

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 ☒ or UNDER 18 _____ years of age (check one)

Subject Property Address: 1747 Flintwood Dr. SE Atlanta, GA 30316

Distance to the closest Personal Care Home/Child Care Institution: over 1,000ft

Parcel ID Number(s): 1511608033

Acreage: 0.28 Commission District(s): 3 & 6 Super District: _____

Zoning District(s): _____ Land Use: SUB

Applicant Name: Dr. Patricia Dykes

Applicant Email Address: pdykes90@gmail.com

Applicant Mailing Address: 1747 Flintwood Dr SE Atlanta, GA 30316

Applicant Phone Number: (770) 568-7944

Owner Name: Dr. Patricia Dykes

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

Owner Email Address: Same as above

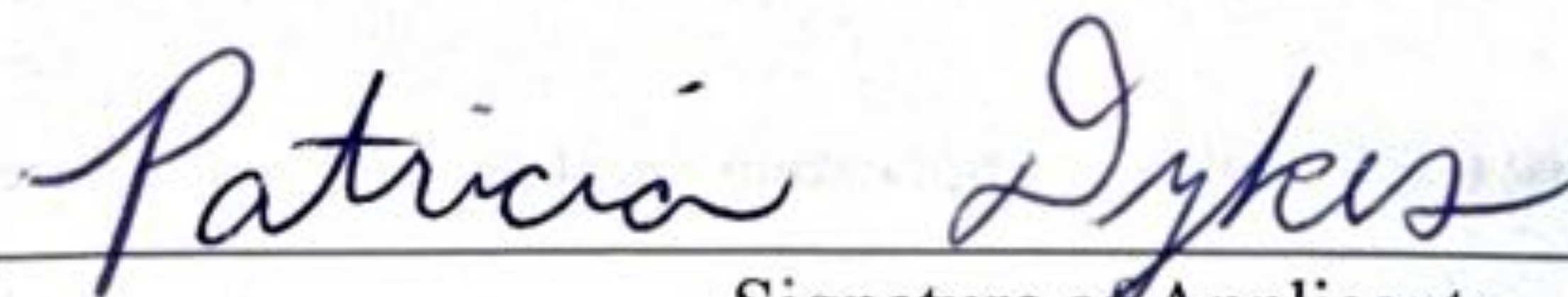
Owner Mailing Address: Same as above

Owner Phone Number: Same as above

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

Owner: X

Agent: _____



Signature of Applicant:

Letter of Application

I plan to open a family child care learning home at my residence at 1747 Flintwood Dr. SE Atlanta, GA 30316. I would like to receive a Special Land Use Permit for a six bed capacity. I am requesting this because the house has the square footage to do so successfully. This will allow my staff and I to help more families in need of childcare and early childhood education within the community. My home is equipped with smoke detectors and a carbon monoxide detector. The house has the required square footage per the GA Decal licensing requirements for all the children to be comfortable in the residence. The house has a security alarm monitoring system and outdoor cameras will be added to capture the entire property from all angles outside. We will operate from 7:00 AM until 5:00 PM Monday through Friday for children six weeks to four years of age. Morning snack, lunch, and afternoon snack will be offered. All staff are CPR and First Aid certified, completed 10 hours of ECE training with GA DECAL, and all other requirements outlined in the Bright From the Start FCCLH Licensing Guide. The residence has a living room, kitchen, three bedrooms, two bathrooms, a backyard deck, a carport for parking, and large front and backyards. The staff will include myself, and one-two volunteers/helpers. I have been a GA State certified early childhood and elementary education teacher for over ten years. I have a bachelor's degree in Elementary Education, a master's degree in Teaching & Leadership, and a Doctorate degree in Educational Leadership & Administration. It is my passion to bring educational opportunities to families to prepare their children for preschool and beyond. Additionally, I have experience teaching and caring for children with special needs. I intend to connect families whose children are in need of physical, occupational, and speech therapies to programs for early intervention services. It brings me great joy to bring my experience and expertise to help the children and their families within the community.

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.

Located on 0.28 acres, 1,438 square feet adequate land is available to operate in-home childcare. All required yards, open space, off-street parking, and all other applicable requirements are met.

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 home is part of a family-oriented neighborhood. The proposed use of the property is compatible with adjacent properties because there are children present in the neighborhood already.

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

Given that the area surrounding the proposed in-home childcare facility contains public streets, adequate public services and facilities are available. There are also utilities available in the home.

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.

A carport would be used to enter and exit the home. The Brightwheel for childcare centers app will be utilized to ensure quick and easy check-in/check-out procedures. This would limit traffic because cars won't be parked off the side of the road and drop-off/pick-up will be seamless.

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

In the event of an emergency such as a fire, the home will have adequate ingress and egress to the current structure. The property currently has ingress and egress from Flintwood Dr. SE.

F. Whether or not the proposed use will create adverse impacts upon any adjoin land use by reason of the manners and hours of operation of the proposed use.

