #:** N.6

Location/Address: The north side of Union Grove Road and east of Poplar Falls Road at 7566 Union Grove Road, Lithonia, Georgia. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-186-01-007

Request: To request a Special Land Use Permit (SLUP) to increase the number of residents in an existing personal care home from 3 to 6 residents within the R-85 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41.A & B of the DeKalb County Code.

Property Owners: Tawanda & Vincent Vauss

Applicant/Agent: Tawanda Vauss

Acreage: 2.85 Acres

Existing Land Use: Edna Mae Lockett Personal Care Home LLC for Three (3) residents

Surrounding Properties: Single-Family Detached Residences

Adjacent & Surrounding Zoning: North, East, West & South: R-85 (Residential Medium Lot) District
Further South & Southeast: RSM (Small Lot Residential Mix) District

Comprehensive Plan: Suburban (SUB) Consistent X

Proposed Building Square Feet: None	Existing Building Square Feet: 3,006 Square Feet
Proposed Lot Coverage: <35%	Existing Lot Coverage: <35%

ZONING HISTORY & SITE CHARACTERISTICS

The subject site is an existing single-family residence located on Union Grove Road (minor arterial), slightly east of Poplar Falls Avenue in unincorporated DeKalb County. The site is zoned R-85 (Residential Medium Lot) District for 12,000 square foot minimum lot area. The site was previously licensed and operated as the Grove Personal Care Home from 2008 to 2012. It was later licensed and operated as Safe Haven Personal Care Home from 2013 to 2016.

Located on 2.89 acres, the residence exceeding 3,000 square feet is primarily brick and wood frame single-story structure with a basement. Outdoor recreation amenities include an in-ground pool and tennis courts. The site is landscaped with various plantings along a well-manicured level front lawn and property frontage. The perimeter of the property is heavily vegetated with mature trees and dense shrubbery. Access is via the existing driveway on Union Grove Road. It appears that the driveway could accommodate four (4) or more vehicles. Existing single-family residences abut and surround the subject site.

PROJECT ANALYSIS

The residence is currently registered and licensed as Edna Mae Lockett Personal Care Home with the Georgia Department of Human Resources and has a business license from DeKalb County to operate a 24-hour personal care home for three (3) unrelated persons which is allowed as a family per county code. The business license was issued July 2017. Per the submitted letter of intent, the applicant is requesting a Special Land Use Permit (SLUP) to expand from three (3) to a maximum (6) residents for a group personal care home in an R-85 (Residential Medium Lot) District.

The DeKalb County Code defines a personal care home as follows: A building(s) in which housing, meals, personal assistance services, and twenty-four (24) hour continuous watchful oversight for adults are provided and which facility is licensed or permitted as a personal care home by the State of Georgia.

IMPACT ANALYSIS

Section 27-7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The approximately 3,000 square foot residence on 2.85 acres is adequate for operation of a personal care home for six (6) residents.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The proposed personal care home for six (6) persons is compatible with other single-family residences on Union Grove Road. There will be no outside physical changes to the existing single-family structure or signage indicating that the use is a personal care home.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Given that the site is within an established single-family residential neighborhood, it appears that there are adequate public services, public facilities and utilities to serve the proposed personal care home as a single-family residence.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Given that Union Grove Road is a minor arterial, Planning Staff anticipates little or no impact on public streets or traffic in the area.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

The existing residential structure on the site is accessed by vehicles via the existing curb cut and driveway on Union Grove Road. Emergency vehicles can access the site from the existing driveway.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

The increase in number of clients from 3 to 6 residents will not create adverse impacts upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Per the information submitted with the application, the personal care home with six residents as 24-hour residential care may not create adverse impacts upon adjoining single-family land uses.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The increase from three (3) to (6) six residents will not affect the adjoining single-family residences on Union Grove Road. The site will operate basically as a single-family residence with caregivers for six occupants.

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The R-85 (Residential Medium Lot) District allows a personal care home for three (3) residents without a Special Land Use Permit. Four (4) to six (6) residents require a SLUP in the R-85 zoning district which is the subject of this application.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

Located within a Suburban Neighborhood Character area designated by the 2035 Comprehensive Land Use Plan Map, the proposed use is consistent with the following Housing Policy: **Special Needs** – Increase the availability of special needs housing to meet the growing population. The site is currently providing additional housing accommodations for persons in need while not changing the character of the area.

