



Bright from the Start Georgia Department of Early Care and Learning
2 Martin Luther King Jr. Drive SE, 670 East Tower
Atlanta, GA 30334

Phone: (404) 657-5562 WWW.DECAL.GA.GOV

Date: 5/20/2026 **VisitType:** Licensing Study

Arrival: 9:35 AM **Departure:** 4:10 PM

CCLC-38943

Sunbrook Academy at Luella Academy

235 Walker Drive McDonough, GA 30253 Henry County
(770) 914-1933

Regional Consultant

Dyneshia Lynn

Phone: ()

Fax: Dyneshia Lynn

dyneshia.lynn@dec.al.ga.gov

Mailing Address

Same

Quality Rated: ★ ★

Compliance Zone Designation			Compliance Zone Designation - A summary measure of a program's 12 month monitoring history, as it pertains to child care health and safety rules. The three compliance zones are good standing, support, and deficient. Good Standing - Program is demonstrating an acceptable level of performance in meeting the rules. Support - Program performance is demonstrating a need for improvement in meeting rules. Deficient - Program is not demonstrating an acceptable level of performance in meeting the rules.
05/20/2026	Licensing Study	Deficient	
03/11/2026	Complaint Closure	Good Standing	
12/11/2025	Monitoring Visit	Good Standing	

Ratios/License Capacity

Building	Room	Age Group	Staff	Children	NC/C	Max 35 SF.	35 SF. Comp.	Max 25 SF.	25 SF. Comp.	Notes
Building 2	1L Pre-K	GA PreK	2	15	C	22	C	NA	NA	Transitioning, Nap, Lunch
Building 2	1R Pre-K	GA PreK	2	18	C	23	C	NA	NA	Lunch
Building 2	2L Pre-K	GA PreK	1	18	C	22	C	NA	NA	Centers
Building 2	2R School Age	Four Year Olds and Five Year Olds	1	11	C	18	C	NA	NA	Lunch
Building 2	3L School Age		0	0	C	18	C	NA	NA	Not In Use

Total Capacity @35 sq. ft.: 103

Total Capacity @25 sq. ft.: 0

Main	A /1L	Infants and One Year Olds	2	11	C	15	C	NA	NA	Diapering, Floor Play
Main	B/2L	Two Year Olds	2	17	C	21	C	NA	NA	Centers
Main	C/3L	Two Year Olds and Three Year Olds	2	16	C	21	C	NA	NA	Outside
Main	D/4L	One Year Olds	10	8	C	16	C	NA	NA	Lunch
Main	E/5L		1	0	C	23	C	NA	NA	Not In Use
Main	F/6L	Four Year Olds	1	14	C	23	C	NA	NA	Outside
Main	G/1R	Infants and One Year Olds	1	6	C	13	C	NA	NA	Floor Play, Diapering
Main	H/2R	One Year Olds	2	10	C	21	C	NA	NA	Lunch
Main	I/3R		0	0	C	12	C	NA	NA	Not In Use
Main	J/4R	Three Year Olds and Four Year Olds	2	16	C	16	C	NA	NA	Outside
Main	K/5R	Three Year Olds	2	15	C	25	C	NA	NA	Outside

Main	L/6R	Three Year Olds and Four Year Olds	1	17	C	25	C	NA	NA	Outside
Total Capacity @35 sq. ft.: 231					Total Capacity @25 sq. ft.: 0					
Total # Children this Date: 192					Total Capacity @25 sq. ft.: 0					

Building	Playground	Playground Occupancy	Playground Compliance
Building 2	Building 2	421	C
Main	PG A/Right	158	C
Main	PG B/Left	162	C

Enrolled Children						
Under 1 years	1 years	2 years	3 years	4 years	5 years (Prekonly)	5 years and older
20	22	40	33	56	39	48

Comments

The exit conference was discussed the Director.

A Disconnect letter was left with the Assistant Director on this date.

A POI was left that is due on June 04, 2026.

