



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.

GLENRIDGE  
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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Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
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or call 1-800-410-7420.

UFN: 120469-0025  
Receipt #: 840-53000189-3-7080194-1  
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NYALLS CARLTON

NYALLS CARLTON

NYALLS CARLTON  
2625 Piedmont Rd, Ste 56-604  
ATLANTA, GA 30324

SOLOMON CLAUDETTE Y  
2964 BLUE GRASS LN  
DECATUR, GA 30034



## **3600 Preakness - Community Meeting 4/7/2025**

Video Link: [https://youtu.be/Vdyk0a6VX\\_A](https://youtu.be/Vdyk0a6VX_A)

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

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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

Video thumbnails: NYALC, Edwinn Murphy, Sadie Bowen

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Video thumbnails: Valerie Kang, Zoom user, Terry Oranley, Karen Oranley

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Valrie Kong

Jennifer

glendacarter

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										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".



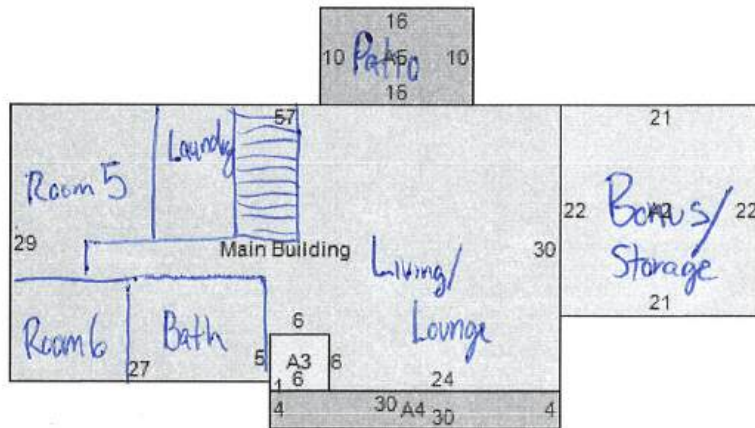
PARID: 15 101 07 005

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

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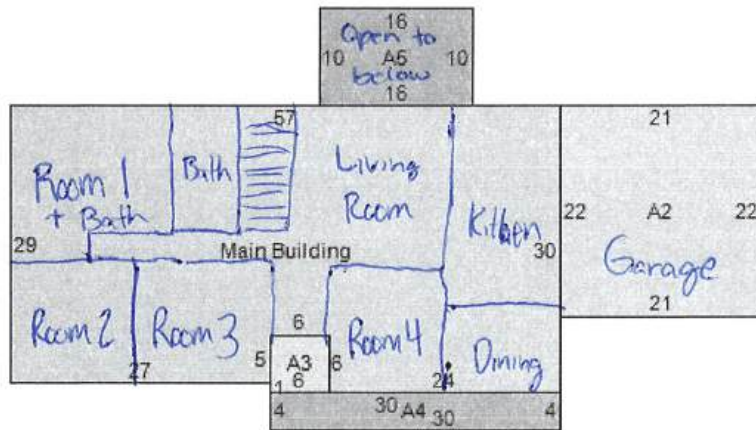
PARID: 15 101 07 005

Tax Dist: 04-UNINCORPORATED

OAKHAVEN 383 LLC

3600 PREAKNESS DR

## 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](http://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

<b>REZONING:</b>	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*