



**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**

<b>CASE NO.:</b>	SLUP-26-1248092	<b>File ID #:</b> 2026-0711
<b>Address:</b>	4293 Hambrick Way, Stone Mountain, GA 30083	<b>Commission Districts:</b> 4 & 6
<b>Parcel ID(s):</b>	18 122 03 053	
<b>Request:</b>	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	
<b>Property Owner(s):</b>	Claudette Pile	
<b>Applicant/Agent:</b>	Claudette Pile	
<b>Acreage:</b>	0.47 acre	
<b>Existing Land Use:</b>	Personal Care Home (PCH), up to six.	
<b>Surrounding Properties:</b>	<b>North:</b> SUB <b>East:</b> SUB <b>South:</b> SUB <b>West:</b> SUB	
<b>Adjacent Zoning:</b>	<b>North:</b> R-85 (Residential Medium Lot-85) <b>East:</b> R-85 <b>South:</b> R-85 <b>West:</b> R-85	
<b>Existing Land Use:</b>	<b>Suburban</b> <input checked="" type="checkbox"/> 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

4/6/2024  
Date

**Notice of Special Land Use Permit  
Application Community Meeting**

March 16<sup>th</sup>, 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=3tU7m7RIgt4LI7yZnHpjRpPFYoHgG6.1&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

# SIT - PLAN

4293 Hambrick Way

Stone Mountain, GA 30083

Parcel ID: 18 122 03 053

Lot area: 0.53 Acres

Paper Size: 11"x17"



scale 1"=30'