Plan of Improvement: To Be Submitted 06/04/2026



For additional information regarding any licensing topics discussed during this visit, please consult the Rules and Regulations Indicator Manual. This manual provides comprehensive clarification of each rule, including evaluation indicators, related best practices, and relevant considerations to support your program's continued and sustained compliance.

To access the Indicator Manual, please scan the QR code below or visit our website at <https://www.decal.ga.gov/CCS/RulesAndRegulations.aspx>.

Any rule violation which subjects a child to injury or life-threatening situation or any rule violations previously cited but not corrected, may result in the imposition of an adverse enforcement action. Serious or continued noncompliance may also jeopardize participation in one or more DECAL program(s).

Please refer to the website, <http://www.dec.ga.gov/CCS/RulesAndRegulations.aspx>, for information regarding October 1, 2018 rule changes about Criminal Records Checks that may affect your facility. In summary,

- New records checks will be required to be completed if a staff member experiences a six month break in service from the child care industry
- New clearance is required at least once every five years
- Any staff member solely responsible for supervising children will be required to have completed a comprehensive background clearance
- All staff members are required to have completed at least a national fingerprint based clearance check
- Any staff member with only the national fingerprint based clearance, must be under constant and direct supervision of a staff member with a satisfactory comprehensive records check clearance
- Facilities are required to use DECAL KOALA for Criminal Records Checks, including to verify portability of an employee

O.C.G.A. Section 42.1.12(i)(2) requires Bright from the Start: Georgia Department of Early Care and Learning to notify licensed child care programs on accessing and retrieving from the Georgia Bureau of Investigation's (GBI) website a list of the names and addresses of all registered sexual offenders. Please see GBI's website located at <http://gbi.georgia.gov> to access the Georgia Sex Offender Registry.

Refutation Process:

You have the right to refute any of the citations noted in this report with which you disagree. To refute a citation(s), do the following:

- 1) Log into DECAL KOALA www.decalkoala.com with the userid for your program
- 2) On the home page scroll down to the Inspection Reports and select 'Refute Citation' for the visit report in dispute
- 3) Select the specific rule number(s) that you are refuting, add the reason for disagreement regarding the rule citation, and upload supporting documentation
- 4) Submit the refutation in DECAL KOALA to Child Care Services (CCS) within 10 business days of the completion date.

Your refutation will be forwarded to the appropriate CCS manager, who will follow up with you about your concerns. If you have any questions about this process, contact our office at 404-657-5562.

Bright from the Start recommends that all licensed child care providers carry liability insurance coverage sufficient to protect its clients. If you do not have this liability insurance, you are required to post a notice with ½ inch letters in a conspicuous location in the program, notify the parent or guardian of each child in care in writing, obtain their signature to acknowledge receipt and maintain this written acknowledgment on file at the program at all times while the child attends the program and for 12 months after the child's last date of attendance. (O.C.G.A. Section 20-1A-4)

Important Quality Rated/CAPS Update:

As January 1, 2022, child care providers must be Quality Rated to receive Childcare and Parent Services (CAPS). Newly licensed, or new to CAPS providers may be eligible for the new CAPS/QR Provisional Status, allowing for scholarships while working toward a star rating.

Contact the Quality Rated help desk at 855-800-7747 or qualityrated@dec.ga.gov for more information. Free technical assistance is available!



Bright from the Start Georgia Department of Early Care and Learning
2 Martin Luther King Jr. Drive SE, 670 East Tower
Atlanta, GA 30334
Phone: (404) 657-5562 WWW.DECAL.GA.GOV

Summary Report

Date: 5/20/2026 VisitType: Licensing Study

Arrival: 9:35 AM Departure: 4:10 PM

CCLC-38943

Sunbrook Academy at Luella Academy

235 Walker Drive McDonough, GA 30253 Henry County
(770) 914-1933

Regional Consultant

Dyneshia Lynn

Phone: ()

Fax: Dyneshia Lynn

dyneshia.lynn@decal.ga.gov

Mailing Address

Same

The following information is associated with a Licensing Study:

Activities and Equipment

591-1-1-.03 Activities

Met

Comment

Age-appropriate activities observed throughout the center.

