

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 4 and 6

Application of Claudette Pile for a Special Land Use Permit (SLUP) renewal to allow a Personal Care Home (PCH) for up to six clients in the R-85 (Residential Medium Lot-85) zoning district, at 4293 Hambrick Way.

PETITION NO: N5-2026-0711 SLUP-26-1248092

PROPOSED USE: Personal care home SLUP renewal for up to six clients.

LOCATION: 4293 Hambrick Way, Stone Mountain, Georgia 30083

PARCEL NO. : 18 122 03 053

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Claudette Pile for a Special Land Use Permit (SLUP) renewal to allow a Personal Care Home (PCH) for up to six clients in the R-85 (Residential Medium Lot-85) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2026) Approval.

PLANNING COMMISSION: (July 7, 2026) Approval with Condition(s).

PLANNING STAFF: (July 2026) Approval with Condition(s).

STAFF ANALYSIS: The applicant is requesting renewal of a previously approved Special Land Use Permit (SLUP) for a personal care home for up to six (6) residents at 4293 Hambrick Way. The subject property is located within the R-85 (Residential Medium Lot-85) zoning district and is surrounded by single-family residential properties with the same R-85 zoning classification. The previous SLUP approval was issued with a condition limiting the approval period to twenty-four (24) months, requiring the applicant to return for renewal review. The personal care home distance separation issue identified during the original review remains in effect. Section 27-4.2.41(B)(3) of the Zoning Ordinance requires a minimum separation of 1,000 feet between group personal care homes in residential areas to avoid the institutionalization of residential neighborhoods. Based on DeKalb County GIS measurements, an existing personal care home at 1260 Hambrick Road is located approximately 550 feet from the subject property. However, this request is distinguishable from the original review because the use has now operated under the prior SLUP approval for approximately two years. Based on available information, staff is not aware of documented disturbances, code enforcement concerns, traffic impacts, parking issues, or other adverse effects associated with the personal care home during the prior approval period. The absence of documented operational impacts provides support for renewal, despite the continued separation noncompliance. The property consists of a 3,193-square-foot, six-bedroom home on approximately 0.47 acres, or 20,473 square feet. The size of the structure and parcel appears adequate to support a personal care home for up to six residents. The existing driveway provides on-site parking for staff, residents, and visitors, and the use is not anticipated to generate substantial traffic or create congestion beyond what is typical for a low-intensity residential care use. The subject property also benefits from adequate public infrastructure, including frontage on a public street and access to public utilities. No substantial changes to the exterior residential character of the property are proposed.

as part of this renewal request. Continued operation of the personal care home, subject to conditions, is not expected to alter the residential character of the surrounding neighborhood. The proposed use remains generally consistent with the Suburban (SUB) character area designation of the Comprehensive Plan, which supports residential development and compatible infill housing opportunities. Personal care homes may provide needed residential care options for individuals requiring assistance, provided that the use remains compatible with the surrounding neighborhood and does not create adverse impacts. In conclusion, staff acknowledges that the existing 1,000-foot separation issue remains unresolved and should continue to be noted in the record. However, given the applicant's prior two-year operational period without documented disturbance or adverse neighborhood impact, staff finds that renewal of the Special Land Use Permit may be appropriate with conditions. Therefore, staff recommends ***"Approval with the attached condition"***.

PLANNING COMMISSION VOTE: (July 7, 2026) Approval with a Condition 7-0-1. Motion was made by Commissioner Osler, seconded by Commissioner Costello for approval with one (1) condition, per Staff recommendation. Commissioner Cooper abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2026) Approval 7-0-0.

SLUP-26-1248092 (2026-0711)
Recommended Condition_July 2026
4293 Hambrick Way, Stone Mountain 30083

1. The Special Land Use Permit shall be specific to the applicant and the property identified in this application. The approval is non-transferable to any other property owner or operator. In the event of a change in ownership or operation, the new owner/operator must submit a new application for review, and the Special Land Use approval shall be voided upon transfer of ownership.