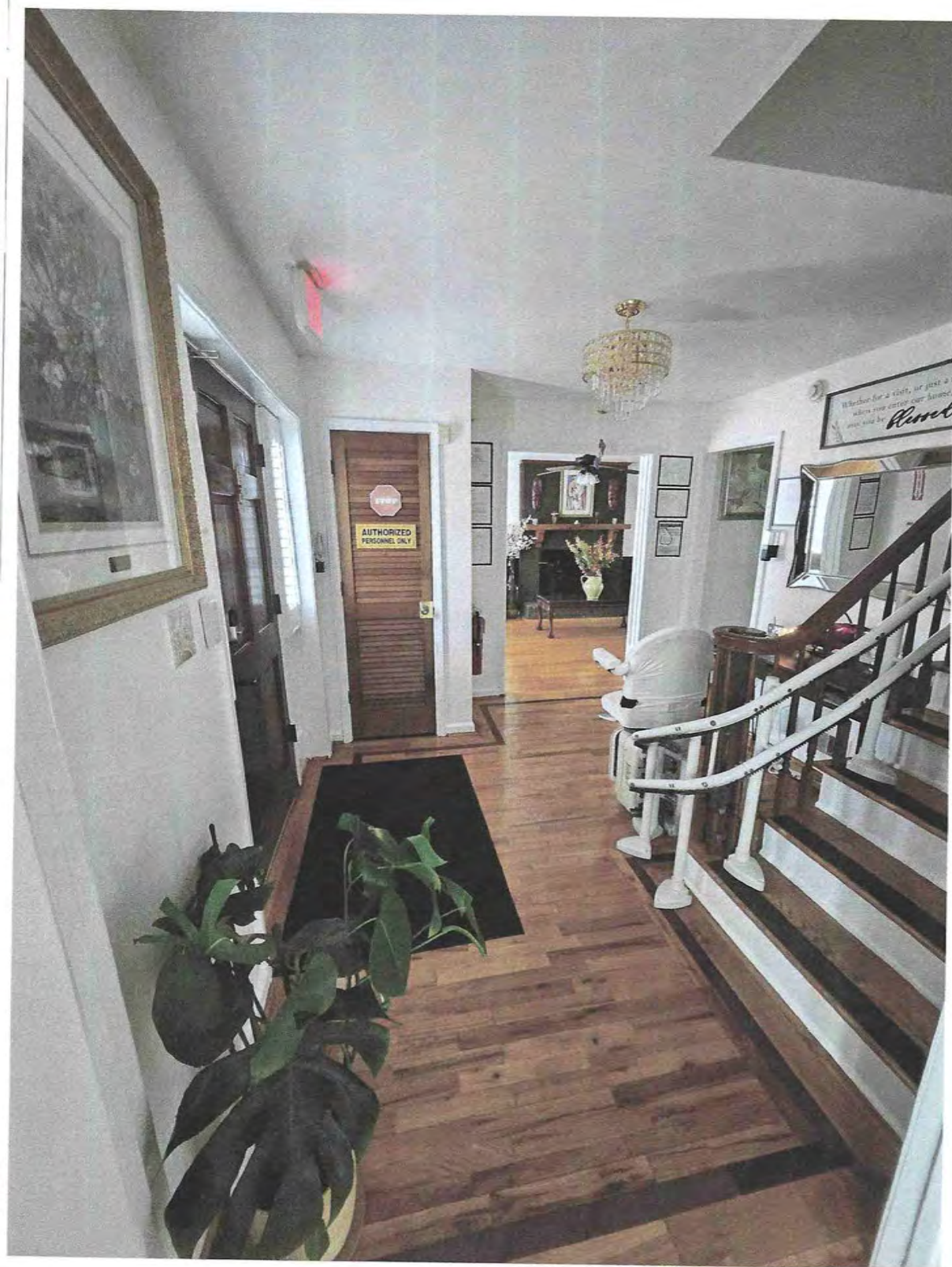


Deck Backyard



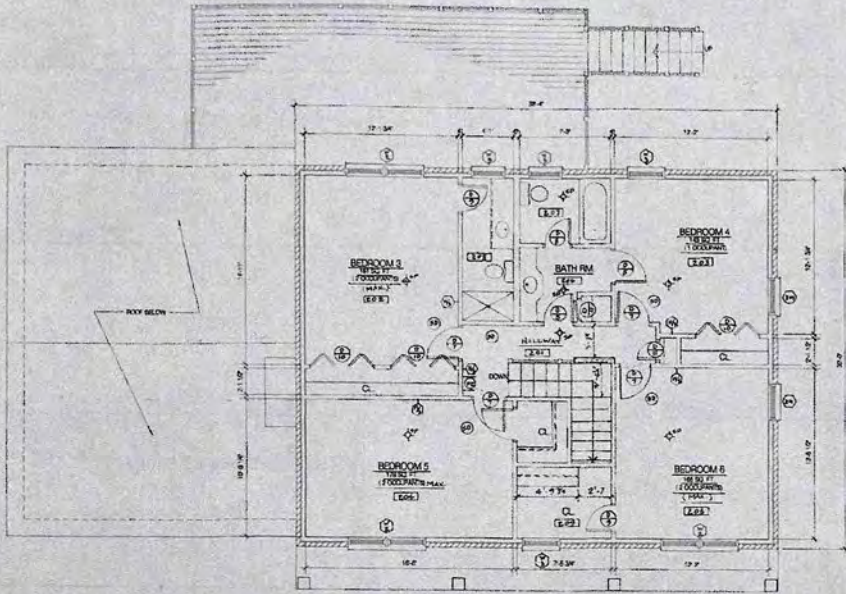
① Drive way  
Can hold 7 vehicles.





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**

- AP: 316907  
DATE: 10/31/2024
1. ELECTRICAL WORK FOR THE INSTALLATION OF A LOW VOLTAGE SYSTEM SHALL BE PERFORMED BY A LICENSED ELECTRICIAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DEKALB COUNTY ELECTRICAL INSPECTION AND PERMITS DEPARTMENT.
  2. DESIGN OF ANY REQUIRED MODIFICATION TO THE EXISTING ELECTRICAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
  3. SEE ADDITIONAL ELECTRICAL NOTICES ON DRAWING 1-A.