L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffer zones are not required.

M. Whether or not there is adequate provision of refuse and service areas.

Adequate refuse areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

The personal care home in the existing residential structure is consistent in size, scale, and massing with adjacent and surrounding single-family residences in the area.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

It does not appear that the proposed use will adversely affect historic building sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in Article 6. The site can accommodate in excess of 4 parking spaces.

In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 zoning district may be operated within one thousand (1,000) feet of any other group personal care home. The one thousand (1,000) foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

There are no known personal care homes within 1,000 feet of the subject site.

R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

Adjacent and surrounding residential properties are one story and split frame structures which are the same as the existing residence on the site. There will be no negative shadow impact on any adjoining lot.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

As previously noted, it appears there are no other personal care homes within the immediate area.

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

The site currently provides a community service by providing housing for 3 residents on the site in the existing personal care home. Increasing that number to six (6) would allow an opportunity to serve others in the area in need of housing with 24-hour care.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, the single-family residence adheres to development standards of the R-85 (Residential Medium Lot) District.

Section 27- 2.2.1 (Table 2.2)

STANDARD	REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH	85 Feet	284 Feet	Yes
LOT AREA	12,000 Square Feet	123,997 Feet	Yes
FRONT YARD SETBACK	35 Feet	>35 Feet	Yes
INTERIOR LOT – SIDE SETBACK	8.5 Feet	>8.5 Feet	Yes
SIDE CORNER LOT SETBACK	N/A	N/A	N/A
REAR SETBACK	40 Feet	>40 Feet	Yes
HEIGHT	Max. 35 Feet	<35 Feet	Yes
LOT COVERAGE	Max. 35%	<35%	Yes
PARKING	Min. 4 parking spaces for a single-family residence	Existing driveway can accommodate more than 4 parked cars	Yes

STAFF RECOMMENDATION – APPROVAL WITH CONDITIONS

The proposed SLUP (Special Land Use Permit) request seeks to expand the existing personal care home from 3 to 6 residents. The application meets the criteria of the zoning ordinance for a personal care home for up to six (6) persons. Located on a minor arterial (Union Grove Road), there should be little or no impact on traffic. There will be no physical changes to the exterior of the existing single-family residence. Therefore the residence will be compatible in character with existing and surrounding single-family residences in the area. The proposed use is consistent with the following DeKalb County 2035 Comprehensive Plan Housing Policy: **Special Needs** – Increase the availability of special needs housing to meet the growing population. Given that it appears that there are no other personal care homes for six (6) residents in the immediate surrounding area, the Department of Planning and Sustainability recommends **“APPROVAL CONDITIONAL”** of the applicant’s request. Should the Board of Commissioners choose to approve the petition, Planning Staff recommends the following conditions:

1. Limit use to a personal care home for up to six 6 persons within the existing residential structure.
2. Access shall be limited to the existing curb cut on Union Grove Road.
3. All refuse containers shall be screened from public view except during pick-up.
4. No identification sign for the personal care home shall be posted on the property.

5. The applicant shall secure the necessary certification by the State of Georgia and the necessary business license, building permit and certificate of occupancy for six (6) persons from DeKalb County.
6. The Special Land Use Permit shall be issued to Edna Mae Lockett Personal Care Home, LLC (Owners-Tawanda & Vincent Vauss) for operation of a personal care home and shall not be transferrable.
7. The approval of this Special Land Use application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Site Photographs

NEXT STEPS

Following an approval of this modification action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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**

Consult the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control is required as a condition of land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval by the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLVP-17-21824 Parcel I.D. #: 16-186, 01-007
Address: 7566 Union Grove Rd
Lithonia, Ga. 30058

Adjacent Roadway (s):

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately ___ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ___ units per acres, and the given fact that the project site is approximately ___ acres in land area, ___ daily vehicle trip end, and ___ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>No traffic engineering concerns at this time</u>

Signature: John Reid

10/13/2017

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/13/2017

N.5

SLUP-17-21827/18-013-08-001

430 Tallwood Drive, Stone Mountain, GA

Amendment

- Please see general comments.