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

[Planning & Sustainability Public Hearings](#)

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248092	File ID #: 2026-0711
Address:	4293 Hambrick Way, Stone Mountain, GA 30083	Commission Districts: 4 & 6
Parcel ID(s):	18 122 03 053	
Request:	Special Land Use Permit (SLUP) renewal to allow a Personal Care Home (PCH) for up to six clients in the R-85 (Residential Medium Lot-85) zoning district	
Property Owner(s):	Claudette Pile	
Applicant/Agent:	Claudette Pile	
Acreage:	0.47 acre	
Existing Land Use:	Personal Care Home (PCH), up to six.	
Surrounding Properties:	North: SUB East: SUB South: SUB West: SUB	
Adjacent Zoning:	North: R-85 (Residential Medium Lot-85) East: R-85 South: R-85 West: R-85	
Existing Land Use:	Suburban <u>X</u> Consistent Inconsistent	

STAFF RECOMMENDATION: Approval with Condition(s).

The applicant is requesting renewal of a previously approved Special Land Use Permit (SLUP) for a personal care home for up to six (6) residents at 4293 Hambrick Way. The subject property is located within the R-85 (Residential Medium Lot-85) zoning district and is surrounded by single-family residential properties with the same R-85 zoning classification. The prior SLUP approval was issued with a condition limiting the approval period to twenty-four (24) months, requiring the applicant to return for renewal review.

The personal care home distance separation issue identified during the original review remains in effect. Section 27-4.2.41(B)(3) of the Zoning Ordinance requires a minimum separation of 1,000 feet between group personal care homes in residential areas to avoid the institutionalization of residential neighborhoods. Based on DeKalb County GIS measurements, an existing personal care home at 1260 Hambrick Road is located approximately 550 feet from the subject property.

However, this request is distinguishable from the original review because the use has now operated under the prior SLUP approval for approximately two years. Based on available information, staff is not aware of documented disturbances, code enforcement concerns, traffic impacts, parking issues, or other adverse effects associated with the personal care home during the prior approval period. The absence of documented operational impacts provides support for renewal, despite the continued separation noncompliance.

The property consists of a 3,193-square-foot, six-bedroom home on approximately 0.47 acres, or 20,473 square feet. The size of the structure and parcel appears adequate to support a personal care home for up to six residents. The existing driveway provides on-site parking for staff, residents, and visitors, and the use is not anticipated to generate substantial traffic or create congestion beyond what is typical for a low-intensity residential care use.

The subject property also benefits from adequate public infrastructure, including frontage on a public street and access to public utilities. No substantial changes to the exterior residential character of the property are proposed as part of this renewal request. Continued operation of the personal care home, subject to conditions, is not expected to alter the residential character of the surrounding neighborhood.

The proposed use remains generally consistent with the Suburban (SUB) character area designation of the Comprehensive Plan, which supports residential development and compatible infill housing opportunities. Personal care homes may provide needed residential care options for individuals requiring assistance, provided that the use remains compatible with the surrounding neighborhood and does not create adverse impacts.

In conclusion, staff acknowledges that the existing 1,000-foot separation issue remains unresolved and should continue to be noted in the record. However, given the applicant's prior two-year operational period without documented disturbance or adverse neighborhood impact, staff finds that renewal of the Special Land Use Permit may be appropriate with conditions. Therefore, staff recommends ***"Approval with the following condition"***:

1. The Special Land Use Permit shall be specific to the applicant and the property identified in this application. The approval is non-transferable to any other property owner or operator. In the event of a change in ownership or operation, the new owner/operator must submit a new application for review, and the Special Land Use approval shall be voided upon transfer of ownership.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Special Land Use Permit PCH/CCI (4-6)
(with no new construction)

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

SLUP Request for: ☒ Over 18 ☐ Under 18 Years of Age (check one)

Subject Property Address: 4293 Hambrick Way, Stone Mountain GA 30083

Distance to the closes Personal Care Home/Child Care Institution: 380 Feet (1260 Hambrick Court)

Parcel ID Number(s): 18-122-03-053

Acreage: 0.53 Commission District(s): 4 Super District(s): E, 7

Zoning Designation: R-85 Land Use Designation: SUB

Applicant(s) Name: Claudette Pile

Applicant Mailing Address: 4293 Hambrick Way, Stone Mountain GA 30083

Application Phone: [REDACTED] Applicant Email: [REDACTED]