591-1-1-.12 Equipment & Toys(CR)

Technical Assistance

Technical Assistance

Please ensure that the green couch in the Main B/2L Two Year Olds classroom is repaired or replaced where it was peeling. Additionally, please ensure that the sharp edges from the broken pieces on the second oven knob in the dramatic play area is made safe.

Correction Deadline: 5/20/2026

591-1-1-.35 Swimming Pools & Water-related Activities(CR)

N/A

Comment

Pool not in use at this time, gates observed locked.

Children's Records

591-1-1-.08 Children's Records

Met

Comment

Records were observed to be complete and well organized.

Facility

591-1-1-.06 Bathrooms

Met

Comment

Bathrooms observed to be clean and well maintained.

591-1-1-.19 License Capacity(CR)

Met

Comment

Licensed capacity was observed to be routinely met by the center on this date.

591-1-1-.25 Physical Plant - Safe Environment(CR)

Not Met

Correction Deadline: 12/11/2025

Corrected on 5/20/2026

The previous citation was observed corrected on this date. Classroom B2L Two Year Olds had trash bags stored in a locked cabinet and classroom F6L Four Year Olds had plates, cups and bowls in plastic stored in a locked cabinet inaccessible to children.

Finding

591-1-1-.25(17) requires that the Center premises be free of plants and shrubs which are poisonous or hazardous. It was determined based on observation that prickly plants and shrubs had been located along the bottom fence lines of Playground Building 2, PG A/Right, and PG B/Left, which had posed a safety hazard.

Correction Deadline: 6/30/2026

591-1-1-.26 Playgrounds(CR)

Not Met

Finding

591-1-1-.26(4) requires that playgrounds be protected from traffic or other hazards by a (4) four foot high fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area. It was determined based on observation that the fence on playground Building 2 had a gap that was 5 inches, on the left side near the wooded area that posed an entrapment hazard. There should be no gaps that measure over 3.5 inches. Additionally, Main PG B/Left playground had the following fencing hazard:

- Six bolts were protruding out of the top, middle and bottom right corners of the 2-year-old fence near the yellow school bus that posed a scratching hazard.
 - Twelve bolts were protruding out of the top, middle and bottom of the exit gate by swing set near Building 2 that posed a scratching hazard.
 - Eleven bolts were protruding out of the top, middle and bottom of the entry gate to the 1-year-old playground that posed a scratching hazard.
 - Four bolts were protruding out of the top, middle and bottom of the entry gate by the brick wall on the 1- year-old playground that posed a scratching hazard.
- -----

Correction Deadline: 6/30/2026

Recited on 5/20/2026

Finding

591-1-1-.26(9) requires the playground to be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete. It was determined based on observation that the following playgrounds had safety hazards

Main PG B/Left playground

- Exposed concrete on the middle exit gate between the 1-year-old and 2-year-old playground.that posed an scratching hazard.
- A Live ant pile was by the yellow, red and blue play structure on the 1-year-old- playground.

Building 2

- A Live ant pile was on the right side near the back fence.
- A Live ant pile was on the left side near the back fence
- A Live ant pile was on the left side of the fence near the parking lot.

Correction Deadline: 6/30/2026

Recited on 5/20/2026

Food Service

591-1-1-.15 Food Service & Nutrition **Met**

Comment

Center menu meets USDA guidelines.

591-1-1-.18 Kitchen Operations **Met**

Comment

Kitchen appears clean and well organized on this date.

Health and Hygiene

591-1-1-.10 Diapering Areas & Practices(CR) **Met**

Comment

Proper diapering procedures observed.

Comment

Staff stated proper knowledge of diapering procedures.

591-1-1-.17 Hygiene(CR) **Met**

Comment

Proper hand washing observed throughout the center on this date.

591-1-1-.20 Medications(CR) **N/A**

Comment

The Provider currently does not dispense/administer medication.