**HVAC NOTES**

1. NO MODIFICATION TO THE EXISTING HVAC SYSTEM IS INDICATED ON THIS DRAWING. THE CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND DEKALB COUNTY REQUIREMENTS.
2. DESIGN OF ANY REQUIRED MODIFICATION TO THE HVAC SYSTEM IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
3. HVAC CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM TO VERIFY THE FUNCTIONALITY OF THE UNIT AND NOTIFY THE GENERAL CONTRACTOR OF ANY DEFICIENCIES.

**PLUMBING NOTES**

1. PLUMBING WORK FOR THIS PROJECT IS FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM. THE WORK IS INDICATED IN THE DRAWING. 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 1-A.

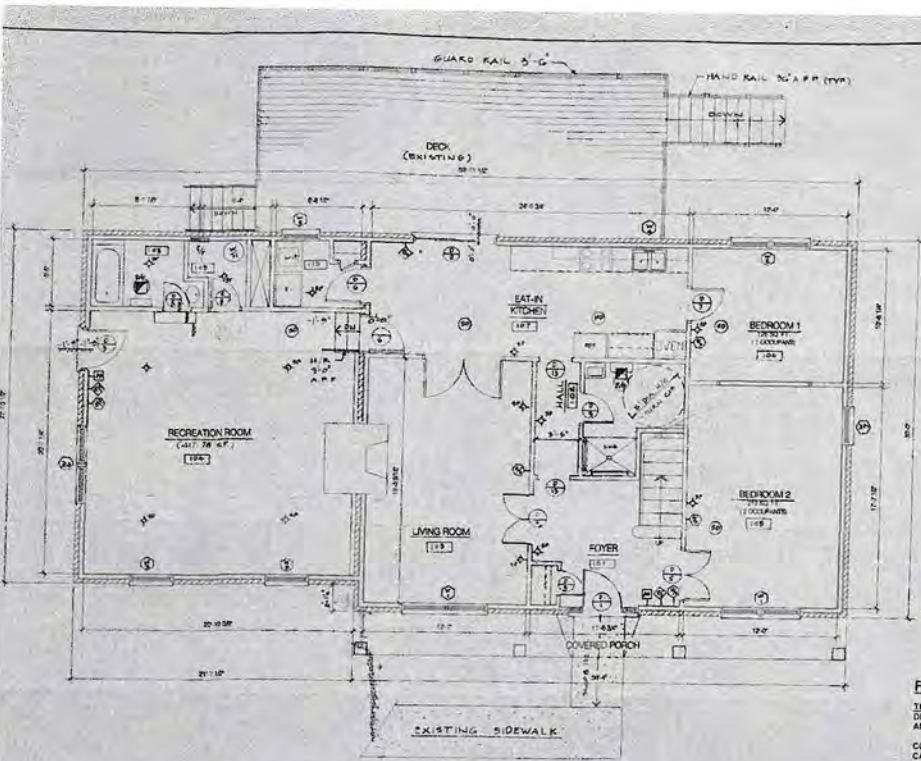
REV.	DATE	BY	APP.

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



**LAMCON, INC.**  
CONSTRUCTION • ENGINEERING • SUPPORT SERVICES  
P.O. BOX 33709  
DECATUR, GEORGIA 30033  
(770) 572-8220  
(678) 326-9225 (FAX)

Approved Personal Homecare LLC  
Christette Pitt  
4473 Hambrick Way  
Stone Mountain, GA 30083  
Land Lot 12A 16th District



**LEGEND OF SYMBOLS**

- EXISTING ELECTRICAL PANEL
- FIRE ALARM PANEL
- EXISTING WALLS TO REMAIN
- NEW WALL CONSTRUCTION
- NONSTANDARD
- FULL STATION
- SMOKE DETECTOR PANEL
- FIRE EXTINGUISHER
- BATHROOM EXHAUST FAN
- SMOKE DETECTOR
- HEAT DETECTOR
- SPRINKLER HEAD LOCATION
- DOOR NUMBER
- WINDOW NUMBER
- ROOM NUMBER