Owner(s) Name: Claudette Pile
(if more than one owner, attach list of owners and contact information)

Owner(s) Mailing Address: 4293 Hambrick Way Stone Mountain GA 30083

Owner(s) Phone: [REDACTED] Owner(s) Email: [REDACTED]

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

☒ Owner ☐ Agent

[Signature]
Applicant/Agent Signature

4/6/2020
Date

Notice of Special Land Use Permit
Application Community Meeting

March 16th, 2026

Dear Lan Tze Kao,

I am applying for a DeKalb County Special Land Use Permit to continue operating my personal care home business at my residence located at 4293 Hambrick Way, Stone Mountain, GA 30083.

You are invited to attend a community meeting to learn more about the application, ask questions, and share your feedback.

Community Meeting Details

Date: Saturday, April 4, 2026

Time: 3:00 p.m. EST

Location: Zoom

Meeting ID: 826 490 8354

Passcode: 6XdQG1

Zoom Link:

<https://us05web.zoom.us/j/8264908354?pwd=3tU7m7RIgt4LI7yZnHpjRpPFY0HgG6.1&omn=86757208472>

If you have questions regarding the meeting, please contact Claudette or Kaslyn at [REDACTED] or email [REDACTED]

We appreciate your time and participation and look forward to your attendance.

Sincerely,



Claudette Pile

Owner, Claudi Cares Personal Home Care, LLC

*****Turn Over*****

Special Land Use Permit (SLUP) Request: Detailed Section

Claudi Cares Personal Home Care, LLC

Reasons for Requesting SLUP

The SLUP is required to comply with zoning regulations and to meet the community's need for specialized personal care services. Approval will allow the business to operate legally while serving its clientele effectively.

Qualifications

I bring to the personal care home industry over 40 years of professional experience in the healthcare sector, I am a certified home health aide holding multiple credentials in elderly care, dementia support, and related specialties. I possess all necessary certifications and licenses, and the facility is staffed exclusively by qualified and thoroughly trained professionals. In addition to my formal qualifications, I have considerable personal experience of caring for my mother and both grandparents throughout their final years. These combined experiences provide the comprehensive expertise essential for the successful operation of a personal care home.

Key Functions for Business Operation

Provision of Residential Care: The facility offers safe and comfortable housing for residents, ensuring their physical and emotional needs are met.

Educational and Recreational Programs: Internal and external education opportunities, along with recreational activities, are provided to foster personal growth and well-being of residence and staff.

Food Services: Nutritious meals are prepared and served daily, accommodating dietary requirements and preferences of residents. About 95 percent of the ingredients used are organic and health conscious.

Impact on Neighbors and Measures to Address Concerns

Operations are designed to minimize neighborhood impact through controlled visitation hours, discreet signage, noise management, landscaping for privacy, and ongoing communication with neighbors. Security is supported by 10+ cameras providing full exterior coverage and interior monitoring. Off-street parking accommodates up to six vehicles.

Facility and Operations Details

Number of Rooms: 5-bedroom rooms and 4 bathrooms

Persons Served: Licensed for up to 6 residents

Employees: 2 permanent staff members, not including CNA caregivers (1099 Contractors) that provide additional support.

Residents' Needs: Individualized care plans, provide 24-hour care, offer supportive services such as meal preparation, medication management, housekeeping, and help with activities of daily living (bathing, dressing etc.).

Manner of Operations: Internal classes, external educational excursions, structured recreational activities, and comprehensive food services for both staff and residence.

Hours of Operation: 24 hours a day, 7 days a week – Visiting hours are from 9am to 9pm for immediate family and 10am to 6pm for other visitors (visitors are advised to call prior to coming to the house), this helps to control traffic in the area.

Security Cameras: 10 plus cameras located throughout the interior and exterior of the property with 360 coverage of the exterior.

Off-Street Parking Spaces: The parking area can hold up to 6 vehicles.