N.6

SLUP-17-21824/16-186-01-007

7566 Union Grove Road, Lithonia, Ga

Amendment

- Please see general comments.
- Septic system installed on 07/08/1987.
- The current septic tank needs to be replaced with proper size to accommodate number of occupancy.

Notice Date: August 11, 2017

**PUBLIC NOTICE
TO
REQUEST FOR A SPECIAL LAND USE PERMIT**

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

Located at: 7566 Union Grove Rd

Lithonia, GA 30058

Current Use - Single Family Dwelling

Proposed Use - Personal Care Home, Group

Hours of Operation

Current: Sun – Sat, 12pm – 12:30am

Proposed: Sun – Sat, 24hrs Facility

Capacity: Maximum 6 Residents

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE: Redan-Trotti Library

Location: 1569 Wellborn Rd, Lithonia, GA 30058

Date & Time: Wednesday, August 30, 2017 at 7:00PM

Contact Info: Tawanda Horton Vauss

Mobile: 404-969-8079

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: SEP 7 2017 Application No.: slup-17-21824

APPLICANT NAME: Tawanda Vauss

Daytime Phone #: 404-969-8079 Fax #: N/A

Mailing Address: 7566 Union Grove Rd Lithonia GA 30058
E-mail: thorton.edna.cares.com

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

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

Mailing Address: 7566 Union Grove Rd Lithonia GA 30058
E-mail: thortone.dna.cares.com

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

District(s): 4th Land Lot(s): 0 Block(s): 0 Parcel(s): 16 186 01007

Acres or Square Feet: 300 Commission District(s): 5th Existing Zoning: R-85

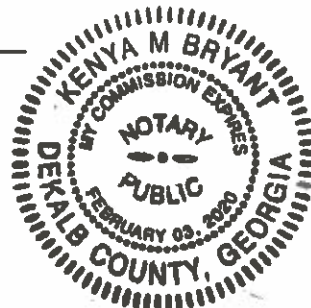
Proposed Special Land Use (SLUP): PCH, group (16 people)

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

Owner: Agent: _____ Signature of Applicant: Tawanda Vauss
(Check One)

Printed Name of Applicant: Tawanda Vauss
Notary Signature and Seal:

Kenya M. Bryant



Dekalb County Planning & Sustainability Department
Clark Harrison Building
330 W Ponce De Leon Avenue
Decatur, GA 30030

August 31, 2017

Dear Planning and Sustainability,

This is my letter of application regarding 7566 Union Grove Road Lithonia, GA 30058. My home is currently State of GA approved as Edna Mae Lockett Personal Care Home LLC. I am proposing that the home in question be approved and granted a special land use permit. My home is currently county approved and being utilized as a three residents personal care home and I would like to increase my intake size to the max of six residents. The home is currently zoned as R-85 Single Family. The home is in great condition and sit on 3.0 acres and a large frontage in which the home sit extremely far back from the road. This home will be considered a family-model personal care home dedicated to care and services for the Elderly, Disabled and Medically fragile that will operate 24 hrs. It is my motto and pledge that my home will provide compassionate quality care and services in a client-centered family home.

Being approved to operate as a special land use will not impact or impede my neighbors within the community. In fact, my direct neighbors are very supportive.

Please contact me should you need anything additional.

Thanking you in advance.

Sincerely yours,



Tawanda Vauss
Edna Mae Lockett Personal Care Home LLC
thorton@ednacares.com
www.ednacares.com
404-969-8079 mobile
770-559-3598

To: Dekalb Planning and Sustainability

From: Tawanda Vauss

Date: August 31, 2017

Please be advised that to my knowledge I am not within 1000 feet of another personal care home and or group home, regarding my home at 7566 Union Grove Road Lithonia, GA 30058.

Thanking you in advance,



Tawanda Vauss

Edna Mae Lockett Personal Care Home LLC

770-559-3598

404-969-8079 – Mobile

www.ednacares.com

thorton@ednacares.com

Department of Planning & Sustainability

Special Land Use Permit Questions:

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

- O. The size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.
-
- P. The proposed plan will not affect historic buildings, sites, districts, or archaeological resources.
- Q. The proposed use does satisfy the requirements contained within the supplemental regulations for such special land use permit.
- R. The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.
- S. The proposed use would not result in a disproportional proliferation of that or similar uses in the subject character area.
- T. The proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan.

