

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

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247522	File ID #: 2025-0632
Address:	3600 Preakness Drive, Decatur, GA 30034	Commission District: Super District:
Parcel ID(s):	15-101-07-005	
Request:	Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.	
Property Owner(s):	Nyalls Carlton	
Applicant/Agent:	Pinewood 383, LLC c/o Nyalls Carlton	
Acreage:	0.40 acre	
Existing Land Use:	Single-family residence.	
Surrounding Properties:	North: R-100 (Residential Medium Lot-100) East: R-100 South: R-100 West: R- 100	
Adjacent Zoning:		
Existing Land Use:	x Consistent	Inconsistent
Comprehensive Plan:	SUB (Suburban) Consistent X	Inconsistent

STAFF RECOMMENDATION: Approval with Conditions.

The applicant, Pinewood 383, LLC c/o Nyalls Carlton, is seeking Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district. The PCH, *Preakness Care*, provides 24/7 supervision for five (5) cognitively healthy seniors who may seek assistance with daily needs and care (meal preparation, medication assistance, etc.). The site plan submitted to Staff displays a primary structure consisting of six (6) bedrooms, providing sufficient housing for the five (5) adult residents.

The subject site is within a SUB (Suburban) Character Area. SUB Character Area encourages innovative housing types to increase housing choice and income diversity without significantly altering established

neighborhood development patterns (*2050 Unified Plan, Pg. 41*). Additionally, assisted living facilities are identified as appropriate features for SUB Character Areas. These facilities provide essential services and address the greater needs of the region by providing quality care for aging populations and individuals who require assisted care.

Additional factors from *Section 7.4.6 SLUP Criteria to be Considered (A-N)*:

- The proposed use is not expected to generate additional traffic, noise, smoke, odor, dust, or vibration, and is unlikely to negatively impact adjacent land uses.
- Operations will be twenty-four (24) hours daily, seven (7) days a week, by two-to three (2-3) healthcare professionals to supervise and care for 5 residents.

- No on-street parking will be permitted. The driveway is sufficient for 4 vehicles.
- Public services, facilities, and utilities have been assessed and found sufficient to serve the proposed use without significant additional demand.
- The property has direct access to Preakness Drive (Local Road). There appears to be safe and efficient ingress and egress from the driveway and traffic congestion is unlikely.
- The proposal satisfies all Supplemental Regulations (*Section 27-4.2.41 Personal care homes and child caring institutions*) including the minimum required separation (1,000 feet) from another PCH.

Additional Notes:

- Community Council 3 denied the application due to community opposition and a PCH may be incompatible with the established residential character of this neighborhood.
- The Applicant may consider three (3) or fewer adults, defined as a “family” in *Section 9.1.3 Defined Terms, not more than three (3) unrelated individuals, who live together in a single dwelling unit and who function as a single housekeeping unit, have established ties and familiarity with each other, jointly use common areas, interact with each other, and share meals, household activities, expenses and responsibilities. This definition shall include three (3) or fewer mentally handicapped, developmentally disabled persons, and other handicapped persons, as defined in the Fair Housing Act, 42 U.S.C. § 3601”.*

The proposed PCH appears to meet all Zoning Ordinance requirements, including the Supplemental Regulations. Therefore, Staff recommends “**Approval with Conditions**” per *Section 7.4.6 (A-N) and Section 4.2.41*. However, Staff has listed additional recommendations for consideration by the Planning Commission and the Board of Commissioners.

1. The SLUP will expire in two (2) years and the applicant will be required to obtain a renewed business license to operate a PCH by May 25, 2027.
2. This SLUP is non-transferrable

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

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

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

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

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

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

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

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

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

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

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



5/30/2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



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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



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLV-25-1247522 Parcel I.D. #: 15-101 07-005
Address: 3600 Freshness Drive
Decatur, Ga. 30034

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: Didn't see any traffic engineering concerns at
this time.

Signature: _____

[Handwritten Signature]



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

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

Address: _____

WATER:

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

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

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate ____ inadequate ____

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

COMMENTS:

Signature: _____



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

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

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

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

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

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Applicant Name: Pinewood 383 LLC

Applicant Email Address: nyalls@nyallscrealestate.com

Applicant Mailing Address: 2625 Piedmont Rd, 56-604, Atlanta, GA 30324

Applicant Phone Number: 945.308.8322

Owner Name: Nyalls Carlton

(If more than one owner, attach list of owners.)

