

**Public Hearing:** YES ☐ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06

**Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2, at 4077 Flat Shoals Parkway.**

**PETITION NO:** N8-2025-0967 SLUP-25-1247631

**PROPOSED USE:** Personal care home (PCH) for up to six (6) adult residents.

**LOCATION:** 4077 Flat Shoals Parkway, Decatur, Georgia 30034

**PARCEL NO. :** 15 090 01 011

**INFO. CONTACT:** Andrea Folgherait, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with a condition.

**PLANNING COMMISSION:** (Sept. 9, 2025) Pending.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The applicant is renewing a Special Land Use Permit (SLUP) to operate a community living arrangement (CLA) – a type of Personal Care Home (PCH) for four (4) adults with intellectual and developmental disabilities (IDD) in the Neighborhood Shopping (NS) Zoning District and within Tier 2 of the I-20 Overlay District. CLA is defined as “an establishment licensed by the State of Georgia and provides a residence for adults receiving care for mental health, development disabilities, and/or addictive diseases.” The Applicant was granted the Special Land Use Permit in early 2024 (SLUP-24- 1247631). The proposal generally supports the goals of NS Character Area. NS refers to an area within a community that is designated for a mix of commercial, retail, and residential uses that serve local neighborhoods (2050 Unified Plan, pg. 35). The applicant has provided a floor plan of a 2,094 square foot single-family dwelling with four (4) bedrooms, two (2) bathrooms, a dining room, and a living space with an attached covered two-car carport and driveway. The ingress and egress provide space for a vehicle to safely maneuver before exiting onto Flat Shoals Parkway and will not cause increase of traffic or create congestion in the area. The driveway and carport appear to be sufficient to accommodate at least four (4) vehicles, as required by the supplemental regulations in *Section 4.2.41 Personal Care Homes (four (4) to six (6))* of the Zoning Ordinance. It may be of importance to note that the 1,000-foot distance requirement, as stated in the supplemental regulations of Section 4.2.41 (B3), does not apply to the NS Zoning District. Therefore, upon review of Section 7.4.6 (A-N) of the Zoning Ordinance, staff recommends ***“Approval with the attached conditions”***.

**PLANNING COMMISSION VOTE:** (September 9, 2025) Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval (9-0-0) with the condition that the SLUP be non-transferrable.**

**SLUP-25-1247631 (2025-0967)**  
**Recommended Conditions**  
**4077 Flat Shoals Parkway, Decatur, GA 30034**

1. Applicant(s) must comply with Sec. 4.2.41 of the Zoning Ordinance for personal care homes.
2. The PCH/CLA shall be limited to a maximum of four (4) individuals.
3. The special land use permit shall be issued to Theresa H. Walcot-Ceesay and shall not be non-transferrable.
4. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

**Planning Commission Hearing Date: September 9, 2025**  
**Board of Commissioners Hearing Date: September 30, 2025**

**STAFF ANALYSIS**

<b>CASE NO.:</b>	SLUP-25-1247631	<b>File ID #:</b> 2025-0967
<b>Address:</b>	4077 Flat Shoals Parkway, Decatur, GA 30034	<b>Commission District:</b> 03 <b>Super District:</b> 06
<b>Parcel ID(s):</b>	15 090 01 011	
<b>Request:</b>	Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2.	
<b>Property Owner(s):</b>	Alex Stubbs	
<b>Applicant/Agent:</b>	Theresa H. Walcot-Ceesay	
<b>Acreage:</b>	1 acre	
<b>Existing Land Use:</b>	Single-family residence	
<b>Surrounding Properties:</b>	<b>North:</b> R-100 (Residential Medium Lot-100), RSM (Small Lot Residential Mix) <b>East:</b> NS (Neighborhood Shopping) <b>South:</b> MU-4 (Mixed Use High Density) <b>West:</b> MU-4, C-1 (Local Commercial)	
<b>Comprehensive Plan:</b>	NS (Neighborhood Shopping) <b>Consistent X Inconsistent</b>	

**STAFF RECOMMENDATION: Approval with Conditions.**

The applicant, Theresa Walcot-Ceesay of St. Dominic Savio Motivational Place, Inc., is renewing a Special Land Use Permit (SLUP) to operate a community living arrangement (CLA) – a type of Personal Care Home (PCH) for four (4) adults with intellectual and developmental disabilities (IDD) in the Neighborhood Shopping (NS) Zoning District and within Tier 2 of the I-20 Overlay District. CLA is defined as “an establishment licensed by the State of Georgia and provides a residence for adults receiving care for mental health, development disabilities, and/or addictive diseases.” The Applicant was granted the Special Land Use Permit in early 2024 (SLUP-24-1247631).