Facilities Meeting Search Results Details

The information being displayed on this site was believed to have been current as of JUN 21, 2017 . However, unanticipated delays in updates, lack of notification by the facilities, or inadvertent omissions may affect the timeliness and accuracy of the data currently being displayed.

EDNA MAE LOCKETT PERSONAL CARE HOME

[Map](#) [Driving Directions](#)

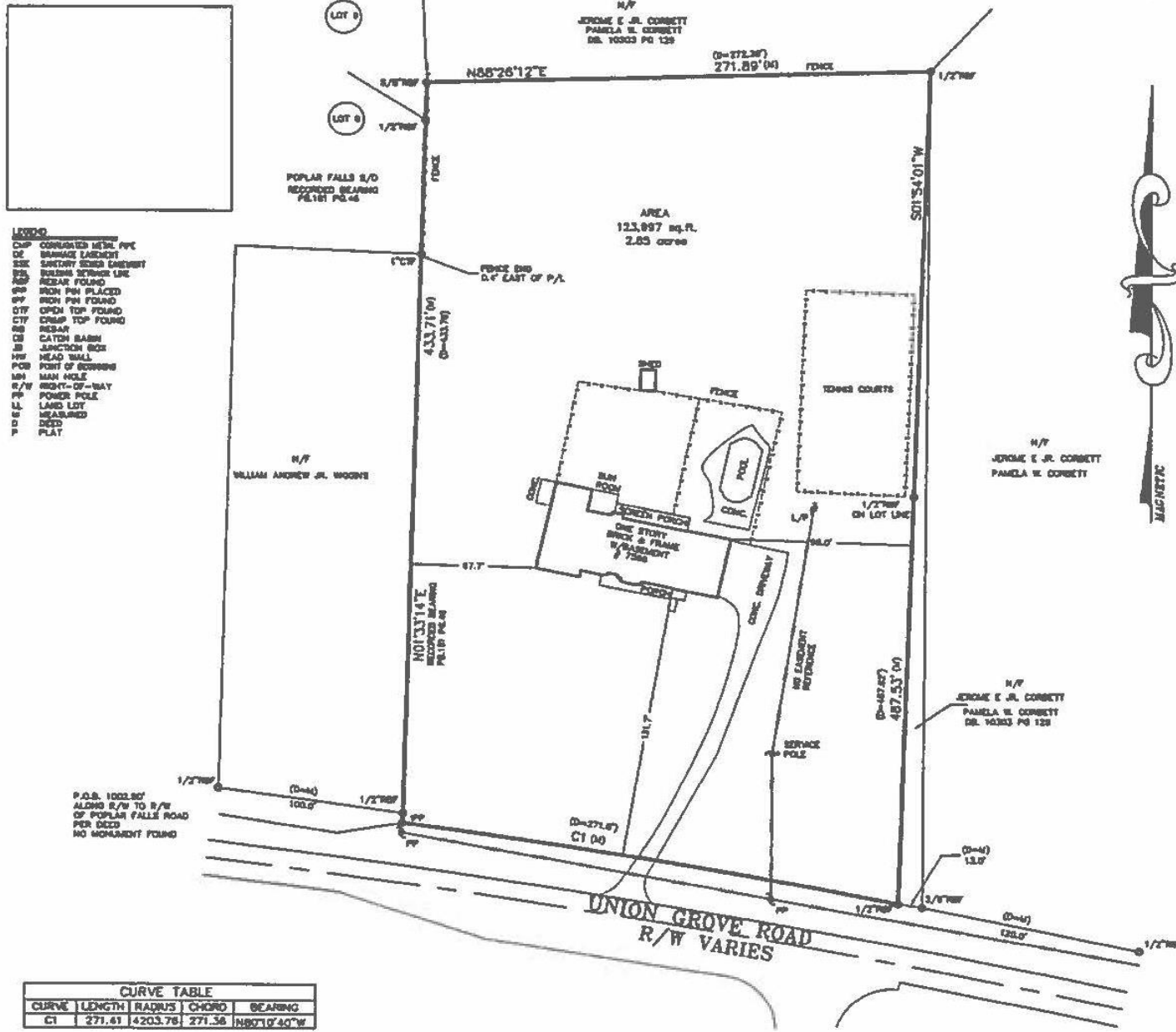
Basic Information:
EDNA MAE LOCKETT PERSONAL CARE HOME 7566 UNION GROVE ROAD LITHONIA, GA 30058- Telephone: 7705593598 FAX:
Mailing Address:
7566 UNION GROVE ROAD LITHONIA , GA 30058
Additional Information:
Accreditation Status: Unknown Administrator: Ms. TAWANDA HORTON Title:
Licensed Capacity:
3