Policies and Procedures

591-1-1-.21 Operational Policies & Procedures **Met**

Comment

Program was observed to have complete emergency drills.

591-1-1-.27 Posted Notices **Met**

Comment

Observed all required posted notices.

591-1-1-.29 Required Reporting**Met****Comment**

Discussed reporting requirements.

Safety**591-1-1-.05 Animals****Met****Comment**

Animals maintained clean and appropriately caged.

591-1-1-.11 Discipline(CR)**Met****Comment**

Age-appropriate discussion and/or redirection observed.

Comment

Staff were observed to maintain a positive learning environment on this date.

591-1-1-.13 Field Trips(CR)**N/A****Comment**

Center does not participate in field trips at this time.

591-1-1-.36 Transportation(CR)**Not Met****Comment**

A current inspection report was observed for vehicles tag# QFK4434, tag# QFK4433, and tag# ECP052 used in transporting children on this date. Vehicles tag# ECP053 and Tag# QFD9995 were not operable. Transportation was observed on this date.

Finding

591-1-1-.36(4)(b) requires that the interior of a transportation vehicle be clean, in safe repair and free of hazardous items, objects and/or other non-essential items which could cause injury. It was determined based on observation that the following vehicles had items with exposed foam that posed a hazard:

Tag# QFK4434

- The first seat on the right had tears
- The second left seat had tears
- The third seat on the right had tears
- The fourth left seat had tears

Tag# ECP052

- Third and fourth right front seats had holes.

Correction Deadline: 6/30/2026**Sleeping & Resting Equipment**

591-1-1-.30 Safe Sleeping and Resting Requirements(CR)**Met****Comment**

Discussed SIDS and infant sleeping position.

Comment

Pleasant naptime environment observed.

Staff Records

591-1-1-.09 Criminal Records and Comprehensive Background Checks(CR)**Met****Comment**

Director provided three files for employees hired since the last visit.

591-1-1-.09 Criminal Records Check(CR)**Met****Comment**

Director provided three files for employees hired since the last visit.

591-1-1-.14 First Aid & CPR(CR)**Met****Comment**

Evidence observed of 100% of center Staff certified in First Aid and CPR containing emergency care for infants and children on this date.

591-1-1-.33 Staff Training**Met****Comment**

Documentation observed of required staff training for 2025.

Correction Deadline: 5/14/2025

Corrected on 5/20/2026

The previous citation was observed corrected on this date. Staff #13 and Staff #14 had evidence of 10 clock hours of training for the year 2025 as required.

591-1-1-.31 Staff(CR)**Met****Comment**

Staff observed to be compliant with applicable laws and regulations.

One staff member was manually added into the system that had Credentials. Additionally, three staff members were in the process of renewing their Child Development Associate Certification.

Staffing and Supervision

591-1-1-.32 Staff:Child Ratios and Group Size(CR)**Met****Comment**

Center observed to maintain appropriate staff:child ratios.

591-1-1-.32 Supervision(CR)**Not Met****Finding**

591-1-1-.32(7) requires that children be supervised at all times appropriate to the individual age, needs and capabilities of each child. Such supervision must include, but not be limited to, indoor and outdoor activities, mealtimes, naptime, transportation, field trips, and transitions between activities. "Supervision" means that the appropriate number of Staff members are physically present in the area where children are being cared for and are providing watchful oversight to the children, volunteers and Students-in-Training. The persons supervising in the child care area must be alert, positioned to maximize their ability to hear and see the children at all times, and able to respond promptly to the needs and actions of the children being supervised, as well as the actions of the volunteers and Students-in-Training, and provide timely attention to the children's actions and needs. Staff shall be attentive and participating with all children during mealtimes and shall be seated within an arm's length away from children thirty-six (36) months of age and younger. It was determined based on observation that a Consultant found a 3-year-old child left in Classroom C/3L while the class was on Playground PG A/Right. The child was not in distress.

Correction Deadline: 5/20/2026

Recited on 5/20/2026