Response to Section 27-7.4.6 Special Land Use Permit Criteria

Impact Analysis – Claudi Cares Personal Home Care

A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

a. Site Size and Adequacy

The subject property is of sufficient size to accommodate the proposed use. Adequate land area is available to meet all applicable zoning requirements, including required yards, open space, off-street parking, buffering, and other development standards of the underlying zoning district. The site layout demonstrates that the proposed use can be accommodated without overcrowding or over-intensification.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

b. Compatibility with Adjacent Uses

The proposed use is compatible with surrounding properties and land uses within the district. The property has been designed to minimize potential adverse impacts related to traffic, noise, odor, dust, vibration, or other operational effects. Appropriate site design measures and compliance with applicable regulations ensure that adjoining properties are not negatively affected.

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

c. Adequacy of Public Services and Utilities

Public and/or private services, facilities, and utilities are available and adequate to serve the proposed use. The house will be supported by existing or planned infrastructure without placing an unreasonable burden on public services.

D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

d. Public Street and Traffic Capacity

The public street system serving the site is adequate to accommodate the anticipated traffic generated by the proposed use. The project is not expected to create undue congestion or adversely impact the capacity or safety of the surrounding roadway network.

E. Is the ingress and egress adequate 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?

e. Ingress, Egress, and Emergency Access

The site provides safe and adequate ingress and egress for vehicles and pedestrians. Access points are designed to promote efficient traffic flow, minimize conflicts, and ensure adequate access for emergency vehicles in compliance with applicable standards.

F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

f. Hours and Manner of Operation

The manner and hours of operation of the proposed use are not expected to create adverse impacts on adjacent properties. Operational characteristics are consistent with surrounding land uses and the intent of the zoning district.

G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

g. Consistency with Zoning District

The proposed use is consistent with the purpose and intent of the zoning district in which it is located and complies with all applicable requirements of Article 4 and other relevant provisions of the zoning ordinance.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?

h. Consistency with the Comprehensive Plan

The proposed use is consistent with and supports the goals, policies, and land use recommendations of the Comprehensive Plan. The development advances orderly growth and appropriate land use patterns within the community.

I. Is there adequate provision of refuse and service areas?

I. Refuse and Service Areas

Adequate provision is made for refuse collection and service areas. These areas are appropriately located and designed to minimize visual, noise, and operational impacts on surrounding properties.

J. Should the length of time for which the SLUP is granted be limited in duration?

j. Duration of the SLUP

The proposed use does not necessitate a limitation on the duration of the Special Land Use Permit. The use is appropriate for approval on a permanent basis, subject to continued compliance with all applicable regulations and conditions of approval.

K. Is the size, scale and massing of proposed buildings 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; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?

k. Building Size, Scale, and Massing

The size, scale, and massing of any proposed buildings are appropriate in relation to the subject property and surrounding development. Building height and placement are designed to avoid adverse shadow impacts on adjacent lots or structures.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

l. Historic and Archaeological Resources

The proposed use will not adversely affect any known historic buildings, sites, districts, or archaeological resources. No impacts to protected or significant cultural resources are anticipated.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

m. Supplemental Regulations

The proposed use satisfies all applicable supplemental regulations required for approval of a Special Land Use Permit under the zoning ordinance.

N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?

n. Neighborhood and Community Needs

The proposed use is consistent with the needs of the surrounding neighborhood and the community as a whole. Input received during the 2024 review process indicates that the project is compatible with community expectations and contributes positively to the area.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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.

4/6/2024
Date

TO WHOM IT MAY CONCERN:

I/We Claudette Pile
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Claudette Pile Claudi Cares Personal Home Care, LLC
Name of Agent or Representative(s)

to file an application on my/our behalf.

Notary Public

Owner

Date

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions 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:

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

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:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary

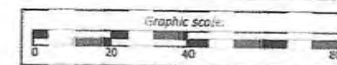
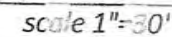
Applicant/Agent Signature

Date

Check one: ☐ Owner ☐ Agent

Expiration Date/ Seal

Paper Size: 11"x17"