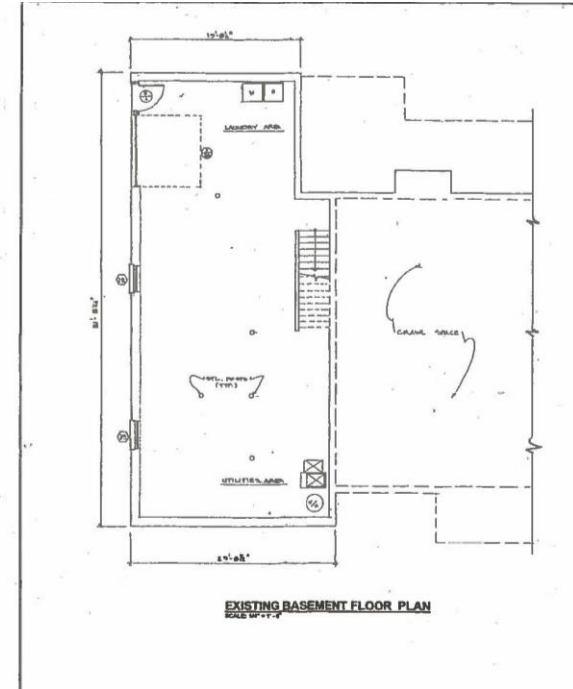
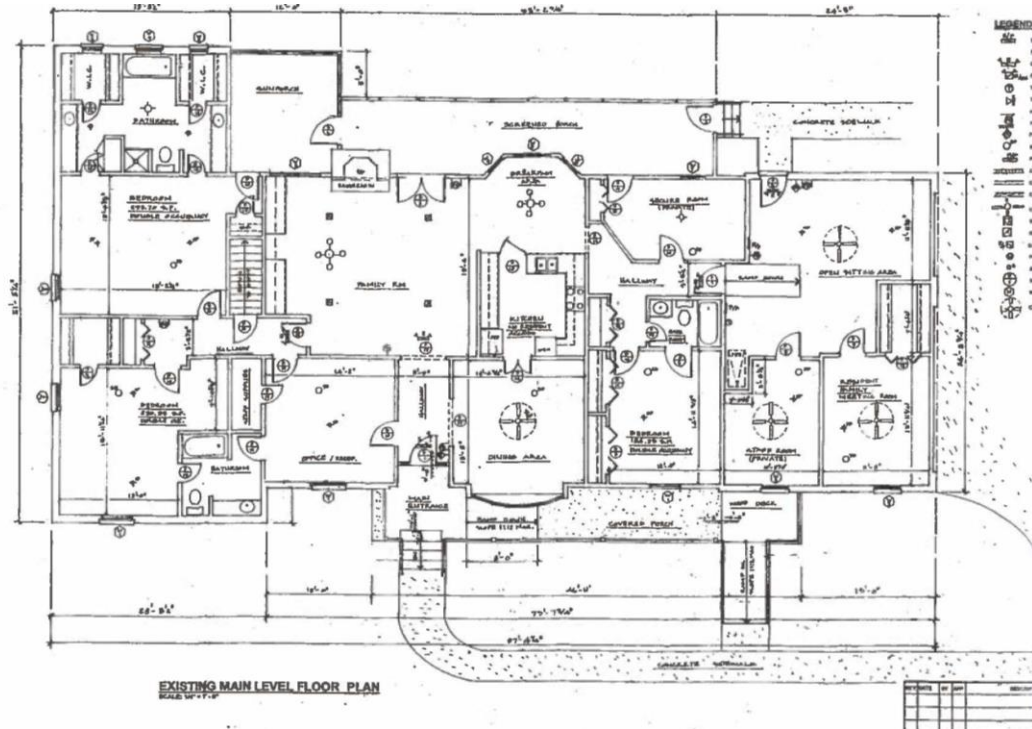
Inspection Summary Report