**GENERAL NOTES**

- THE LAYOUT OF THE FACILITY SHOWN ON THIS DRAWING IS BASED ON THE MEASUREMENTS OF THE INFORMATION REPRESENTED EXISTING. NO FIELD SURVEY OR INSPECTION OF THE FACILITY HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVAL AND INSPECTION FOLLOWING AGENCIES:
  - DEKALB COUNTY BUILDING DEPARTMENT
  - DEKALB COUNTY FIRE DEPARTMENT # 3 (M.G.)
  - COMPLY WITH THE FOLLOWING APPLICABLE CODES:
    - INTERNATIONAL BUILDING CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - INTERNATIONAL GAS CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - INTERNATIONAL MECHANICAL CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - INTERNATIONAL PLUMBING CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - INTERNATIONAL ELECTRICAL CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - INTERNATIONAL ENERGY CONSERVATION CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - INTERNATIONAL FIRE PREVENTION CODE - 2006 EDITION WITH GEORGIA AMENDMENTS
    - NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) LIFE SAFETY CODE
    - GEORGIA HANICAPPED ACCESSIBILITY LAW (2005)
    - DEKALB COUNTY BUILDING PERMITS ARE REQUIRED.
- CODE ANALYSIS:
  - REF: INTERNATIONAL BUILDING CODE 2006 EDITION
  - SIZE OF BUILDING: 3772.84 S.F.
  - HEIGHT OF BUILDING: 2 STORY
  - TYPE OF CONSTRUCTION: TYPE IV
  - FIRE SPRINKLER: YES

**FIRE NOTES:**

THE BUILDING IS PLANNED TO BE FULLY SPRINKLED, CONFORM TO DEKALB COUNTY F.M.O. REQUIREMENTS, SUBMITTALS, INSPECTION AND APPROVAL.

CONFORM TO NFPA #101 CHAPTER 32, NEW RESIDENTIAL BOARD AND CARE OCCUPANCIES SECTION 32.2 SMALL FACILITIES.

CLASS A OR R INTERIOR FINISH PER 2000 N.F.P.A. # 101 SECTION 10.2 PROVIDE PORTABLE FIRE EXTINGUISHER PROTECTION PER N.F.P.A. #101, SEC 7.7, 2000 EDITION.

KITCHEN SUPPRESSION SYSTEM PROTECTION, PER APPLICABLE PROVISIONS 1996 NFPA #96, AS MODIFIED BY G51C.

NO KEY LOCKS ON EGRESS SIDE OF DOOR, PER NFPA # 101, CHAPTER 7.

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

DOOR SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
D-1	3'-0"	6'-8"	EXISTING INTERIOR FRENCH DOOR WITH GLASS INSERT	1	IN WOOD FRAME
D-2	6'-0"	6'-8"	EXISTING SLIDING GLASS DOOR TO REAR	1	IN WOOD FRAME
D-3	3'-0"	6'-8"	EXISTING EXTERIOR COLONIAL STYLE DOOR TO REAR	1	IN WOOD FRAME
D-4	6'-0"	6'-8"	EXISTING INTERIOR DOUBLE SWING FRENCH STYLE DOOR TO REAR	1	IN WOOD FRAME
D-5	4'-0"	6'-8"	EXISTING INTERIOR DOUBLE SWING FRENCH STYLE DOOR TO REAR	2	IN WOOD FRAME
D-6	2'-8"	6'-8"	EXISTING INTERIOR SOLID CORE COLONIAL STYLE DOOR	2	IN WOOD FRAME
D-7	2'-8"	6'-8"	EXISTING INTERIOR SOLID CORE COLONIAL STYLE DOOR	1	IN WOOD FRAME
D-8	2'-8"	6'-8"	EXISTING INTERIOR SOLID CORE COLONIAL STYLE DOOR	3	IN WOOD FRAME
D-9	2'-8"	6'-8"	EXISTING INTERIOR SOLID CORE COLONIAL STYLE DOOR	2	IN WOOD FRAME
D-10	5'-0"	6'-8"	EXISTING INTERIOR FOLDING LEAFER	3	IN WOOD FRAME
D-11	1'-6"	6'-8"	EXISTING INTERIOR SOLID CORE COLONIAL STYLE DOOR	1	IN WOOD FRAME
D-12	3'-0"	6'-8"	EXISTING INTERIOR SOLID CORE COLONIAL STYLE DOOR	1	IN WOOD FRAME
D-13	3'-0"	6'-8"	EXISTING TRIMMED OPENING	1	IN WOOD FRAME

