

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Erica Day for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district, at 3915 Emerald North Drive.

PETITION NO: N6-2025-1625 SLUP-26-1247829

PROPOSED USE: Enter Proposed Use.

LOCATION: 3915 Emerald North Drive, Decatur, Georgia 30035

PARCEL NO.: 15 157 06 019

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Erica Day for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 2025) Denial.

PLANNING COMMISSION: (Jan. 6, 2026) Denial.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The applicant requests a Special Land Use Permit to allow a personal care home for up to six residents within an existing single-family dwelling in the R-100 district. No exterior changes are proposed, and the structure would retain its residential appearance within an HOA-governed subdivision on Emerald North Drive. The applicant states the home will comply with all Georgia Department of Community Health regulations, including staffing and fire-safety requirements, and notes prior experience operating a similar facility in Cobb County. The site provides adequate building area, setbacks, open space, and four to six off-street parking spaces, and no buffers or structural alterations are required. Public water, sewer, and emergency access are in place, and the Environmental Health department notes no septic-related limitations. Emerald North Drive is designated as a local road and appears to have adequate capacity for the minimal traffic anticipated by low staffing levels and non-driving residents. Additionally, the proposed visiting hours of 9:00 AM to 8:00 PM would limit late-evening traffic activity. Staff finds that basic site and infrastructure conditions can support the proposed use. The applicant asserts the home will operate quietly and resemble typical single-family activity; however, substantial opposition arose during the community meeting, with residents expressing concerns about commercialization of a single-family subdivision, cumulative investor-owned activity, and the appropriateness of the use within an HOA community. These concerns contrast sharply with the applicant's expectations for neighborhood compatibility. Despite this opposition, staff notes that the County's Comprehensive Plan supports small-scale residential care options that allow aging in place and expand local housing diversity. (DeKalb United Plan, Page 14) The supplemental regulations for personal care homes require at least 1,000 feet of separation between facilities. Staff identified four similar institutions in the vicinity, and all of these exceed the minimum separation requirements- 4051 Snapfinger Drive (2,200 ft), 3771 Elkridge Drive (1,500 ft), 3857 Wedgefield Circle (1,500 ft), and 2269 Leslie Brook Drive (1,500 ft). Staff finds no conflict with the ordinance relative to proximity to other personal

care homes. Additionally, it appears that the proposed establishment complies with all supplemental regulations (Section 27-4.2.41). In summary, the proposed use appears to align with zoning and Comprehensive Plan policy and can operate within the site's physical and infrastructural constraints as the supplied floor plan can support up to six (6) individuals and no interference with septic or sewer issues. Staff therefore recommends "*Approval with the attached conditions*".

PLANNING COMMISSION VOTE: (January 6, 2026) Denial 8-1-0. Commissioner Moore moved, Commissioner Patton seconded for denial due to community opposition and the possible safety hazard, posed by the stairs inside. Commissioner Costello opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (December 2025) Denial 8-0-1.

SLUP-26-1247829 (2025-1625)
Recommended Condition(s)
3915 Emerald North Drive, Decatur 30035
January 2026

1. The Special Land Use Permit shall expire after two (2) years and shall require a new SLUP to continue operation. Failure to renew may result in revocation.

Planning Commission Hearing Date: January 6, 2026
Board of Commissioners Hearing Date: January 22, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1247829	File ID #: 2025-1625
Address:	3915 Emerald North Drive, Decatur, GA 30035	Commission District: 03 Super District: 07
Parcel ID(s):	15 157 06 019	
Request:	Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district.	
Property Owner(s):	Mark Shwartz	
Applicant/Agent:	LYM Holdings LLC	
Acreage:	0.3	
Existing Land Use:	Personal Care Home	
Surrounding Properties:	North: SUB East: SUB South: SUB West: SUB	
Adjacent Zoning:	North: R-75 East: R-75 South: R-75 West: R-75	
Existing Land Use:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent

STAFF RECOMMENDATION: Approval with conditions

The applicant requests a Special Land Use Permit to allow a personal care home for up to six residents within an existing single-family dwelling in the R-100 district. No exterior changes are proposed, and the structure would retain its residential appearance within an HOA-governed subdivision on Emerald North Drive. The applicant states the home will comply with all Georgia Department of Community Health regulations, including staffing and fire-safety requirements, and notes prior experience operating a similar facility in Cobb County.

