



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Applicant Name: Druniece Jackson

Applicant Email Address: pfcjackson2011@gmail.com

Applicant Mailing Address: 4106 Creek Court Stone Mountain GA
30083

Applicant Phone Number: 470-599-9283

Owner Name: Druniece Jackson
(If more than one owner, attach list of owners.)

Owner Email Address: pfcjackson2011@gmail.com

Owner Mailing Address: 4106 Creek Court Stone Mountain GA
30083

Owner Phone Number: 470-599-9283

Subject Property Address: 4106 Creek Court Stone Mountain GA
30083

Parcel ID Number(s): _____

Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

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

Owner: [Signature] Agent: Druniece Jackson
Signature of Applicant:



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Cedric G. Hudson, MCRP

PRE-APPLICATION FORM

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

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

Applicant Name: Druniece Jackson Phone: 470-599-9283 Email: pfcjackson2011@gmail.com
Property Address: 4106 Creek Court, Stone Mountain, GA 30083
Tax Parcel ID: 15 222 01 022 Comm. District(s): 5 & 7 Acreage: 0.35
Existing Use: Single-family home Proposed Use: Child Day care facility up to 6 kids
Supplemental Regs: YES Overlay District: No DRI: NA
Rezoning: Yes No X
Existing Zoning: R-75 Proposed Zoning: NA Square Footage/Number of Units: _____
Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s): Child day care facility up to 6 children to allow preschool program

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: _____ PC: 07/08/25 BOC: 07/24/25
Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒ Campaign Disclosure: ☒
Zoning Conditions: _____ Community Council Meeting: 06/09/25 Public Notice, Signs: ☒
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: ☒ Fire Inspection: _____ Business License: ☒ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: applicant must show compliance with supplemental regulations for
child day care facility including but not limited to showing that proposed child day care
is at least 1000 feet away from any other child day care facilities.

Planner: John Reid Sr Planner Date: 02/24/2025

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



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PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: Druniece Jackson

ADDRESS/PARCEL: 4106 Creek Court / 15 222 01 022

COMMENTS: last day to hold community meeting with 15 days notice to make

July agenda cycle is April 14th, 2025 with filing deadline April 21st 2025. In addition to submitting
application via the electronic portal link, you will also need to email a copy of your application to
John Reid and follow up with him to confirm he recieved your application by the filing deadline.
please consult SLUP application checklist for list of required items to be submitted for complete
application. If your SLUP is approved, you will still need to obtain required county certificate
of occupancy and county business licenses.

PLANNER: John Reid Senior Planner

Druniece Jackson
4106 Creek Court
Stone Mountain, GA 30083
Pfcjackson2011@gmail.com
470-599-9283

Date: March 7, 2025

Dear Neighbor,

I hope this letter finds you well. I am writing to invite you to a special community meeting to discuss the exciting upcoming opening of a new micro preschool in our area, *Our Little Preschool*. This new venture aims to offer a nurturing, personalized learning environment for young children in our community. We believe that every child deserves a safe, engaging, and enriching early education experience, and we are excited to share our vision with you.

We would love you to join us at one of the two upcoming meetings to learn more, ask questions, and share your thoughts. The details of the meetings are as follows:

Date Options:

April 1, 2025 (virtual via zoom)
Time: 6:30 PM
Zoom Meeting ID: 730 6231 1135
Zoom Passcode: 5fEJJt

April 3, 2025 (In-person)
Time: 6:30 PM
Location: [4106 Creek Court Stone Mountain GA 30083]

During this meeting, we will provide information about *Our Little Preschool*, including our curriculum, the benefits of early childhood education, and how we plan to foster a loving and inclusive environment for children. Additionally, there will be opportunities for you to give feedback, voice your concerns, and get involved as we prepare to open the preschool.

We are excited to build a strong partnership with the community, and your input will be invaluable in shaping the future of *Our Little Preschool*. Please feel free to bring any friends, family, or neighbors who might be interested.

We look forward to seeing you there and working together to create a wonderful educational opportunity for our youngest learners!