WINDOW SCHEDULE					
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	QUANTITY	REMARKS
W-1	3'-0"	4'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	2	2'-0" A.F.F.
W-2	3'-0"	4'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	4	2'-0" A.F.F.
W-3	3'-0"	4'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	6	2'-0" A.F.F.
W-4	3'-0"	3'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	1	1'-0" A.F.F.
W-5	3'-0"	3'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	2	1'-0" A.F.F.
W-6	3'-0"	4'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	3	2'-0" A.F.F.
W-7	3'-0"	4'-0"	EXISTING TWIN SILENCERS IN WOOD FRAME TO REMAIN	1	0'-0" A.F.F.

DEKALB COUNTY BUILDING DEPARTMENT  
 DEKALB COUNTY FIRE DEPARTMENT # 3 (M.G.)  
 APPROVED: [Signature]

**LAMCON, INC.**  
 CONSTRUCTION - ENGINEERING - SUPPORT SERVICES  
 700 S. GILL STREET  
 DEKALB COUNTY, GEORGIA 30033  
 (770) 572-5400  
 (404) 755-8225 (FAX)

DATE: 09-07-09  
 CHECKED: LAM  
 DRAWN: LAM  
 SEAL: [Professional Seal]

**STATEMENT OF PURPOSE**

THE PURPOSE OF THIS APPLICATION IS TO BE PERMITTED TO CONVERT AN EXISTING TWO STORY RESIDENTIAL STRIP BUILDING INTO A RESIDENTIAL STRIP BUILDING (SINGLE-FAMILY RESIDENTIAL) CARE HOME IN A RESIDENTIAL DISTRICT (CARE HOME). MODIFICATION TO EXISTING BUILDING IS FOR THE INSTALLATION OF A FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. A SEPARATE BUILDING PERMIT A SEPARATE LOW VOLTAGE PERMIT SEPARATE FIRE SPRINKLER PERMIT ARE REQUIRED FOR THESE TRADES. DETAILS OF THE REQUEST ARE INCLUDED FOR YOUR APPROVAL.

REV. DATE BY APP.

APPROVED: [Signature]  
 CLIENT: Care Personal HomeCare LLC  
 4705 Peachtree Way  
 Suite 1000  
 Atlanta, GA 30340  
 Land Lot 100 18th District



DeKalb County

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

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

- Intermediate Care Facility
- 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



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Search:

Bed Capacity

0 953

City  
Choose your option ▼

County  
Choose your option ▼

Zip Code  
Choose your option ▼

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

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

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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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

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

COMMENTS: Did not see any traffic engineering concerns at this time.