The site provides adequate building area, setbacks, open space, and four to six off-street parking spaces, and no buffers or structural alterations are required. Public water, sewer, and emergency access are in place, and the Environmental Health department notes no septic-related limitations. Emerald North Drive is designated as a local road, and appears to have adequate capacity for the minimal traffic anticipated by low staffing levels and non-driving residents. Additionally, the proposed visiting hours of 9:00 AM to 8:00 PM would limit late-evening traffic activity. Staff finds that basic site and infrastructure conditions can support the proposed use.

The applicant asserts the home will operate quietly and resemble typical single-family activity; however, substantial opposition arose during the community meeting, with residents expressing concerns about commercialization of a single-family subdivision, cumulative investor-owned activity, and the appropriateness of the use within an HOA community. These concerns contrast sharply with the applicant's expectations for neighborhood compatibility. Despite this opposition,

staff notes that the County's Comprehensive Plan supports small-scale residential care options that allow aging in place and expand local housing diversity. (DeKalb United Plan, Page 14)

The supplemental regulations for personal care homes require at least 1,000 feet of separation between facilities. Staff identified four similar institutions in the vicinity and all of these exceed the minimum separation requirements —4051 Snapfinger Drive (2,200 ft), 3771 Elkridge Drive (1,500 ft), 3857 Wedgefield Circle (1,500 ft), and 2269 Leslie Brook Drive (1,500 ft). Staff finds no conflict with the ordinance relative to proximity to other personal care homes. Additionally, it appears that the proposed establishment complies with all supplemental regulations (Section 27-4.2.41).

In summary, the proposed use appears to align with zoning and Comprehensive Plan policy and can operate within the site's physical and infrastructural constraints as the supplied floor plan can support up to six (6) individuals and no interference with septic or sewer issues. Staff therefore recommends approval with the following conditions:

Condition:

- 1) The Special Land Use Permit shall expire after two (2) years and shall require a new SLUP to continue operation. Failure to renew may result in revocation.

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: 3915 Emerald N Drive, Decatur, GA 30035

Distance to the closes Personal Care Home/Child Care Institution: 3,317.89 ft

Parcel ID Number(s): 15-157-06-019

Acreage: 0.3

Commission District(s): 3

Super District(s): 7

Zoning Designation: R-75

Land Use Designation: 101

Applicant(s) Name: LYM Holdings LLC

Applicant Mailing Address: 7742 Spalding Dr, STE 403, Norcross, GA 30092

Application Phone: 404-452-8822

Applicant Email: transactions@propertysolutionsgroup.net

Owner(s) Name: Mark Schwartz

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

Owner(s) Mailing Address: 7742 Spalding Dr, STE 403, Norcross, GA 30092

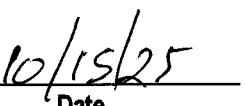
Owner(s) Phone: 404-452-8822

Owner(s) Email: transactions@propertysolutionsgroup.net

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

Owner Agent


Applicant/Agent Signature


10/15/25
Date

Letter of Application

1. List the reasons for the Special Land Use Permit (SLUP) request

- To allow the operation of a **personal care home** with six (6) residents in a residential zoning district where such a use is not permitted by right.
- To meet the growing **community demand** for safe, licensed housing for seniors or adults who need assistance with daily living but do not require nursing home care.
- To provide a **small, residentially integrated option** that allows residents to remain in a neighborhood setting rather than an institutional facility.
- To operate in compliance with **Georgia Department of Community Health (DCH) regulations** and local zoning ordinances.

2. What are your qualifications?

- Experience in **healthcare, caregiving, and residential services** including an additional, 20+ bed home in Marietta, GA.
- Familiarity with **state licensing requirements** for personal care homes, including safety, staffing, and training standards.
- Strong background in **business management** to ensure the home is financially sustainable and compliant.
- Commitment to **resident care and quality of life**, demonstrated through ongoing training, staff development, and resident-centered care practices.