Deck Backyard



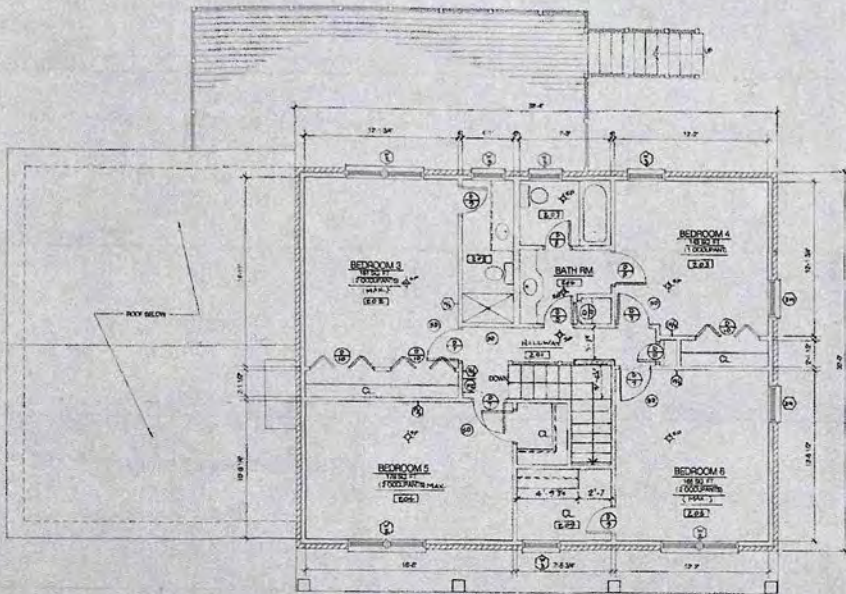
Driveway
Can hold 7 vehicles.





Entire house has
a Sprinkler system
and Fire Alarm

Entrance into house.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DeKalb County
DEVELOPMENT SERVICES
APPROVED

ELECTRICAL NOTES

1. ELECTRICAL WORK FOR THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE DEKALB COUNTY ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DEKALB COUNTY ELECTRICAL INSPECTOR AND THE DEKALB COUNTY ELECTRICAL INSPECTOR SHALL BE RESPONSIBLE FOR THE FINAL APPROVAL OF THE ELECTRICAL WORK.
2. DESIGN OF ANY REQUIRED MODIFICATION TO THE ELECTRICAL SYSTEM IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. SEE ADDITIONAL ELECTRICAL NOTICES ON DRAWING A-1.

HVAC NOTES

1. NO MODIFICATION TO THE EXISTING HVAC SYSTEM IS REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DEKALB COUNTY ELECTRICAL INSPECTOR AND THE DEKALB COUNTY ELECTRICAL INSPECTOR SHALL BE RESPONSIBLE FOR THE FINAL APPROVAL OF THE ELECTRICAL WORK.
2. DESIGN OF ANY REQUIRED MODIFICATION TO THE HVAC SYSTEM IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
3. HVAC CONTRACTOR SHALL VERIFY THE FUNCTIONALITY OF THE UNIT AND NOTIFY THE GENERAL OWNER OF THE ASB. ACCOMMODATE THE ANTICIPATED HVAC LOAD.

PLUMBING NOTES

1. PLUMBING WORK FOR THIS PROJECT IS FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM. THE WORK IS INDICATED IN THE DRAWINGS. A SEPARATE SPRINKLER PERMIT IS REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND DEKALB COUNTY FIRE DEPARTMENT INSPECTIONS AND APPROVALS.
2. DESIGN OF THE REQUIRED MODIFICATION TO THE EXISTING PLUMBING SYSTEM IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. SEE ALSO NOTE 1 ON DRAWING A-1.

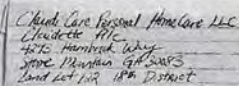
DESIGN LAM
DRAWN JR
CHECKED LAM
DATE 09-07-10
IN CHARGE J. LAM



LAMCON, INC.
CONSTRUCTION • ENGINEERING • SUPPORT SERVICES
P.O. BOX 50706
DEKALB, GEORGIA 30012
(770) 572-5620
(877) 530-9225 (TOLL FREE)

Cloud Arc Personal Homecare LLC
Charlotte, NC
4273 Hemlock Way
Stone Mountain, GA 30083
Land Lot 10A, 10th District

REV	DATE	BY	APP





DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Claudette Pile Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 6

Property Address: 4293 Hambrick Way, Stone Mountain 30083

Tax Parcel ID: 18 122 03 053 Acreage: 0.47

Existing Use: PCH, up to 6. Proposed Use: PCH renewal, for up to 6 clients.