The proposal generally supports the goals of NS Character Area. NS refers to an area within a community that is designated for a mix of commercial, retail, and residential uses that serve local neighborhoods (2050 Unified Plan, pg. 35). The applicant has provided a floor plan of a 2,094 square foot single-family dwelling with four (4) bedrooms, two (2) bathrooms, a dining room, and a living space with an attached covered two-car carport and driveway. The ingress and egress provide space for a vehicle to safely maneuver before exiting onto Flat Shoals Parkway and will not cause increase of traffic or create congestion in the area. The driveway and carport appear to be sufficient to accommodate at least four (4) vehicles, as required by the supplemental regulations in *Section 4.2.41 Personal Care Homes (four (4) to six (6))* of the Zoning Ordinance. It may be of importance to note that the 1,000-foot distance requirement, as stated in the supplemental regulations of Section 4.2.41 (B3), does not apply to the NS Zoning District. Therefore, upon review of Section 7.4.6 (A-N) of the Zoning Ordinance, staff recommends “*Approval with Conditions*” of the Special Land Use Permit request.



1. Applicant(s) must comply with Sec. 4.2.41 of the Zoning Ordinance for personal care homes.
2. The PCH/CLA shall be limited to a maximum of four (4) individuals.
3. The special land use permit shall be issued to Theresa H. Walcot-Ceesay and shall not be non-transferrable.
4. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

**DEPARTMENT OF PLANNING & SUSTAINABILITY****Chief of Executive Officer**  
Lorraine Cochran-Johnson**Director**  
Juliana A. Njoku**Zoning Comments September 2025**

**D1-2024-1442 CZ-25-1247294 (7778 Pleasant Hill Rd & others):** Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**D2-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl):** Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**N1-2025-0960 Z-25-1247566 (700 Jordan Lane):** Jordan Lane & Reverend D L Edwards are both 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N2-2025-0961 Z-25-1247624 (3507 Chamblee-Tucker Road):** Old Chamblee Tucker Road is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N3-2025-0962 CZ-25-1247634 (1849 L'ville Hwy):** Lawrenceville Highway is classified as a Major Arterial, 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. Jordan Lane is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N4-2025-0963 SLUP-25-1247632 (1849 L'ville Hwy):** Lawrenceville Highway is classified as a Major Arterial, 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. Jordan Lane is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N5-2025-0964 Z-25-1247633 (3048 Lumby Dr.):** Lumby Drive is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N6-2025-0965 SLUP-25-1247606 (1766 Big Valley Lane):** Big Valley Lane is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

**N7-2025-0966 SLUP-25-1247611 (1747 Flintwood Dr.):** Flintwood Drive is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts. Suggested but not required, (Children at play) signs could be added in advance of subject property in both directions.

**N8-2025-0967 SLUP-25-1247631 (4077 Flat Shoals Pkwy):** Flat Shoals Pkwy is classified as a Major Arterial. SLUP does not change the existing shoulders or curb cuts.

**N9-2025-0968 SLUP-25-1247608 (2339 Brannen Rd, Rear):** Brennen Road is classified as a Collector. SLUP does not change the existing shoulders or curb cuts.

**N10-2025-0969 SLUP-25-1247629 (538 Burlington Road):** Burlington Road is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

**N11-2025-0970 SLUP-25-1247635 (Loveless Place & Pineview Trl):** Loveless Place is classified as a Local Road. Subject in the Bouldercrest Overlay District.



7/11/2025

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.

N7-2025-0966

SLUP-25-1247611

1747 Flintwood Drive, Atlanta, Ga 30316

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

N8-2025-0967

SLUP-25-1247631

4077 Flat Shoals Parkway, Decatur, Ga 30034

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

N9-2025-0968

SLUP-25-1247608

2339 Brannen Road, Atlanta, GA 30316

- 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 Address/Parcel: \_\_\_\_\_

• Transportation/Access/Row

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• Stormwater Management

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• Flood Hazard Area/Wetlands

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• Landscaping/Tree Preservation

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• Tributary Buffer

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• Fire Safety

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## DEPARTMENT OF PLANNING & SUSTAINABILITY

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NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

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### PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percentage of Property in 100-Year Floodplain: \_\_\_\_\_

Impact on property (flood, erosion, sedimentation) under existing zoning: \_\_\_\_\_

\_\_\_\_\_

Required detention facility(s): \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ *Akin Akinsola*

# DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

## PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247631

Parcel ID#: 15 090 01 011

Address: 4077 Flat Shoals Parkway, Decatur 30034

Adjacent Roadway(s):  
\_\_\_\_\_  
\_\_\_\_\_

Classification:

Capacity (TPD): \_\_\_\_\_

Capacity (TPD): \_\_\_\_\_

Latest Count (TPD): \_\_\_\_\_

Latest Count (TPD): \_\_\_\_\_

Hourly Capacity (VPH): \_\_\_\_\_

Hourly Capacity (VPH): \_\_\_\_\_

Peak Hour Volume (VPH): \_\_\_\_\_

Peak Hour Volume (VPH): \_\_\_\_\_

Existing number of traffic lanes: \_\_\_\_\_

Existing number of traffic lanes: \_\_\_\_\_

Proposed number of traffic lanes: \_\_\_\_\_

Proposed number of traffic lanes: \_\_\_\_\_

Proposed right-of-way width: \_\_\_\_\_

Proposed right-of-way width: \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