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

1. Regulatory Compliance & Safety

- Meeting all state licensing, fire marshal, and local code requirements.
- Implementing health/safety protocols and staff training.

2. Quality Resident Care

- Providing 24/7 trained staff for assistance with meals, medication management, hygiene, and activities of daily living.
- Creating an environment that supports dignity, independence, and social engagement.

3. Community & Family Engagement

- Maintaining open communication with families.
- Hosting neighborhood meet-and-greet events and being transparent about operations.
- Building trust within the surrounding community.

4. What will the impact be on neighbors?

- **Minimal traffic impact**, since residents do not typically drive and staff parking is limited.
- **Quiet and residential in character**, as the home will look like and operate like a single-family dwelling.
- **Positive neighborhood impact**, as the property will be well-maintained, landscaped, and monitored.
- Adds community value by providing a **needed service for local families** who want their loved ones nearby.

5. How will you ensure that concerns are addressed?

- Establishing an **open communication plan**: providing neighbors with a direct contact number for the home operator.
- Scheduling **community meetings** before opening and annually to listen to concerns.
- Maintaining **strict operational policies** (e.g., visitor parking rules, quiet hours, regular property upkeep).
- Conducting **regular inspections and audits** to ensure safety and compliance.
- Working closely with **local zoning officials, fire, and code enforcement** to resolve issues quickly.

6. Detailed Characteristics of the Proposed Use

- Number of rooms?
 - The home will have 6 resident bedrooms (one per individual for privacy and dignity).
 - Additional rooms include: living/dining area, kitchen, staff office, laundry, and accessible bathrooms.
- Number of persons to be served?
 - A maximum of 4 - 6 residents will live in the home at any one time, in accordance with state licensing.
- Number of employees?
 - 2 staff per shift during the day (caregiver and manager/administrator).
 - 1 staff member overnight (awake, not asleep, for safety).
 - Staff may include CNAs, trained caregivers, and an on-call RN/medical consultant.

- Residents' needs (e.g., special needs, elderly, school-age, etc.)?
 - The home will primarily serve elderly adults and/or adults with personal care needs (such as assistance with meals, bathing, dressing, and medication).
 - This is not a skilled nursing facility, and no acute medical procedures will be performed onsite.
- Manner of operations (e.g., internal or external education/instruction, recreational needs, food service, etc.)?
 - Meals: 3 balanced meals and snacks daily, prepared in the home's kitchen.
 - Recreational activities: arts and crafts, light exercise, music, reading, television, gardening.
 - Education/therapy: if needed, provided by outside professionals (PT, OT, nurse visits).
 - Daily living support: bathing, grooming, medication management, and housekeeping.
- Hours of operation?
 - 24/7 operation with staff onsite at all times.
 - Visiting hours for family will typically be 9 AM – 8 PM, flexible with approval.
- Will there be cameras/surveillance or security?
 - Yes. Exterior security cameras for the front door, back door, and parking area.

- No cameras in resident private areas (bedrooms or bathrooms).
- An alarm system for fire, carbon monoxide, and security, with monitoring.
- How many off-street parking spaces?
 - At least 5 - 6 off-street parking spaces:
 - 3 for staff/shift changes.
 - 2 - 3 for family visitors, medical professionals, or inspectors.
 - Parking will be on the property and not on the street to avoid impacting neighbors.

Impact Analysis

Responses to Criteria – DeKalb County Code §27-7.4.6

A. Adequacy of Site

The site is adequate for the proposed 6-bed personal care home. The property provides sufficient building area, yard setbacks, and open space for resident recreation. At least **4 off-street parking spaces** are available on the property per DeKalb County requirements, with no need for on-street parking. The home meets transitional buffer and lot coverage requirements of the zoning district.

B. Compatibility with Adjacent Properties

The proposed use is compatible with nearby residential properties. A 6-bed personal care home resembles the scale and operation of a single-family residence. The home will not generate excessive traffic, noise, odor, or vibration. Exterior lighting and landscaping will be maintained in a residential character.