Owner Email Address: nyalls@nyallscrealestate.com

Owner Mailing Address: 2625 Piedmont Rd, 56-604, Atlanta, GA 30324

Owner Phone Number: 945.308.8322

Subject Property Address: 3600 Preakness Dr, Decatur, GA 30034

Parcel ID Number(s): 15 101 07 005

Acreage: .4 Commission District(s): 3 Super District: 7

Existing Zoning District(s): R100 - SF RES DIST Proposed Zoning District(s): R100 - SF RES DIST

Existing Land Use Designation(s): R3 Proposed Land Use Designation(s): R3 (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: NC Agent: _____

Signature of Applicant:

Letter of Intent for Special Land Use Permit Application – Preakness Care

Dear Planning Department,

I am submitting this application on behalf of Pinewood 383 LLC for a Special Land Use Permit (SLUP) for the property located at **3600 Preakness Dr, Decatur, GA**, to operate an **assisted living home for elderly individuals** under the business name **Preakness Care**.

Preakness Care will serve up to **five (5) elderly residents** in a safe, residential setting that provides 24/7 supervision and supportive services. Our mission is to offer compassionate, dignified care to seniors in a peaceful home environment. This residence will not serve individuals with behavioral disorders or any residents with criminal backgrounds.

Residents will be medically stable adults who require assistance with daily living but do not need nursing home placement. Staffing will include **2–3 licensed nurses on rotation**, along with trained caregivers providing medication assistance, meal preparation, and personal care. All staff members will undergo required background checks, CPR and First Aid training, and state-mandated certifications.

This home will blend seamlessly into the surrounding neighborhood with **no changes to the exterior**, no signage, and minimal traffic. We are committed to being a respectful and valuable neighbor while serving the needs of our aging population.

Thank you for your consideration.

Sincerely,

Nyalls Carlton

Operator, Preakness Care

Pinewood 383 LLC

 945-308-8322

 nyallscarlton@gmail.com

Notice of Special Land Use Permit Application Community Meeting
3600 Preakness Dr, Decatur, GA

Dear All,

We are planning to apply for a Dekalb County Special Land Use Permit to allow for the conversion of the home into a 5-person group home, which will aid elderly residents in a home setting.

We would like for you to join our Zoom meeting **Monday April 7th, from 6:00pm to 7:00pm**. Here you can learn more about the project, ask questions, and voice your opinion.

Below are the meeting instructions. There are multiple ways you can join the meeting, including via your computer, cell phone, or tablet, with or without video. If you are unable to make it, but would like to learn more, please contact Nyalls Carlton at 945-308-8322 or email at Nyalls@NyallsCRealEstate.com.

You Are Invited to a Community Zoom Meeting

Topic: 3600 Preakness Dr - Community Meeting

Time: Apr 7, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/81708962821?pwd=YyM3MlXAjUNM85QZ2kpditvOd8YSZl.1>

Meeting ID: 817 0896 2821

Passcode: 9LxD1j

Best,

Nyalls Carlton

3600 Preakness - Community Meeting Invites

Mailed via USPS



UNITED STATES POSTAL SERVICE.

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5400 GLENRIDGE DR
ATLANTA, GA 30342-4937
(800)275-8777

12:41 PM

03/20/2025

Product

Qty

Unit
Price

Price

US FlagsBklt/20

4

\$14.60

\$58.40

\$58.40

\$58.40

Grand Total:

Credit Card Remit
Card Name: AMEX

Account #: XXXXXXXXXX5714

Approval #: 217570

Transaction #: 672

AID: A000000025010901 Contactless

AL: AMERICAN EXPRESS

PIN: Verified

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Clerk: 22

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checking account
any inserted bills
deposited
us debit



[illegible]

NYALLS CARLTON



SOLOMON CLAUDETTE Y
2964 BLUE GRASS LN
DECATUR, GA 30034



3600 Preakness - Community Meeting 4/7/2025

Video Link: https://youtu.be/Vdyk0a6VX_A

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P:Current Planning/Forms/Appl Forms 2018/Rezone 1 / 1 93%