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

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

Signature: \_\_\_\_\_

Jerry White



## DEPARTMENT OF PLANNING & SUSTAINABILITY

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NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

### PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Address: \_\_\_\_\_

#### WATER:

Size of existing water main: \_\_\_\_\_ adequate \_\_\_\_\_ inadequate \_\_\_\_\_

Distance of 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? Yes \_\_\_\_\_ No \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

**SPECIAL LAND USE PERMIT APPLICATION for PCH or CCI (with no new construction)**

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

SLUP Request for: OVER 18 X or UNDER 18 \_\_\_\_\_ years of age (check one)

Subject Property Address: 4077 Flat Shoals Parkway Decatur, GA 30034

Distance to the closest Personal Care Home/Child Care Institution: 2731 feet

Parcel ID Number(s): 1509001011

Acreage: 1 Commission District(s): 3&6 Super District: 6&7

Zoning District(s): Neighborhood Land Use: Special Land Use Permit

Applicant Name: Theresa H Walcot-Ceesay

Applicant Email Address: theresa@stdominicsaviomp.org

Applicant Mailing Address: 5734 Winchester Place Lithonia, GA 30038

Applicant Phone Number: 404-859-3216

Owner Name: Alex Stubbs

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

Owner Email Address: alstub@yahoo.com

Owner Mailing Address: 2390 Glendale Drive Decatur, GA 30032

Owner Phone Number: 404-309-2539

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 of Applicant:

Theresa H Walcot-Ceesay, Applicant

## LETTER OF APPLICATION

**St Dominic Savio Motivational Place (DSMP), Inc**

**4077 Flat Shoals Parkway, Decatur, GA 30034**

1. The reason for the Special Land Use Permit (SLIP) request

Renewing SLUP due to single dwelling in a Neighborhood Shopping Zone. A single dwelling home in a Neighborhood Shopping zone cannot house three Residents. As per zoning, a CLA residential home must have 4 Residents instead of three in a Neighborhood Shopping which required a SLUP.

2. What are your qualifications?

I am a Registered Nurse and a Mental Health Nurse Practitioner Board-Certified. I have been working with the DD population since 2013. Prior to opening a CRA home, I was the Director for a CCI home for five years and was the owner.

3. Please list three (3) key functions in order for you to operate your business successfully.

- (1) Providing a standard of care that one will expect for their own family member.
- (2) Maintaining adequate and qualified staff through continued education, staff training and development
- (3) Maintaining compliance with the state and county rules and regulation for a CRA home

4. What will the impact be on neighbors? How will you ensure that concerns are addressed?

There have been no concerns with the neighbors since 2018 and wish to continue with the protection and respect of our neighbors by ensuring our Residents are always with staff. Should concerns arise, every effort will be made to resolve the concern (s) amicably.

5. Detailed characteristics of the proposed use, for example

Number of bedrooms – 4

Number of persons to be served – 4

Number of employees 10 – it is a shift work; they will not be at the residence the same time. Two staff per shift.

We are currently staffing 24/7 in the CRA home. We are approved for four Residents. The ratio is one staff to 3 Residents per shift. If the Residents have high risk for fall, then the ratio is one staff to one Resident. We also have night staff to monitor the Residents at night and requires one staff at night and one staff to the high risk for fall Residents. Despite the required staffing, we do use our professional judgement for staffing because of safety. Our Residents can never be by themselves because of their disabilities. We strive for them for living a healthy lifestyle just like us and provide a safe environment including mental health and physical well-being.

Residents' needs – Special needs. Single dwelling home

Manner of operation: (example, internal or external education/instruction, recreational needs, food service, etc) and

The Resident will be going to the day program five day a week except for holidays or bad weather. Most of their recreational will be in the community. Food will be cooked at the residence.

Hours of operation:

The residence provides 24 hours residential care. However, family visitation ends at 8pm.

Will there be cameras/surveillance/security –

There will be no camera or surveillance inside the residence. The goal is to install wireless camera around the perimeter of the residence for safety.

How many off street parking space

The carport holds two cars and the driveway holds 4 plus cars

Floor Area 2094 – four bedrooms, two baths and living room, dinner room and kitchen.

Height of the house – Ranch on an unfinished basement. There is also a carport that holds two vehicles and a pavement parking with lots of extra parking.

Number of Unit – Single family home

Mix of Unit types – N/A



# IMPACT ANALYSIS

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

The current dwelling is sufficient according to the defined rules and regulations of Healthcare Facility Regulation Department (HFRD) and the Department of Behavioral Health & Developmental Disabilities (DBHDD). According to both requirements, there must be a kitchen, dining area, living room, and each individual (client) must have their own personal bedrooms. The home has been approved and received licensing since the temporary approved was effective.

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.