C. Adequacy of Public Services & Utilities

The property is served by existing public water, sewer, electricity, and waste management services, which are fully adequate to support the proposed use. No extraordinary demand will be placed on utilities.

D. Adequacy of Public Street

The street serving the property has sufficient capacity for the very limited increase in traffic associated with staff and occasional visitors. Residents do not drive, and deliveries are limited to normal household supply levels. The use will not create congestion.

E. Ingress and Egress

The property provides a safe driveway for vehicle ingress and egress, with adequate sight distance for pedestrian and traffic safety. Emergency vehicles, including fire and ambulance, can access the property without obstruction.

F. Hours and Manner of Operation

The home operates **24/7** with a quiet residential character. Family visitation is generally between 9 AM and 8 PM. No loud activities or disruptive operations will occur. This ensures no adverse impacts to adjoining land uses.

G. Consistency with Zoning Requirements

The proposed personal care home use is allowable in the zoning district with approval of a SLUP. The operation will comply with all applicable supplemental regulations, yard and setback rules, and the off-street parking requirement.

H. Consistency with Comprehensive Plan

The use advances the Comprehensive Plan by providing needed housing and care options for elderly and disabled residents within the community, supporting goals of **inclusive housing, aging in place, and neighborhood stability**.

I. Refuse and Service Areas

Refuse will be managed with standard residential containers screened from view. Weekly curbside collection will be arranged through the County. No additional refuse impacts beyond a typical household are anticipated.

J. Duration of SLUP

The applicant requests that the SLUP be granted **without limitation in duration**, provided the use remains in compliance with applicable regulations.

K. Size, Scale, and Massing

The home is an existing residential structure consistent in size and scale with surrounding single-family homes. No additions or building height increases are proposed. There will be no shadow impacts on adjoining lots.

L. Historic/Archaeological Impact

The property is not identified as a historic building, site, or district, nor does it contain archaeological resources. The proposed use will not adversely affect historic or cultural resources.

M. Compliance with Supplemental Regulations

The home will comply with all **supplemental regulations for personal care homes**, including state licensure requirements, fire safety, occupancy limits, staffing ratios, and parking minimums.

N. Consistency with Neighborhood and Community Needs

The proposed use responds directly to neighborhood and community needs by providing a **small-scale, residential care option** for elderly and disabled adults in DeKalb County. The 6-bed model balances community integration with minimal impact, supporting both local families and countywide housing needs.

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"**

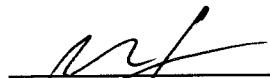
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

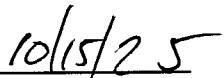
The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

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


10/15/25
Date

Check one: Owner Agent

Expiration Date/ Seal

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.

10/21/25
Date

TO WHOM IT MAY CONCERN:

I/We LYM Holdings - Mark Schwartz (Sole Member)
Name of Owner(s)

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

Myself - Mark Schwartz
Name of Agent or Representative(s)

to file an application on my/our behalf.