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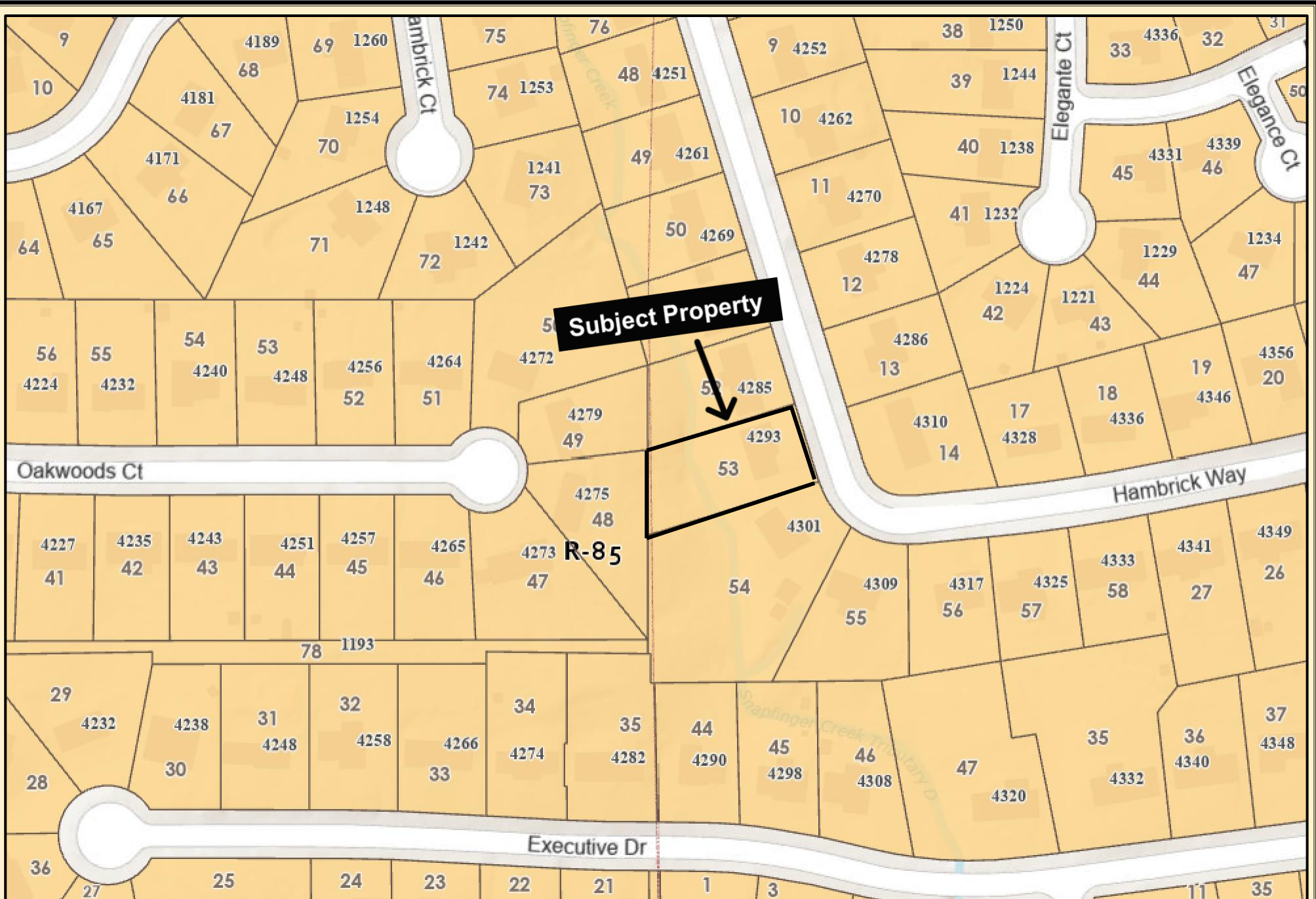
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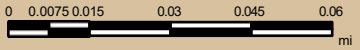
Signature: Jerry White