The proposed continued use is not expected to cause any adverse impacts. The home is for adults with intellectual and developmental disabilities (I/DD) and will be considered their home. There is adequate parking for caregivers and visitors to the home. There is an extensive file review of referred individuals (clients) to determine if the individual is a good match for the home and the neighborhood. We want our residents to fit into the community and help them live as most people without I/DD would.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

The residence is adequate such that a CRA or Community Residential Alternative is expected to be the clients' home and requires no more than a family would require in terms of public services, facilities, and utilities.

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

There is sufficient traffic-carrying capacity. The residence will not change the current traffic flow in either direction.

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

The subject property's current ingress and egress will not change and is accessible to emergency assistance. When exiting the property, there is space to maneuver a vehicle on the property before attempting to exit onto Flat Shoals Parkway. There is a sidewalk on the street in front of the property for safe walks to and from. For safety of our residents, walks shall take place at local parks, etc.

## IMPACT ANALYSIS

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

The dwelling is a Home for I/DD Adults who will live just like anyone else in the community. Although hours of operation are 24 hours, 7 days per week there will be no outdoor activities in the night hours. Visitations end at 8pm.

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

The residence is consistent with the requirements of the zoning district classification.

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

None

I. Whether there is adequate provision of refuse and service areas.

The residential refuse services are adequate, no special servicing needed.

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

It is preferred that the permit become unlimited as residence for I/DD adults are supposed to mirror what home life is like for the average person and it would be preferred to provide consistency in respect to the individual's home location. Change of location is not always good for people with I/DD and can make it difficult for them to maintain friendships within the surrounding community.

K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

The current dwelling is adequate. There is no need for construction/building.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The current dwelling is adequate. There will be no construction/building necessary.

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

The residence meets requirements.

## IMPACT ANALYSIS

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

The community needs residences for people with I/DD. Families care for their loved ones and at times are forced to make the decision to transfer their loved one to a CRA residence. Unfortunately, if the residence is too far, family involvement is minimal.



Sent Items ▾ &lt; P To: phthompson3@msn.com X



Home View Help

New mail

Delete ▾

Archive

Report

Sweep

Move to ▾

Reply

Reply all

Forward ▾



## Favorites

Drafts 173

Sent Items 3

mbryan276@msn.com

## Folders

Inbox 7002

Store emails

Drafts 173

Sent Items 3

Snoozed

Deleted Items 1977

Junk Email 11

Notes 34

Archive 1

Conversation History

Search Folders

Go to Groups



All

Mail

Files

People

Has attachments

Unread



## All results

Peggy Hobdy

Re: SLUP

Mon 6/9

You welcome Sent from... Sent Items

phthompson3@msn.com

SLUP

Fri 6/6

Good evening Ms. Tho... Sent Items

Theresa Walcot...



canglin@anglingroup.com; bam3dst@...

Re-SLUP for 4077 Flat Shoal... Tue 5/20

05/20/2025 Re: Renewa... Sent Items

Re-SLUP for 4077 Flat Shoals Parkway  
Decatur, GA 30034

TW

Theresa Walc... &lt; &gt; ...

To: canglin@anglin Tue 5/20/2025 8:46 PM

Cc: Sam Ceesay

05/20/2025

Re: Renewal of Special Land Use Permit at  
4077 Flat Shoals Parkway, Decatur, GA 30034

Dear Property Owner &amp; Neighbors:

We would like you to join our Zoom Meeting on June 6, 2025, from 7:00 pm to 8:00 pm to discuss the renewal of SLUP for the property located at 4077 Flat Shoals Parkway, Decatur, GA 30034 for the purpose of use as a 4-person Community Residential Alternative home for adults with Intellectual and/or Developmental Disabilities. We are currently in operation and have been in the same location for almost seven years.

Below you will find meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, cell phone with or without video. If you are unable to make it, but would like to learn more, please contact Theresa Walcot-Ceesay, Director at 404-859-3216 or by email at [theresa@stdominicsaviomp.org](mailto:theresa@stdominicsaviomp.org).

**You are invited to a Zoom meeting.****When: June 6, 2025****Information to Join:****Zoom Link:**

[https://us06web.zoom.us/j/3880216935?](https://us06web.zoom.us/j/3880216935?pwd=srKQnJMgzHdYzrWAbMP0vdBXHRb9A.d.1&omn=82626814277)  
[pwd=srKQnJMgzHdYzrWAbMP0vdBXHRb9A](https://us06web.zoom.us/j/3880216935?pwd=srKQnJMgzHdYzrWAbMP0vdBXHRb9A.d.1&omn=82626814277)  
[d.1&omn=82626814277](https://us06web.zoom.us/j/3880216935?pwd=srKQnJMgzHdYzrWAbMP0vdBXHRb9A.d.1&omn=82626814277)

**Meeting ID: 388 021 6935****Passcode: 660256****Join by phone (audio only):****305 224 1968 US**

Please contact me if you have any questions regarding the meeting.