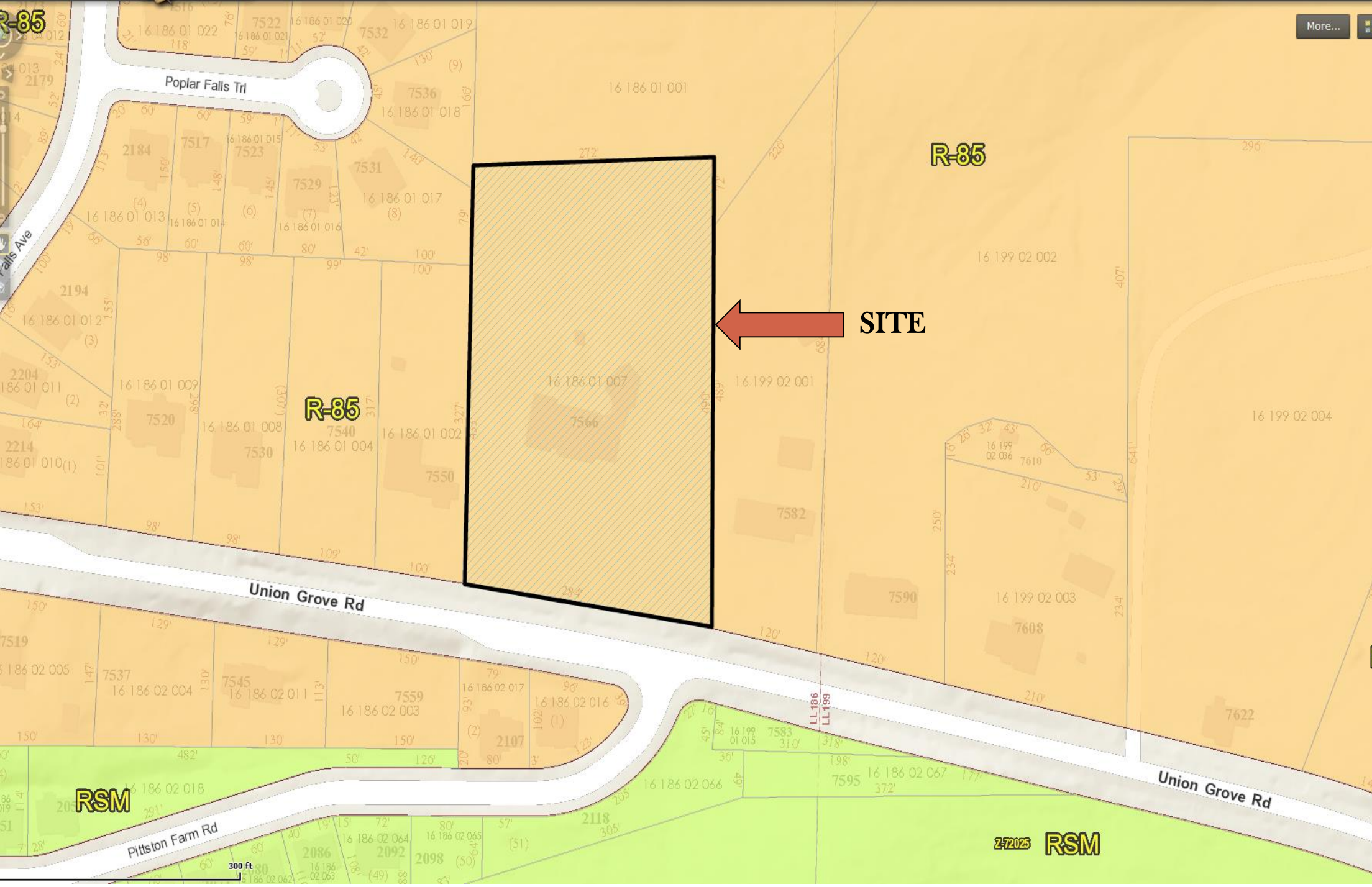
If you click on either the "PDF" or "HTML" format under "View Report?", " the screen will display a detailed description of the survey inspection report for the rule violations, if any, that were identified when licensing staff conducted either a regular on-site survey, an investigation or a follow- up inspection on that date. When viewing the details of the inspection report, you can obtain additional information about what the report means by clicking on "More Information" which appears at the bottom of each page of the report.