Community Meeting Deadline	Filing Deadline	Withdrawal Request/ Refund Deadline	CC Sign Posting Deadline	Community Council Meetings - via Zoom					PC/BoC Sign Posting Deadline	Planning Commission Public Hearings - via Zoom @ 6:00 p.m.	
				CC-1 5:30 p.m.	CC-2 6:30 p.m.	CC-3 6:00 p.m.	CC-4 5:30 p.m.	CC-5 6:30 p.m.		Regular Meeting	Backup Meeting
12/09/24	12/16/24	12/30/24	01/26/25	02/19/25	02/11/25	02/12/25	02/18/25	02/10/25	02/02/25	03/04/25 *** Land Use	03/06/25
02/10/25	02/17/25	03/03/25	*03/30/25 04/30/25	04/16/25	04/08/25	04/09/25	04/15/25	04/14/25	04/06/25	05/06/25	05/08/24
04/14/25	04/21/25	05/05/25	05/25/25	06/18/25	06/10/25	06/11/25	06/17/25	06/09/25	06/08/25	07/08/25	07/10/25
06/09/25	06/16/25	06/30/25	07/27/25	08/20/25	08/12/25	08/13/25	08/19/25	08/11/25	08/10/25	09/09/25 *** Land Use	09/11/25
08/11/25	08/18/25	09/02/25	09/28/25	10/15/25	10/14/25	10/08/25	10/21/25	10/13/25	10/07/2025	11/06/25	N/A

Video call participants: NyaBSC, EDWINNETT Murphy, NyaBSC, Sadie Bowen

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02/10/25	02/17/25	03/03/25	*03/30/25 04/30/25	04/16/25	04/08/25	04/09/25	04/15/25	04/14/25	04/06/25	05/06/25	05/08/24
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06/09/25	06/16/25	06/30/25	07/27/25	08/20/25	08/12/25	08/13/25	08/19/25	08/11/25	08/10/25	09/09/25 *** Land Use	09/11/25
08/11/25	08/18/25	09/02/25	09/28/25	10/15/25	10/14/25	10/08/25	10/21/25	10/13/25	10/07/2025	11/06/25	N/A
10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26

Video call participants: Valrie Kong, Zoom user, Terry Brantley, Karen Orley

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02/10/25	02/17/25	03/03/25	*03/30/25 04/30/25	04/16/25	04/08/25	04/09/25	04/15/25	04/14/25	04/06/25	05/06/25	05/08/24	2025 Needed
04/14/25	04/21/25	05/05/25	05/25/25	06/18/25	06/10/25	06/11/25	06/17/25	06/09/25	06/08/25	07/08/25	07/10/25	2025 Needed
06/09/25	06/16/25	06/30/25	07/27/25	08/20/25	08/12/25	08/13/25	08/19/25	08/11/25	08/10/25	09/09/25 *** Land Use	09/11/25	2025 Needed
08/11/25	08/18/25	09/02/25	09/28/25	10/15/25	10/14/25	10/08/25	10/21/25	10/13/25	10/07/2025	11/06/25	N/A	2025 Needed
10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26	2026 Needed

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04/14/25	04/21/25	05/05/25	05/25/25	06/18/25	06/10/25	06/11/25	06/17/25	06/09/25	06/08/25	07/08/25	07/10/25	2025 Needed
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10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26	2026 Needed

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10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26

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10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26

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10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26
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08/11/25	08/18/25	09/02/25	09/28/25	10/15/25	10/14/25	10/08/25	10/21/25	10/13/25	10/07/2025	11/06/25	N/A
10/13/25	10/20/25	11/03/25	12/23/25	12/17/25	12/09/25	12/10/25	12/16/25	12/08/25	12/07/25	01/06/26	01/08/26
											01/22/26 or As Needed.

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8:57 PM

Shirley Winters

Sadie Bowen

iPhone (100)

01/22/26 or As Needed.