 Delete  Archive  Report  Reply  Reply all  Forward  Zoom  R

**Fw: Re-SLUP for 4077 Flat Shoals Parkway Decatur, GA 30034**

TW Theresa Walcot-Ceesay  
To: Theresa Walcot-Ceesay

     ...  
Sun 6/15/2025 5:13 PM

---

**From:** Theresa Walcot-Ceesay  
**Sent:** Tuesday, May 20, 2025 8:46 PM  
**To:** canglin@anglingroup.com <canglin@anglingroup.com>; bam3dst@gmail.com <bam3dst@gmail.com>; elfreda227@att.net <elfreda227@att.net>; alisonnmiller@gmail.com <alisonnmiller@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; nettieJackson@me.com <nettieJackson@me.com>; pdk-powell@comcast.net <pd-powell@comcast.net>; tolip209@gmail.com <tolip209@gmail.com>; regeniarobertsone@gmail.com <regeniarobertsone@gmail.com>; afieldstaylor@gmail.com <afieldstaylor@gmail.com>; Tommyt4dekalb@gmail.com <Tommyt4dekalb@gmail.com>  
**Cc:** Sam Ceesay <sam@stdominicsaviomp.org>  
**Subject:** Re-SLUP for 4077 Flat Shoals Parkway Decatur, GA 30034

05/20/2025

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**You are invited to a Zoom meeting.**

**When: June 6, 2025**

**Information to Join:**

**Zoom Link:**

**<https://us06web.zoom.us/j/3880216935?>**



zoom  
Workplace

View



iPhone (404)966...



iPhone (404)9667641



iPhone (404)966...

iPhone (404)9667641



Audio



Video



More



End

- Searching meetings, chats, emails, or files using keywords, attendees, or dates
- Summarizing or answering questions about meetings, chats, emails, or files
- Preparing for upcoming meetings with relevant materials
- Finding people based on relationships like team members or managers
- Getting someone's profile details such as email, location, or job title
- Answering questions using up-to-date information from web searches



# PHOBDY







WESLEY CHAPEL  
2724 WESLEY CHAPEL RD  
DECATUR, GA 30034-9998  
(800)275-8777

05/16/2025

02:27 PM

Product	Qty	Unit Price	Price
Priority Mail® Med FR Box	1		\$19.15
Bowie, MD 20715			
Flat Rate			
Expected Delivery Date			
Mon 05/19/2025			
Tracking #: 9505 5110 0142 5136 4364 56			
Insurance Up to \$100.00 included			
\$0.00			
Total			\$19.15

Grand Total: \$19.15

Debit Card Remit \$19.15

Card Name: MasterCard  
Account #: XXXXXXXXXXXX4996  
Approval #: 977755  
Transaction #: 084  
Receipt #: 103836  
Debit Card Purchase: \$19.15  
AID: A0000000042203  
AL: US Debit  
PIN: Verified

TO FILE AN INSURANCE CLAIM  
Visit <https://www.usps.com/help/claims.htm>  
If unable to file online, call  
1-800-332-0317 for a paper form

PREVIEW YOUR MAIL AND PACKAGES  
Sign up for FREE at  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 122444-0452  
Receipt #: 840-53000008-2-10149313-2  
Clerk: 10

*Date mailed (letters)*



DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

Date: June 16, 2025

TO WHOM IT MAY CONCERN:

I/WE: REAL/NET INVESTMENTS, INC / ALEX STUBBS  
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

\_\_\_\_\_  
Name of Agent or Representative

to file an application on my/our behalf.

Tracy R Ballard  
Notary Public

[Signature]  
Owner

Tracy R Ballard  
NOTARY PUBLIC  
DeKalb County, GEORGIA  
My Commission Expires 08/06/2027

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?

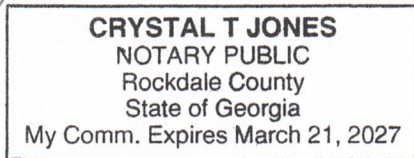
Yes: \_\_\_\_\_ No: X \*

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



Treese 6/16/2025  
\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner ✓ Agent \_\_\_\_\_