**Subject Property**

**R-85**

**DeKalb County Parcel Map**

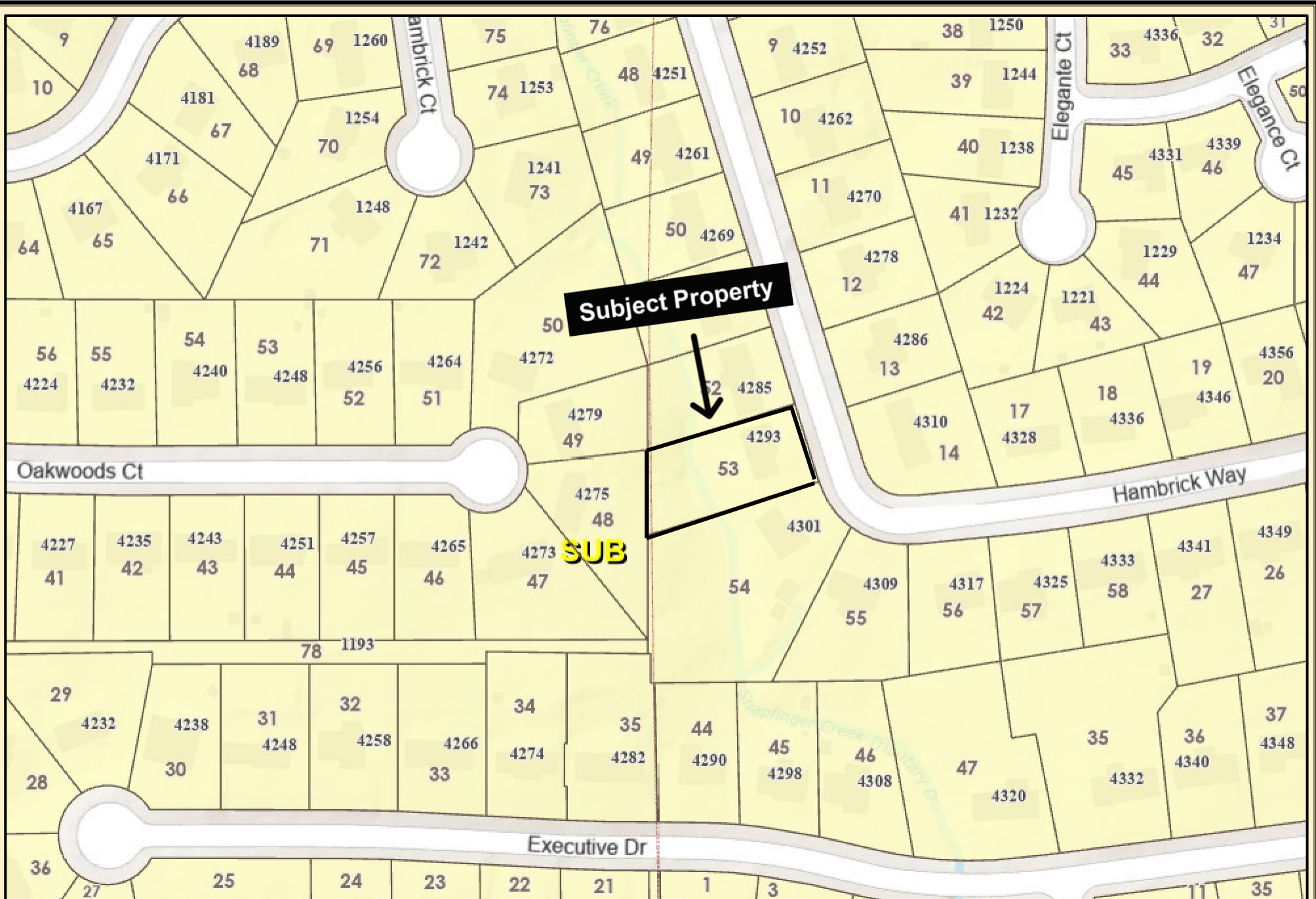


Date Printed: 4/16/2026

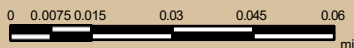


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**DeKalb County Parcel Map**