Supplemental Regs: Overlay District: No

☐ Rezoning: Existing Zoning: R-85 Proposed Zoning: R-85

DRI: No Square Footage/Number of Units:

Rezoning Request: N/A

☐ Land Use Plan Amendment - Existing Land Use: SUB Proposed Land Use: SUB Consistent ☐ Inconsistent ☐

Land Use Amendment Request: N/A

☒ Special Land Use Permit Article Number(s) 27-

Special Land Use Request(s): Personal care home for up to six (6) clients. Renewal of the previously approved SLUP-24-1247188.

☐ Major Modification - Existing Zoning Conditions: SLUP-24-1247188

Major Modification Request: N/A

Condition(s) to be modified: N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 4/6/26 w/15-day notice Calendar Dates: CC: 6/16/26 @ 5:30 pm

PC: 7/7/26 @ 6:00 pm BOC: 7/23/26 @ 5:30 pm

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): n/a

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking - Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: _____

Comments: PLEASE REMEMBER - Community meetings, no matter what date it is held on, must
have a 15-day prior notice to the surrounding property owners. So, even if you hold it on the last
date available, your notices will have had to go out no less than 15 days prior to that meeting.

Planner: LaSondra Hill, Admin Specialist

Date: February 17, 2026

X

- ☐ Hospice
- ☐ Hospital
- ☐ Intermediate Care Facility
For Intellectually Disabled
- ☐ Laboratory
- ☐ Licensed Laboratory
- ☐ Narcotics Treatment Program
- ☐ Nursing Home
- ☐ Organ Procurement
- ☐ Outpatient Physical/Speech
Therapy
- ☒ Personal Care Home
- ☒ Private Home Care Provider
- ☐ Psychiatric Residential
Treatment Facilities
- ☐ Rural Health Clinics
- ☐ Traumatic Brain Injury Facility

Optional Filters

Bed Capacity

0 953

City
Choose your option ▼

County
Choose your option ▼

Zip Code
Choose your option ▼



Search:

Name ↑	Facility Type	Address	City	State	Zip	County	Bed Capacity	Telephone
Claudi Cares Personal Home Care LLC	PERSONAL CARE HOME	4293 Hambrick Way	Stone Mountain	GA	30083	DEKALB	6	7189740512
Name	Facility Type	Address	City	State	Zip	County	Bed Capacity	Telephone

Showing 1 to 1 of 1 entries

Previous 1 Next

SEARCH

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments July 2026****N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:**

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2. Z-26-1248023 (2026-0708) 2570 McAfee Road:

McAfee Road 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 multi-use path. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3. Z-26-1248094 (2026-0709) 3040 Briarcliff Road:

Briarcliff 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 multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N4. SLUP-26-1248091 (2026-0710) 3319 Tarragon Drive:

Tarragon Drive 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. SLUP-26-1248092 (2026-0711) 4293 Hambrick Way:

Hambrick Way 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6. SLUP-26-1248093 (2026-0712) 6706 Princeton Park Trail:

Princeton Park Trail 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



5/21/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

5/21/2026

N1-2026-0707

SLUP-26-1248084

5395 Covington Highway, Decatur, GA 30035

- SLUP. See General Comments

N2-2026-0708

Z-26-1248023

2570 McAfee Road, Decatur, GA 30032

- See general comments

N3-2026-0709

Z-26-1248094

3040 Briarcliff Road, Atlanta, Ga 30329

- See general comments.

5/21/2026

N4-2026-0710

SLUP-26-1248091

3319 Tarragon Drive, Decatur, GA 30034

- Child daycare facility. See general comments.

N5-2026-0711

SLUP-26-1248092

4293 Hambrick Way, Stone Mountain, GA 30083

- Personal care home. See general comments.

N6-2026-0712

SLUP-26-1248093

6706 Princeton Park Trail, Lithonia, GA 30058

- Child daycare. See general comments.

LAND DEVELOPMENT ANALYSIS

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.