of the business

March 21 2027  
\_\_\_\_\_  
Expiration Date/ Seal

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



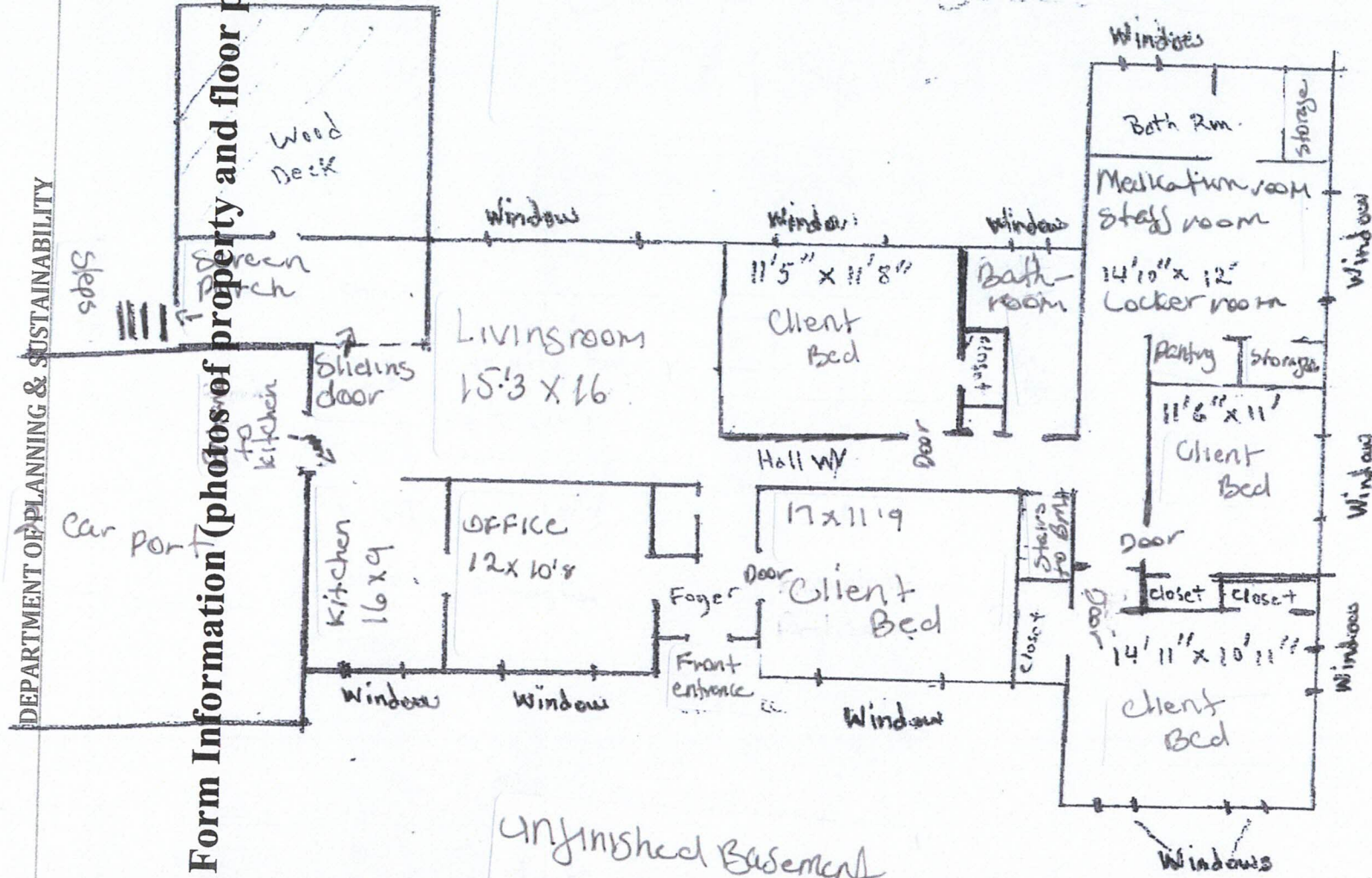
4077 Flat Shoals Parkway  
Decatur, GA 30034





Building Form Information (photos of property and floor plans):

4077 Flat Shoals Pkwy  
Decatur, GA 30034





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: Theresa Walcot-Ceesay Phone: 404-859-3216 Email: theresa@stdominicsaviomp.org  
Property Address: 4077 Flat Shoals Pkwy, Decatur 30034  
Tax Parcel ID: 15 090 01 011 Comm. District(s): 3 & 6 Acreage: 1.00  
Existing Use: CLA, up to 3 Proposed Use: PCH for up to 6 (six) clients.  
4 Residents Supplemental Regs: \_\_\_\_\_ Overlay District: I-20, Tier 2 DRI: 4 Residents  
Rezoning: Yes \_\_\_\_\_ No X  
Existing Zoning: NS Proposed Zoning: NS Square Footage/Number of Units: \_\_\_\_\_  
Rezoning Request: N/A

Land Use Plan Amendment: Yes \_\_\_\_\_ No X  
Existing Land Use: NC Proposed Land Use: \_\_\_\_\_ Consistent X Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes X No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_  
Special Land Use Request(s): Increase existing CLA to up to six.  
Correction - renew SLUP for 4 CRA Residents

**Major Modification:**

Existing Case Number(s): SLUP-24-1246746, CZ-89036

Condition(s) to be modified:

SLUP-24-1246746 will not be "modified". A new SLUP case will be created upon approval for this request to increase up to 6.

Theresa Walcot-Ceesay 6/16/2025

Google Calendar - June 2025 x Fw: SLUP - Pre-app follow up x forms.dch.georgia.gov/HFRD/C x 4077 Flat Shoals Parkway, Dec x History

forms.dch.georgia.gov/HFRD/GaMap2Care.html?