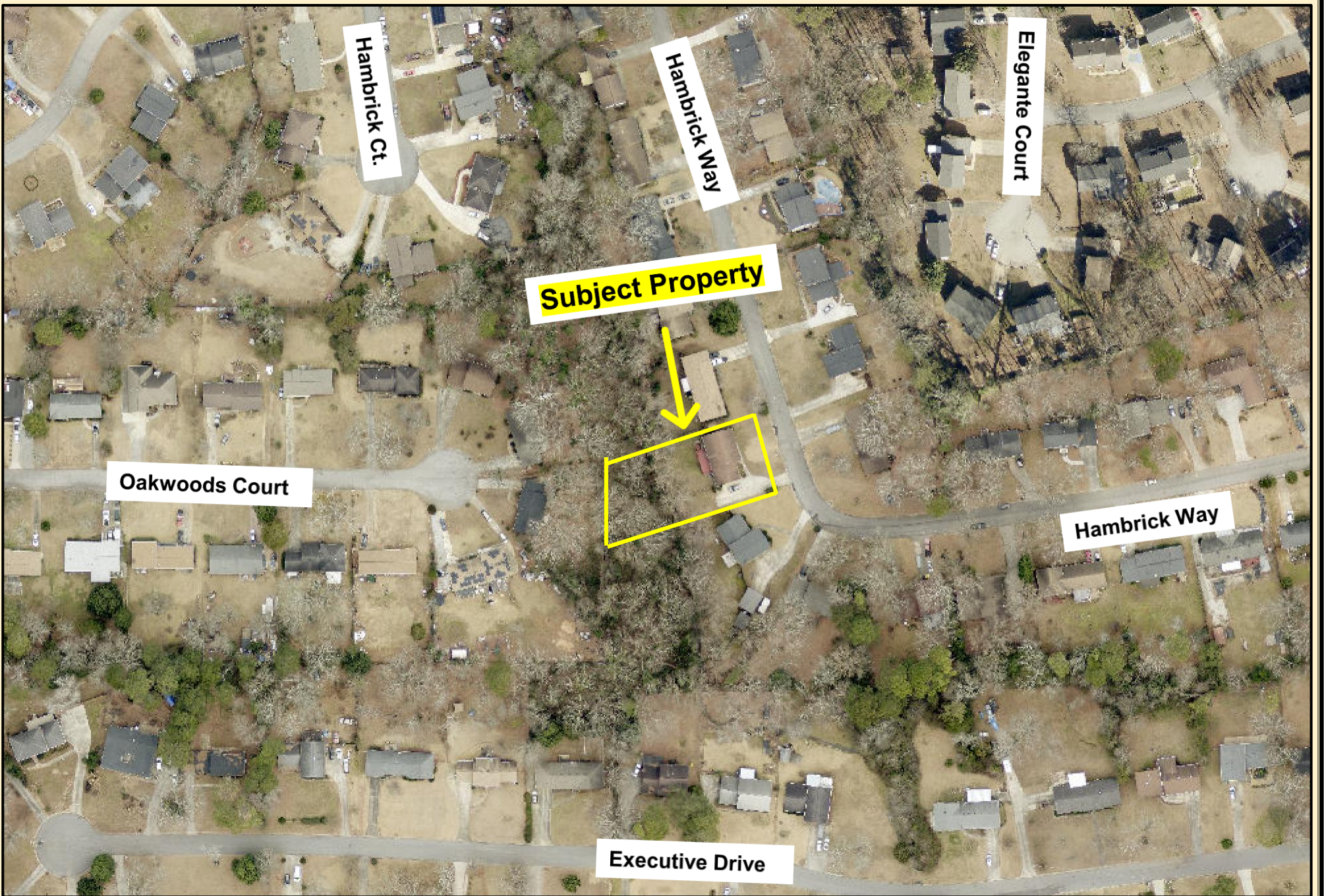


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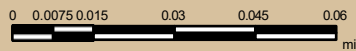


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**DeKalb County Parcel Map**



Date Printed: 4/16/2026



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