Warm regards,
Dru Jackson
Founder, *Our Little Preschool*

EXCLUSIVE OFFER

Make finding a time to meet the easiest part of your meeting. Upgrade to Zoom Workplace Pro Annual today and get Zoom Scheduler free for one month. Terms apply. **Get offer**

Our Little Preschool information session

Tuesday April 1, 6:30 - 7:30 PM

<https://us04web.zoom.us/j/73062311135?pwd=23lgp8uagAnxVAAy6sHXkcdagHrH5R.1>

Start

View join info

+ Add attachments

Description

Druniece Jackson is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us04web.zoom.us/j/73062311135?pwd=23lgp8uagAnxVAAy6sHXkcdagHrH5R.1>

Meeting ID: 730 6231 1135

Passcode: 5fEJt

2 participants

- Druniece Jackson (Host)
- Bernice
External | Not invited before meeting

Druniece Jackson
4106 Creek Court
Stone Mountain GA 30083
470-599-9283
ourlittlepreschool@gmail.com
Pfcjackson2011@gmail.com

March 5th 2025

Zoning Administrator's
Planning and Zoning Department
Stone Mountain /DeKalb County

1300 Commerce Dr
Decatur, GA, 30030

Dear Zoning Administrator

Subject: Application for Special Land Use Permit – In-Home Preschool

I am writing to formally request a special land use permit for my property located at [your property address]. This application is being made in accordance with the zoning regulations governing residential areas, and I seek approval to operate an in-home preschool within my residence.

a) Proposed Zoning Classification (Special Land Use)

I am applying for a special land use designation to allow for the operation of a small in-home preschool within the existing residential zoning classification of my property. This request is in line with local zoning regulations for residential areas, and I understand that it falls under the category of special land use due to the nature of the business being conducted from a residential home.

b) Reason for Rezoning or Special Use Request

The reason for this request is to establish an in-home preschool, which will serve as an educational facility for young children. The preschool aims to provide a nurturing, educational environment for children aged 2 1/2 to 5 years, preparing them for kindergarten with a focus on play-based learning. The decision to run this preschool from my home is

based on my desire to offer personalized, high-quality early childhood education in a safe, home-like environment.

c) Existing and Proposed Use of the Property

Currently, the property is used as a single-family residential home. The proposed use involves operating a preschool within the home, specifically using the downstairs family room open area, along with one additional room for office purposes. This modification will not significantly alter the structure of the home, as the areas utilized are already part of the existing living space.

d) Detailed Characteristics of the Proposed Use

- **Floor Area:** The preschool will operate primarily in the downstairs family room and one additional room for office use. The total area used for the preschool activities will be approximately [X] square feet, which will comfortably accommodate up to six children per class.
- **Height of Building(s):** There will be no changes to the height of the building. The existing structure will be maintained in its current form.
- **Number of Units:** The property will continue to function as a single-family residential unit, with the addition of the preschool as a special use.
- **Mix of Unit Types:** As a residential property, no additional units are planned. The in-home preschool will only involve the designated educational space.
- **Number of Employees:** I, as the owner and primary operator of the preschool, will be the sole employee of the facility. In addition, I may employ one part-time assistant to help with supervision and instruction, depending on enrollment numbers.
- **Manner and Hours of Operation:**
The preschool will operate Monday through Friday with the following schedule:
 - **8:00 AM – 11:00 AM:** Class for children aged 2-3 years old (up to 6 children per class).
 - **11:30 AM – 2:30 PM:** Class for children aged 4-5 years old (up to 6 children per class).

The preschool will host a total of up to 12 children throughout the day, with no more than 6 children in each session. Activities will focus on play-based learning, early literacy, motor skills development, and social interaction.

The preschool will not disrupt the neighborhood in any way. I am committed to maintaining a quiet, respectful atmosphere, ensuring that traffic and noise levels remain consistent with a typical residential area.

Conclusion

I respectfully request your consideration and approval of this application for a special land use permit to allow the operation of an in-home preschool. I believe this educational service will be a valuable asset to the community, providing local families with high-quality early childhood education while maintaining the character of the residential neighborhood.

Please do not hesitate to contact me if further information or clarification is needed. I look forward to the opportunity to discuss this request further and appreciate your attention to this matter.

Thank you for your time and consideration.

Sincerely,

Druniece Jackson

4106 Creek Court

Stone Mountain GA 30083

470-599-9283

pfcjackson2011@gmail.com

Impact Analysis – Special Land Use Permit Application

Proposed Use: In-Home Childcare Center (Ages 2-5)

Location: 4106 Creek Court, Stone Mountain, GA 30083

A. Site Size and Adequacy

The site is adequately sized for the proposed in-home childcare use. The downstairs family room will serve as the main classroom area, offering sufficient space to create a safe, age-appropriate learning environment. The backyard is large and enclosed, providing both a playground and outdoor educational area. The property accommodates all required setbacks and yard requirements. Off-street parking is available via a private driveway, and overflow parking can be safely utilized along the far side of the cul-de-sac, maintaining compliance with open space and parking requirements.