Google Forms Employ GA Safety-Care Google Maps Carelon Behavioral... CheckPT Applicant Carelon Behavioral... GADD HRST

Find a Facility File a Complaint Verify License Inspection Reports Search by Name or Address

☐ Rural Health Clinics  
☐ Traumatic Brain Injury Facility

**Optional Filters**

Bed Capacity

0 953

City  
Decatur

County  
DeKalb

Zip Code  
30034

SEARCH

Effective

Map showing locations in Decatur, GA, including Buck Godfrey Stadium, Sugar Creek Golf & Tennis Club, Gourmet Foods International, and various residential areas like Skyline Forest, Roventa Acres, and Forest Ridge. A red hexagon highlights a specific location on Flat Shoals Pkwy.

Search:

10:37 PM 6/15/2025



Google Calendar - June 2025

Fw: SLUP - Pre-app follow up

forms.dch.georgia.gov/HFRD/

4077 Flat Shoals Parkway, Deca

History

google.com/maps/dir/4077+Flat+Shoals+Parkway,+Decatur,+GA/3396+Warbler+Dr,+Decatur,+GA+30034/@33.6900615,-84.2539343,17z/data=!4m14!4m13!1m5!1m11!1s0x88f5aa9...

Google FormsEmploy GASafety-CareGoogle MapsCarelton Behavioral...CheckPT ApplicantCarelton Behavioral...GADD HRST

Best3 min34 min9 min

4077 Flat Shoals Pkwy, Decatur, GA 300

3396 Warbler Dr, Decatur, GA 30034

Add destination

Leave now

Options

Send directions to your phone

Copy link

via GA-155 S/Flat Shoals Pkwy and Boring Rd

3 min

1.5 miles

Fastest route

Details

Explore nearby 3396 Warbler Dr

Restaurants

Hotels

Gas stations

Parking Lots

More

Search along the route

Gas

EV charging

Hotels

Drag to change route

Distance 1.3 mi

Measure distance

Click on the map to add to your path

Total distance: 2,716.41 ft (\$27.96 m)