Case # and Parcel: _____

Address: _____

- **Transportation/Access/Row**

- **Stormwater Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**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

**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 Akinsola



**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

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

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

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

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

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1248092 (2026-0711) Parcel I.D. #s: 18 122 03 053

Address: 4293 Hambrick Way, Stone Mountain, GA 30083

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 _____

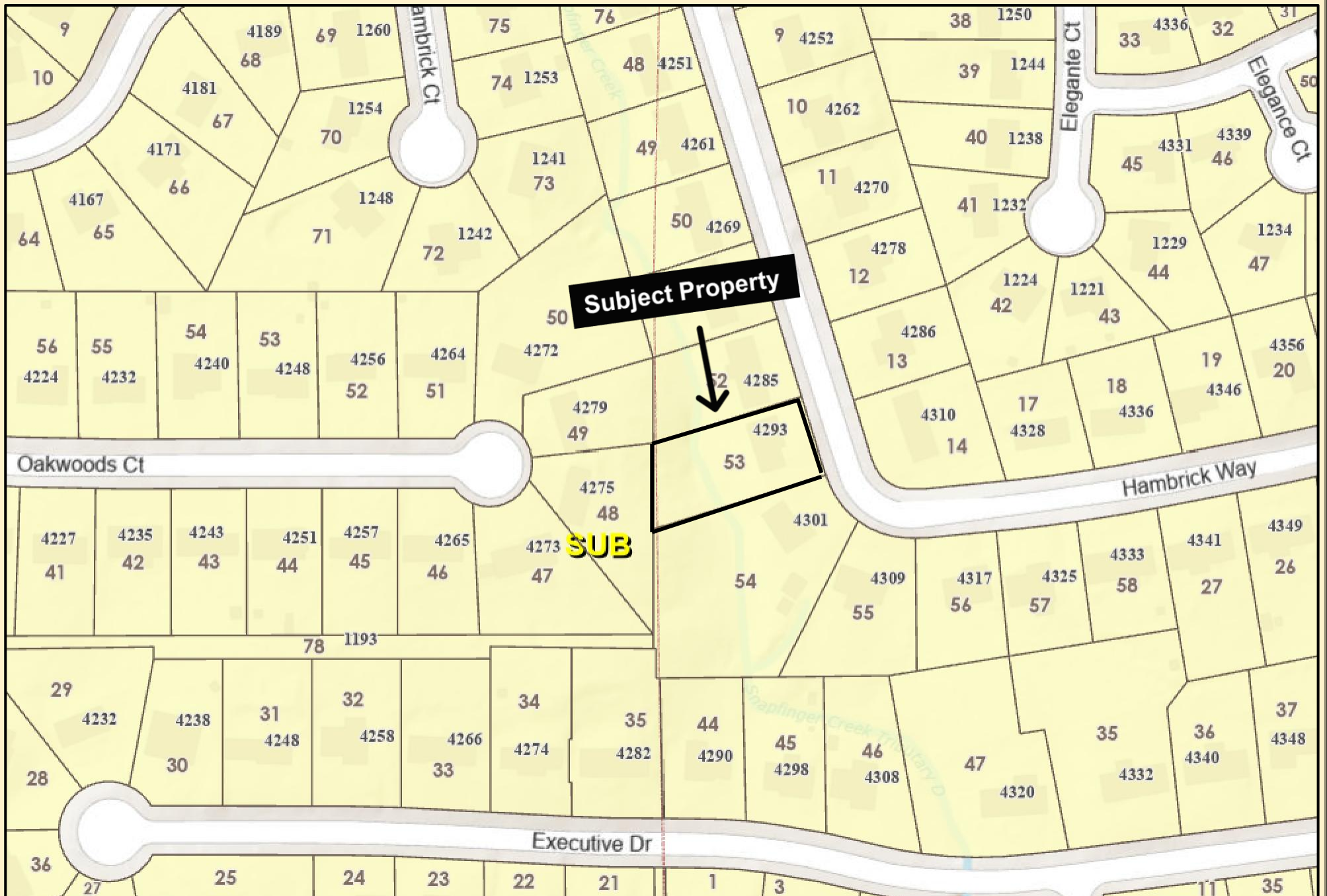
Please provide additional information relating to the following statement.

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.