B. Compatibility with Adjacent Properties

The proposed childcare home is located within a quiet, residential cul-de-sac. The intended use is compatible with surrounding single-family homes and does not propose any industrial or commercial intensity. With limited enrollment capacity (presumably under 7-10 children), traffic, noise, and environmental impacts will be minimal. Drop-off and pick-up activities will be staggered to prevent congestion. The childcare facility will operate within normal daytime business hours, reducing the potential for adverse impacts on neighboring properties.

C. Adequacy of Public Services and Utilities

All essential services and utilities, including water, sewer, electricity, and waste collection, are currently available and sufficient to support the proposed use. As the home is already connected to county services, no upgrades or expansions will be necessary.

D. Public Street Capacity and Congestion

Creek Court is a residential cul-de-sac with low baseline traffic volume. Its circular design allows for safe and efficient pick-up and drop-off with no need for U-turns or backing into traffic. The additional traffic generated by the childcare use will be minimal and is not anticipated to overwhelm the traffic-carrying capacity of nearby streets or the cul-de-sac itself.

E. Ingress, Egress, and Emergency Access

Ingress and egress are sufficient. The driveway provides direct access to the property, and the cul-de-sac allows vehicles to navigate smoothly. Emergency vehicles will have clear access via the street and driveway. Internal access within the home is clear, with direct paths from the classroom and outdoor area to the exit points.

F. Hours and Manner of Operation

The in-home childcare will operate during standard weekday business hours (e.g., 7:30 AM – 5:30 PM), with no evening or weekend operations planned. Noise will be limited to normal child activity levels and contained within appropriate hours. There will be no disruptive or commercial-scale activities conducted at the home.

G. Zoning District Compliance

The proposed use is consistent with the residential zoning district, which allows family daycare operations with an approved Special Land Use Permit. The proposal conforms to the relevant provisions of Article 4 and all supplemental regulations for in-home childcare.

H. Consistency with the Comprehensive Plan

The proposed use supports the comprehensive plan's goals of encouraging neighborhood-based services, expanding early childhood education options, and supporting family-oriented development. The in-home setting fosters a community-based, accessible learning environment consistent with policy priorities for child development and local service provision.

I. Refuse and Service Areas

Refuse will be handled through standard residential waste collection services. No commercial dumpsters or external service areas are required. Waste will be managed responsibly, with secure containment to prevent odors or pests.

J. Duration of SLUP

A permanent or renewable SLUP is appropriate given the long-term intent to operate a licensed childcare business. However, the applicant is open to any reasonable duration limits or review periods as recommended by the Commission.

K. Scale and Massing

No structural changes or new construction are proposed. The use will occur within the existing residential structure, and no additions will be made that impact scale, massing, or shadowing of adjacent homes. The home fits within the character of surrounding properties.

L. Historic or Archaeological Resources

There are no known historic buildings or archaeological sites on or adjacent to the subject property. The proposed use will not affect any such resources.

M. Compliance with Supplemental Regulations

The in-home childcare center will comply with all applicable supplemental regulations, including child-to-caregiver ratios, safety and health standards, licensing, fire safety requirements, and outdoor play area fencing.

N. Neighborhood and Community Needs

The childcare home addresses a growing need for accessible, local early childhood education in the Stone Mountain area. Community input will be welcomed throughout the process, and the applicant is committed to being a respectful, positive addition to the neighborhood. The in-home setting provides a nurturing, small-group learning experience that aligns with community preferences for high-quality childcare options.

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: 21 April 2025

TO WHOM IT MAY CONCERN:

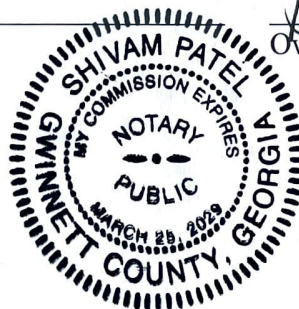
I/WE: Druniece Jackson
Name of Owner(s)

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.

Shivam Patel
Notary Public



Druniece Jackson
Owner

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.

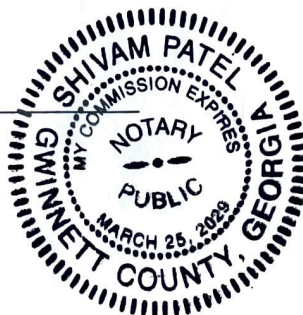
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Shivam Patel
Notary

[Signature]
Signature of Applicant / Date

Check one: Owner ☒ Agent _____

03/25/29
Expiration Date/ Seal



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

Stairs

Toy area

Reading Area

Sliding door
to
out doors

Parents wall

Learning Table

Audio visual
School Material

Cubbers

Office

Room

Room