Erica Nicole Day
Notary Public

BS
Owner 10/21/25
Date



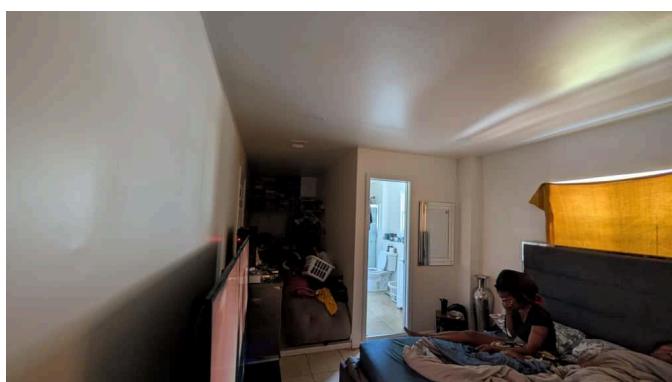
DEPARTMENT OF PLANNING & SUSTAINABILITY

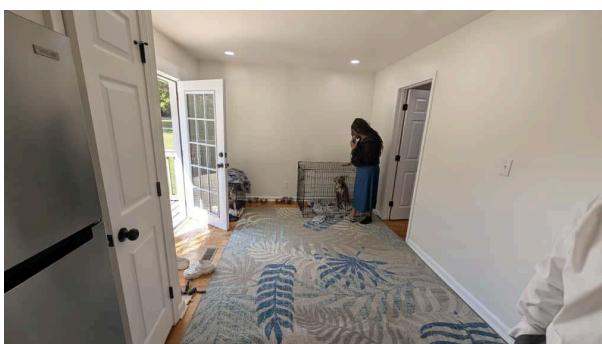
Director
Juliana A. Njoku

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

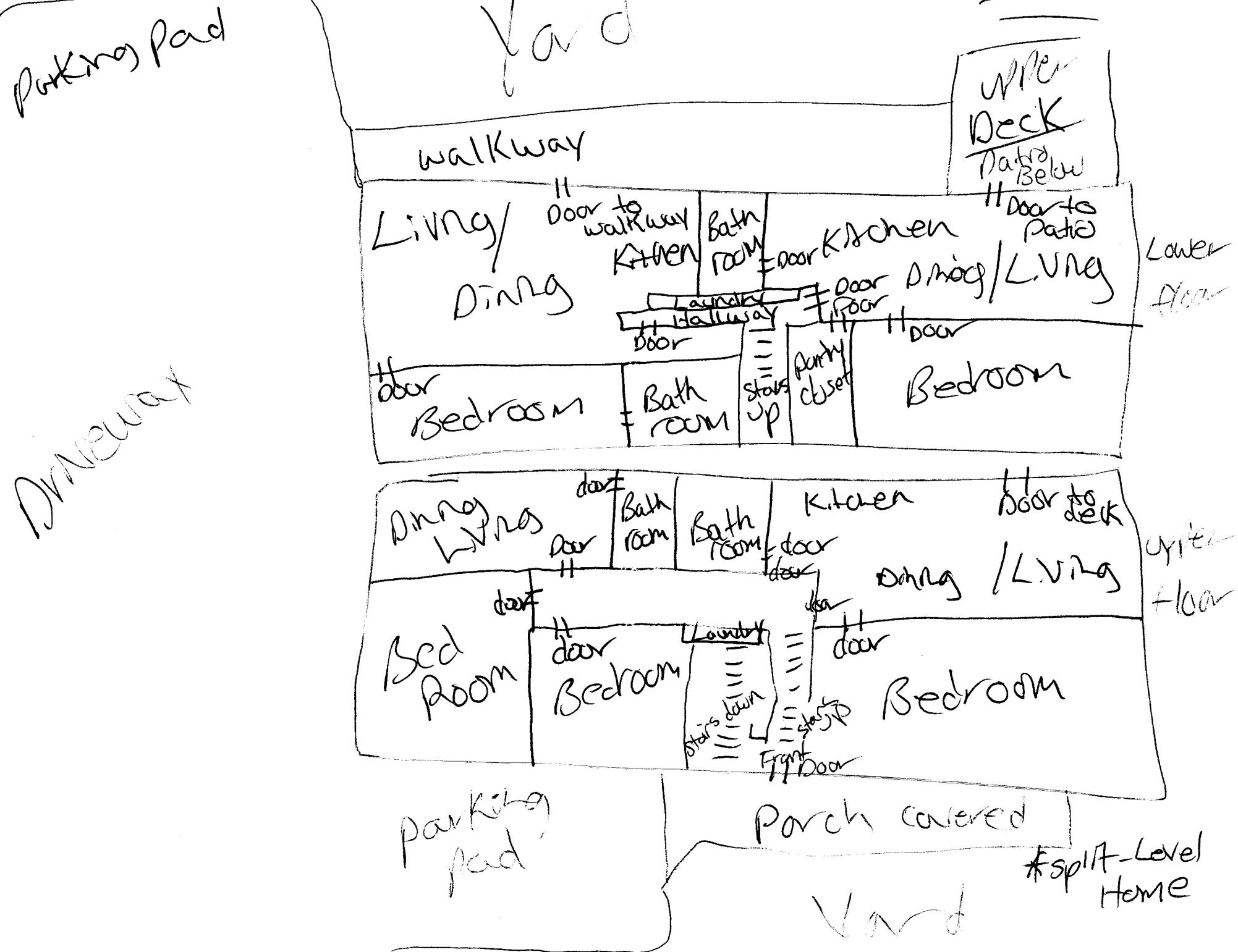














DeKalb County
GEORGIA

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing.)

Applicant(s) Name: _____

Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____

Rezoning: Yes _____ No _____ Existing Zoning: _____ Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____ Existing Land Use: _____

Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27-_____

Special Land Use Request(s): _____

Major Modification: Yes _____ No _____ Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Calendar Dates: CC: _____ PC: _____ BOC: _____

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

Public Notice, Signs: _____ Tree Survey, Conservation (if applicable): _____

Submittal Format: ONE (1) COMBINED, PDF DOCUMENT UPLOAD 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 Separation: _____

Bldg. Orientation: _____ Bldg. Separation: _____

Bldg Materials: Roof _____ Fenestration: _____ Façade Design: _____

Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: _____

Comments: _____

Planner: _____

Date: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments January 2026

Z-26-1247832 (2025-1620) 3792 Memorial College Drive:

Memorial College Drive is classified as a collector 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 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 a 10-foot multi-use path. It requires pedestrian scale streetlights.

Z-26-1247833 (2025-1621) 8277 Norris Lake Way:

Norris Lake Way is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Adjacent street Norris Lake Drive is classified as a Collector. 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 a 10-foot multi-use path. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247784 (2025-1622) 5488 Flat Shoals Parkway:

Flat Shoals Parkway 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.

SLUP-26-1247822 (2025-1623) 3396 Chamblee-Tucker Road:

Chamblee Tucker Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247825 (2025-1624) 2931 Ward Lake Way:

Ward Lake Way is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247829 (2025-1625) 3915 Emerald North Drive:

Emerald North Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247827 (2025-1626) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill 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.

SLUP-26-1247841 (2025-1627) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



Wednesday, November 19, 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.

11/19/2025

N1-2025-1620

Z-26-1247832

3792 Memorial College Drive, Clarkston, GA 30021

- See general comments

N2-2025-1621

Z-26-1247833

8277 Norris Lake Way, Snellville, Ga 30039

- See general comments

N3-2025-1622

Z-26-1247784

5488 Flat Shoals Parkway, Decatur, Ga 30034

- Septic Diagram record from on file from 1999.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - food service establishments

11/19/2025

N4-2025-1623

SLUP-26-1247822

3396 Chamblee-Tucker Road, Chamblee, Ga 30341

- See general comments

N5-2025-1624

SLUP-26-1247825

2931 Ward Lake Way, Ellenwood, GA 30294

- Child day care facility
- See general comments

N6-2025-1625

SLUP-26-1247829

3915 Emerald North Drive, Decatur, GA 30035

- Personal care home
- See general comments

11/19/2025

N7-2025-1626

Z-26-1247827

4493 Flakes Mill Road, Ellenwood, Ga 30394

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.

N8-2025-1627

SLUP-26-1247841

4493 Flakes Mill Road, Ellenwood, GA 30294

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

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

DEVELOPMENT ANALYSIS:

- Transportation/Access/Row

- Storm Water Management

- Flood Hazard Area/Wetlands

- Landscaping/Tree Preservation

- Tributary Buffer

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

REZONE COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel ID. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

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

Required detention facility(s):

COMMENTS:

Signature: Akin Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1247829 Parcel I.D. #: 15 157 06 019

Address: 3915 Emerald North Drive, Decatur 30035

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENTS: Plans and Field reviewed no problem that would interfere with traffic flow.