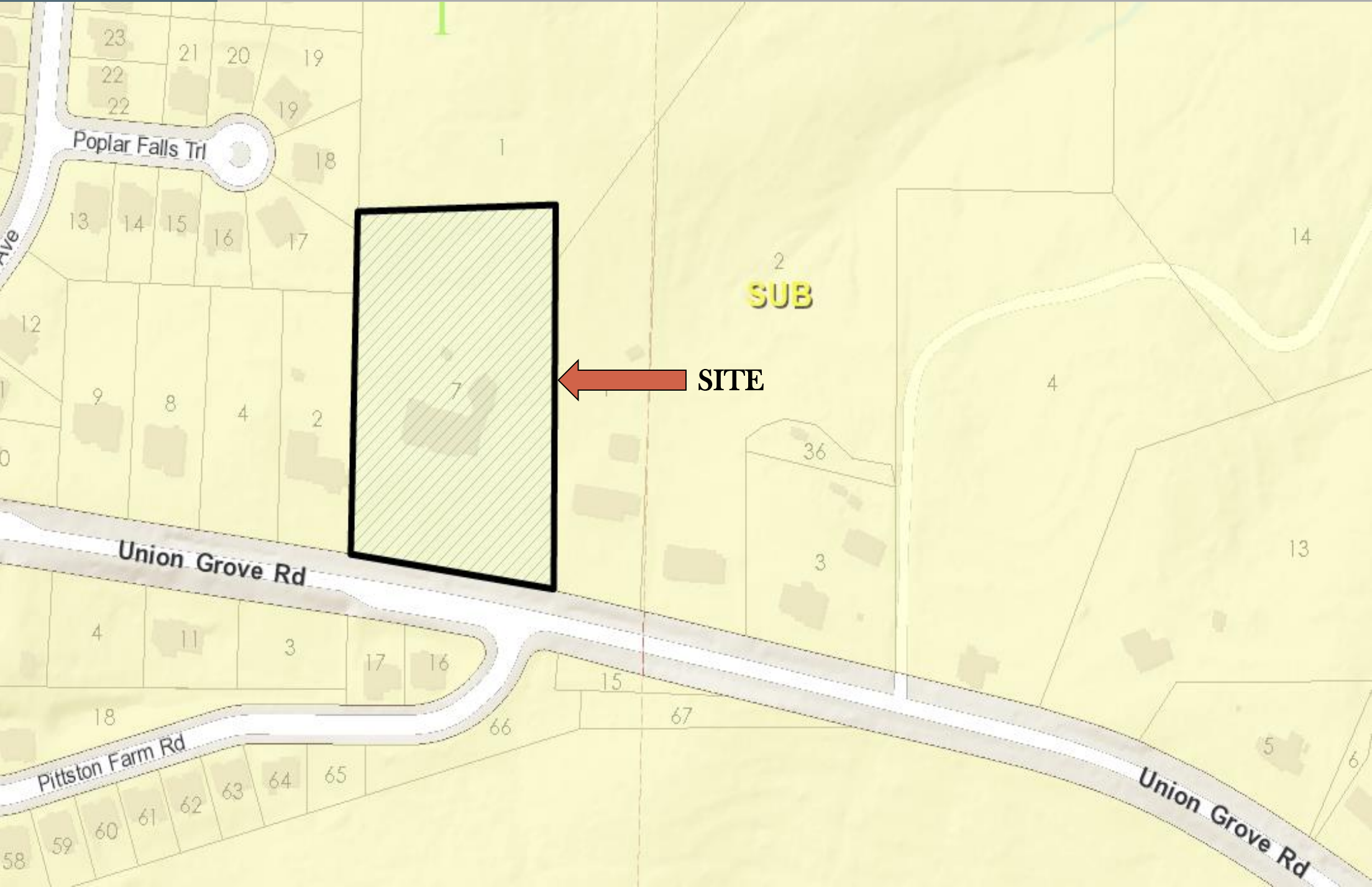
Dates of Inspection	Type of Inspection	Violation Found?	Initiated by Facility?	View Report?