Impact Analysis - 3600 Preakness Dr, Decatur, GA

- A.** The proposed elder care home will have no adverse environmental effects. It will operate as a quiet residential care setting with no emissions, pollutants, or excessive noise. Trash and waste are disposed of through standard residential services.
- B.** Preakness Care will maintain the home's residential appearance with no signage, exterior modification, or increase in activity beyond that of a typical home. Studies show that licensed group homes or senior care homes do not reduce nearby property values.
- C.** Traffic will be minimal and limited to two to three staff changes per day and occasional medical appointments or supply deliveries. Residents do not drive, and there are no commercial visitors.
- D.** The property is already equipped with full residential utilities, including water, sewer, electricity, and waste services. No additional load on public infrastructure is anticipated.
- E.** Preakness Dr is a low-traffic residential street. The addition of 2–3 staff vehicles daily will not cause congestion or impact flow.
- F.** The driveway and street access are standard for single-family homes. Emergency responders will have full access and visibility. Ingress/egress paths are clear and unobstructed.
- G.** The current zoning allows for residential uses. A Special Land Use Permit will bring the use into full compliance for this elder assisted living model.
- H.** It advances the comprehensive plan by addressing the growing need for elder housing, providing in-community care, and reducing the burden on institutional care settings.
- I.** Yes. Refuse will be handled using existing residential trash and recycling services. No commercial-grade waste disposal is needed.
- J.** Requesting approval for an indefinite duration. The home is designed to be a permanent residence with long-term care provided. We are open to annual reviews if the Board requires.
- K.** There are **no structural changes** to the existing home. It remains a single-story, 4-bedroom residential structure and is proportionally identical to nearby homes.
- L.** No. There are no historic or archaeologically designated properties on or adjacent to this site.
- M.** Yes. All supplemental requirements will be met, including licensed staff, proper inspections, code-compliant safety features, and zoning regulations.

N. Yes. DeKalb County and Georgia as a whole are facing a growing need for elder care options. This home offers respectful, high-quality care in a quiet residential setting with minimal disruption — supporting aging in place and reducing pressure on hospitals and facilities.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: X *

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

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

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


Notary


Signature of Applicant /Date

Check one: Owner ☒ Agent _____

09-29-2028
Expiration Date/ Seal

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



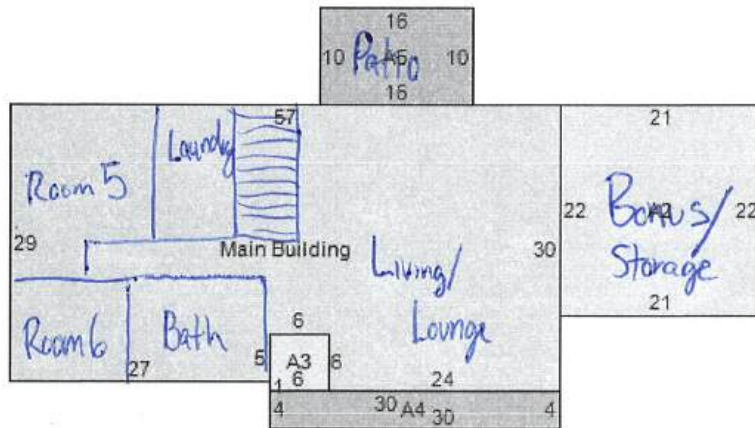
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Tax Dist: 04-UNINCORPORATED

OAKHAVEN 383 LLC

3600 PREAKNESS DR

Basement

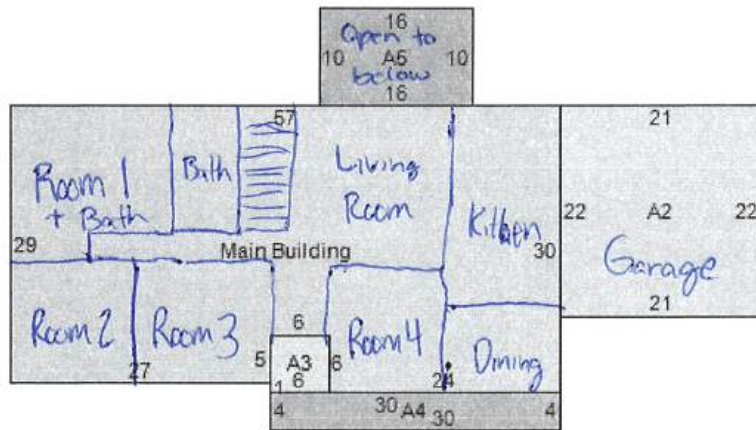


Item	Area
Main Building	1647
- 90:BSMT UNDER DWELLING	1647
A2 - 74:GAR FR 1 STORY	462
A3 - 84:OPEN PORCH	36
A4 - 87:TERRACE	120
A5 - 88/57:PATIO/WOOD DECK	160
- 94:BSMT U/PCH,ETC	462

Printed on Monday, April 21, 2025, at 11:56:43 AM EST

OAKHAVEN 383 LLC

Ground Level (Main)