Map data ©2025

United States

Terms

Privacy

Send Product Feedback

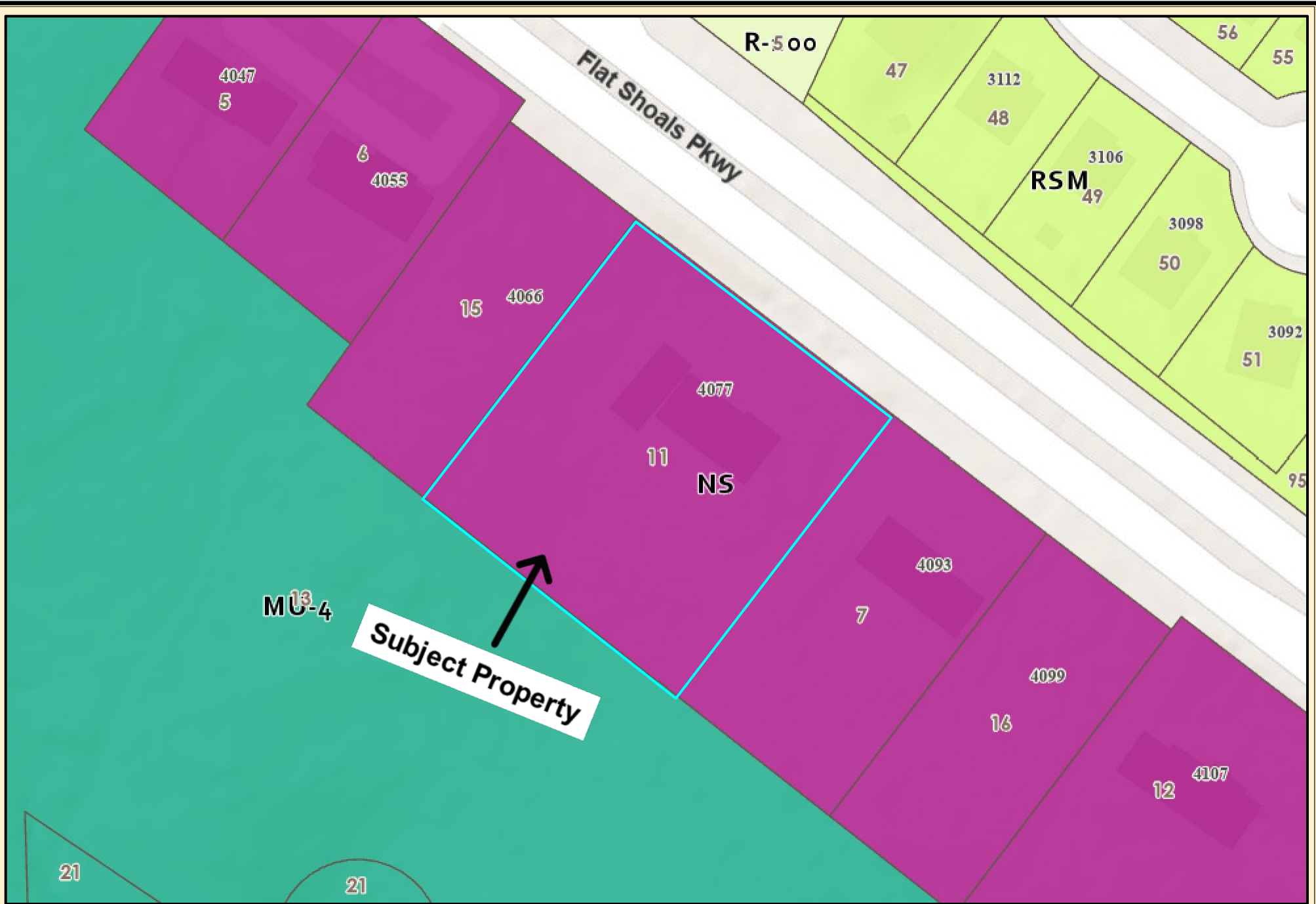
200 ft

Type here to search

10:32 PM

6/15/2025

https://accounts.google.com/SignOutOptions?hl=en&continue=https://www.google.com/maps&service=local&ec=GBRAcQ



### DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038  
mi

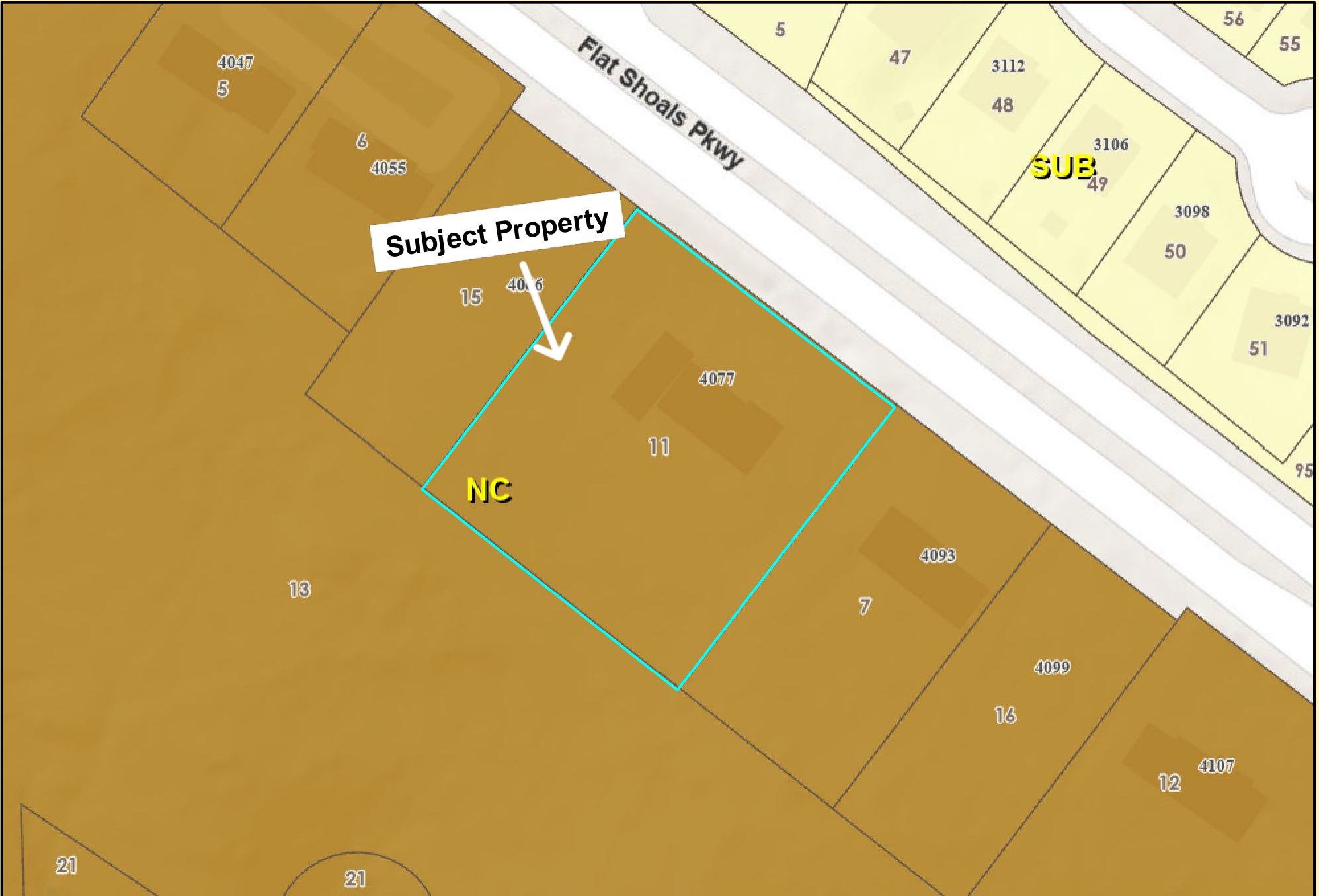
Date Printed: 7/17/2025



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### DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038 mi

Date Printed: 7/17/2025



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0 0.00475 0.0095 0.019 0.0285 0.038  
mi

Date Printed: 7/17/2025



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