Signature:



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

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

Address: _____

WATER:

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

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

SEWER:

Outfall Servicing Project: _____

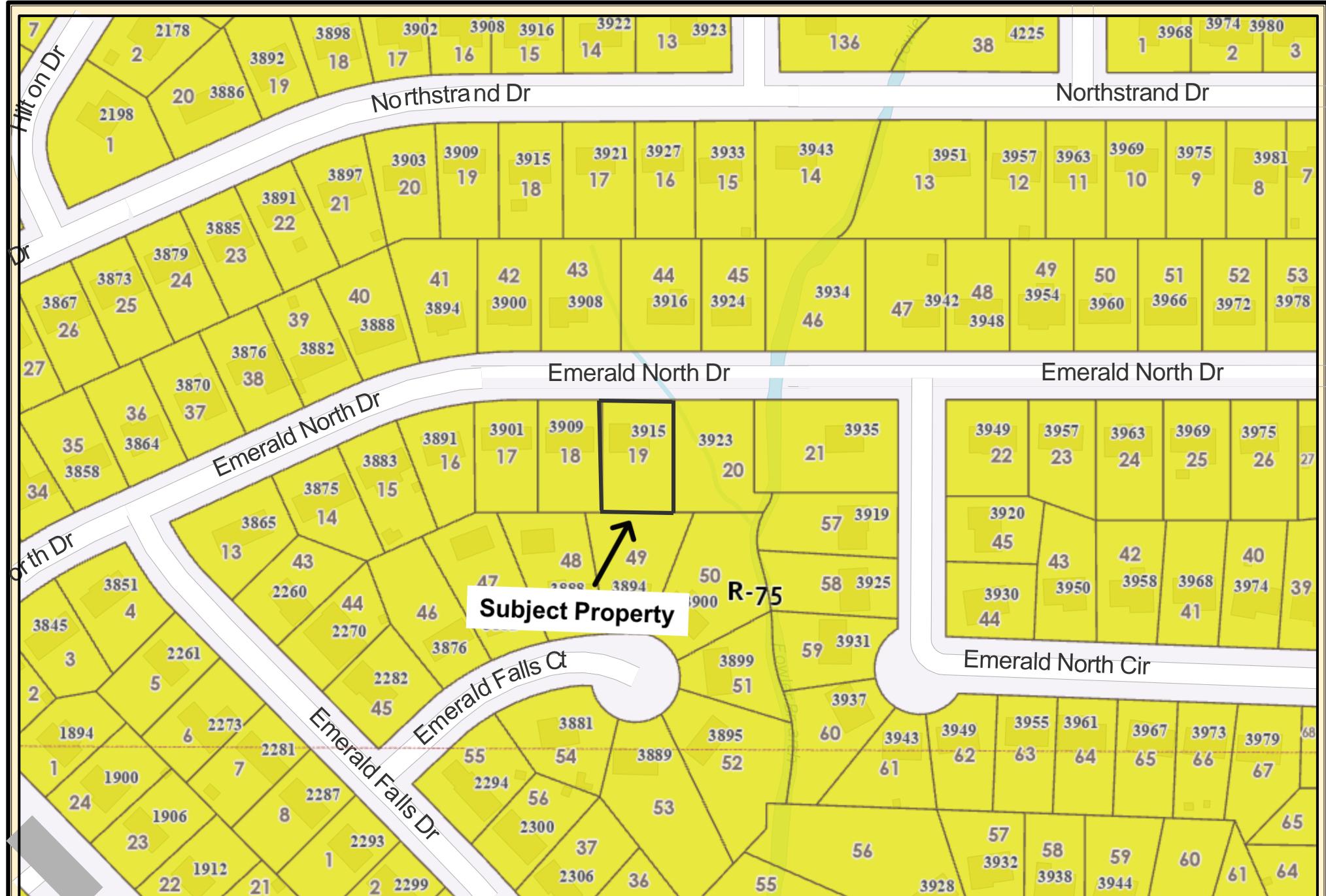
Is sewer adjacent to property: Yes No If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate _____ inadequate _____

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

COMMENTS:

Signature: _____



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
 mi

Date Printed: 12/9/2025



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DeKalb County Parcel Map

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