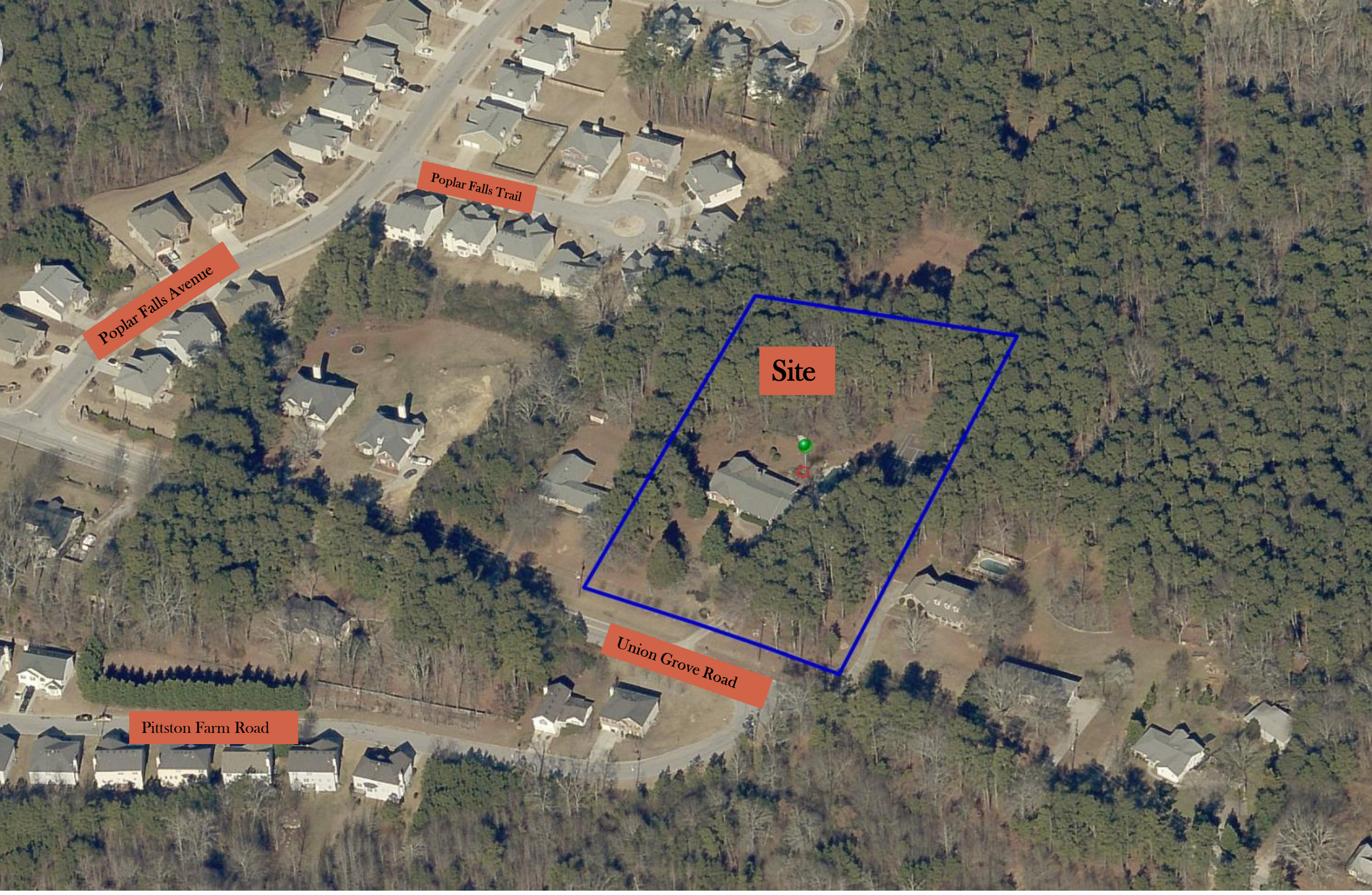
Return for
Other Searches











Poplar Falls Avenue

Poplar Falls Trail

Site

Union Grove Road

Pittston Farm Road