Item	Area
Main Building	1647
- 90:BSMT UNDER DWELLING	1647
A2 - 74:GAR FR 1 STORY	462
A3 - 84:OPEN PORCH	36
A4 - 87:TERRACE	120
A5 - 88/57:PATIO/WOOD DECK	160
- 94:BSMT U/PCH,ETC	462

EXHIBIT A
(DESCRIPTION OF PROPERTY)

All those tracts or parcels of land situate, lying and being in Land Lot 101 of the 15th District of DeKalb County, Georgia, being Lot 5, Block H, Churchill Downs Subdivision, Unit 4, as per Plat Book 42, Page 78, DeKalb County Records, and recorded in the Office of the Clerk of the Superior Court of DeKalb County in Deed Book 10680 at Page 131.

Said property is conveyed subject to any and all easements and restrictions of record.



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: Nyalls Carlton Phone: 945-308-8322 Email: nyalls@nyallscrealestate.com
Property Address: 3600 Preakness Drive, Decatur 30034
Tax Parcel ID: 15 101 07 005 Comm. District(s): 3 & 7 Acreage: 0.40
Existing Use: _____ Proposed Use: PCH adults, up to 6.
Supplemental Regs: _____ Overlay District: No DRI: _____
Rezoning: Yes _____ No X
Existing Zoning: R-100 Proposed Zoning: _____ Square Footage/Number of Units: _____
Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X
Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____
Special Land Use Permit: Yes X No _____ Article Number(s) 27- _____
Special Land Use Request(s): Personal care (group) home for adults, more than 6.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A

Nyalls Carlton, Applicant



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: X PC: 7/8/2025 BOC: 7/24/2025
 Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X
 Zoning Conditions: N/A Community Council Meeting: 6/11/2025 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 construction on site. Variances will be unlikely.

Comments: Applicant is proposing a PCH for up to six (6) person(s) in an R-100 zoning district requiring a SLUP.

Please review and answer criteria found in Section 27-4.2.41 Personal Care Homes and Child Care Institutions B.

Planner: Andrea Folgherait, Sr. Planner Date: 03/04/2025

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

Myalls Carlton,
Applicant



Churchill Downs Civic Association

P. O. Box 361094

Decatur, GA 30036

RE: Opposition to Proposed Group Home @ 3600 Preakness Dr. Decatur, Ga 30034

Dear Interim Director Cedric G Hudson,

On behalf of the Churchill Downs Civic Association, we respectfully submit our formal opposition to the proposed establishment of a Senior group home at 3600 Preakness Drive in Decatur, Georgia. We believe this location is not appropriate for such a facility due to several significant concerns.

Key concerns include:

1. Incompatibility with Zoning and Neighborhood Character

Churchill Downs is a very well-established single-family residential community. Granting a Special Land Use Permit to introduce the group home into a neighborhood designed exclusively for single-family dwellings fundamentally alters the character and intended land use of our community.

2. Potential Impact on Property Values

Multiple real estate studies suggest that the presence of non-conforming housing, such as group homes, in otherwise uniform residential neighborhoods can negatively affect home values. This is of great concern to residents who have made significant financial and emotional investments in their homes.

3. Increased Traffic and Emergency Activity

Group homes often require frequent visits from staff, service providers, visitors to the residents and emergency services. This will lead to an uptick in vehicle traffic on the local

roads and potentially dangerous disturbances in a neighborhood designed for low-intensity, single-family residential use.

4. Precedent for Future Development

Allowing this group home to be established could set a precedent for further non-conforming developments in Churchill Downs and adjacent subdivisions, permanently changing the residential character and appeal of our area.

5. Lack of Transparency and Community Engagement

Such changes must involve robust input from nearby residents and stakeholders of Churchill Down.

We are not opposed to the mission or intent of senior group homes in general. However, we strongly believe this specific location is inappropriate and the perceived belief of a negative outcome would have lasting negative consequences for our neighborhood and property values.

We urge the Planning Department to prioritize community preservation and not recommend the Special Land Use Permit application for the group home at 3600 Preakness Drive.

Thank you for your consideration and prompt attention to this matter.

Sincerely,
Churchill Downs Civic Association
Decatur, GA

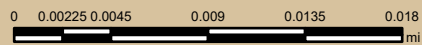


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DeKalb County Parcel Map



Date Printed: 6/16/2025

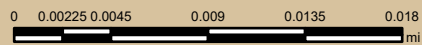


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DeKalb County Parcel Map



Date Printed: 6/16/2025



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