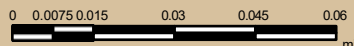
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given 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: Did not see any traffic engineering concerns at this time.

Signature: Jerry White



DeKalb County Parcel Map

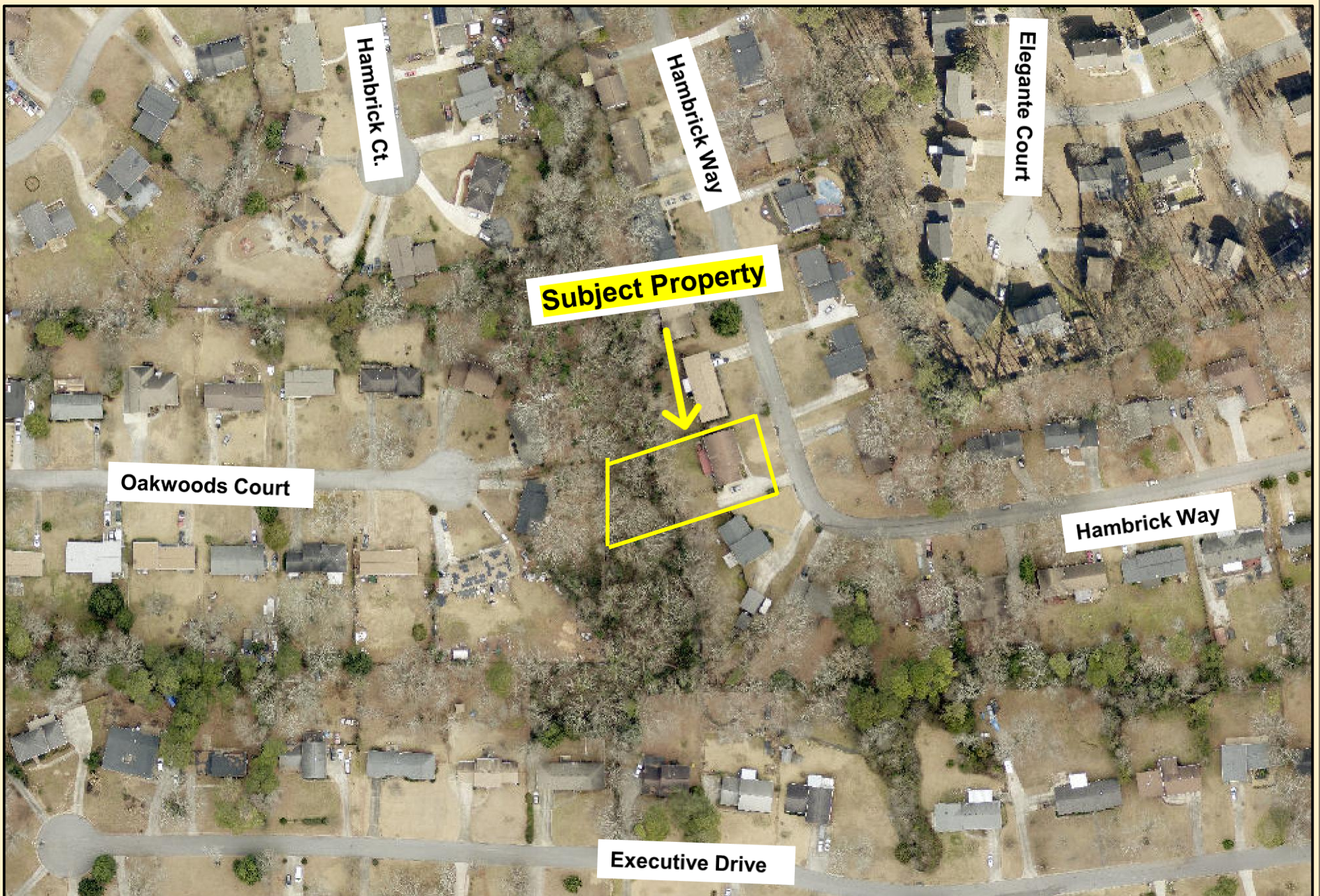


Date Printed: 4/16/2026

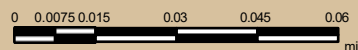


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DeKalb County Parcel Map



Date Printed: 4/16/2026



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