The hours of operation proposed for the in-home childcare facility should not create any adverse impacts upon any adjoining land.

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 proposed use is consistent with the requirements of the zoning district's 3 and 6 classifications in which the property is located.

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

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

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

Adequate provision of refuse and service areas will be provided in the home.

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

There appears to be no compelling reason for limiting the duration of the requested Special Land Use Permit.

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 proposed use is in an existing family home and is consistent with nearby single-family homes. The applicant has no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.

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

There are no known historic buildings, sites, districts or archaeological resources in the immediate area that will be adversely affected by the proposed use.

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

The proposed use satisfied all requirements contained within the supplemental regulations for an in-home daycare special land use permit.

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 proposed use shows consistency with the needs of the community as a whole.

Pre-submittal Community Meeting Notice

Dr. Patricia Dykes, Ed.D.

1747 Flintwood Dr SE, Atlanta, GA 30316

May 21, 2025

Dear Property Owner,

It is with great excitement that I inform you of my plans to apply for a Dekalb County *Special Land Use Permit* to begin a Family Childcare Learning Home at my residence. I am a former educator, with over ten years of experience teaching in grades kindergarten through sixth. I am dedicated to teaching children social emotional skills, positive behavior strategies, and preparing them for preschool and beyond. Find out more about my childcare learning home, ask questions, and voice your opinion at the following community meeting:

Date: June 5, 2025

Time: 6:30 PM- 7:15 PM EST

Location: Zoom meeting ID: 891 7101 1352

Passcode: 3QTfMj

Zoom Link:

<https://us05web.zoom.us/j/89171011352?pwd=ahR5A19ZEfBvnamPiuu4vSRhNKzMby.1>

If you have any questions about the meeting, please call/text (770) 568-7944 or e-mail pdynes90@gmail.com. I look forward to seeing you there!

Sincerely,

Dr. Patricia Dykes, Ed.D.



The LOL Center

Community Meeting for SLUP
(FCCLH)

Dr. Patricia Dykes, Ed.D.



Meet the Teacher

- + BA Elementary Education
- + M.Ed. Teaching & Leadership
- + Ed.D. Leadership & Administration
- + Originally from Pittsburgh, PA but moved to GA in 2016



Teaching Experience

- + Classroom teacher for 13 years
- + All subjects including math, English, LA, reading, science, social studies, religion and STREAM
- + Taught grades Pre-K- 6th
- + Spent my career in the Archdiocese of Atlanta Catholic Schools

My Plan

- + I am applying for a Special Land Use Permit with Dekalb County
- + I'd like to open a FCCLH
- + This allows me to teach 6 children for a full day from 7:00 AM until 5:00 PM
- + I would like to hire a helper (volunteer or college intern)
- + I would like to offer students credit towards Early Childhood Education and Special Education coursework



My Plan Continued

- + By allowing high schoolers and college students to volunteer at my FCCLH, it provides opportunities for growth and development in education
- + I will partner with local colleges who require practicum courses and hands-on experience working with children



My Plan Continued

- + Business name: The LOL Center, The Love of Learning
- + I chose this name because I believe that all children can develop a love of learning through a play-based curriculum and with a teacher who creates a love, caring environment
- + My logo was created with bitmojis because during my time in the classroom, I connected with my students through bitmojis and emojis, which allowed me to build positive relationship with my students





phillipmartin

My Purpose

- + Classified a daycare but operating as a learning home to prepare young children for early education
- + I believe that all children are capable of learning
- + I strive to educate children in a loving, inclusive environment for all learner, regardless of race, gender, ability, etc.
- + a home-based learning center allows children to feel safe, welcomed, and valued in a small group environment

Children w/ Special Needs

- + Mom of a child who has special accommodations
- + My 2-year-old was born 3 months early
- + Caused him to have developmental delays
- + I can provide families find resources and connect them with physical, occupational, and speech therapists



Importance of Early Learning

- + Early childhood education is crucial for a child's development
- + It lays the foundation for a child's future success in school and throughout his/her life.
- + ECE fosters social and emotional skills, cognitive development, and readiness for formal schooling.
- + The first five years are a critical period for brain development, and early learning experiences can significantly impact a child's cognitive and emotional growth



My Curriculum

- + Multi-age Experience Early Learning Curriculum
- + Researched based curriculum that focuses on social emotional skills, language development,
- + Mixed group allows teachers to differentiate activities to fit various age groups
- + Lessons are geared towards 2-5-year-olds but can be adjusted to simplify activities, games, and projects

Spanish Immersion

- + Exposure to a second language early in life also enhances language skills, including pronunciation and vocabulary, and fosters cultural awareness and appreciation
- + Increases children's social and cultural sensitivity, improves cognitive development, and provides increased career opportunities
- + I will teach beginning words for early literacy such as shapes, colors, emotions, numbers, alphabet, etc.

SEL Research

- SEL is how children and adults learn to understand and manage emotions, set goals, show empathy for others, establish positive relationships, and make responsible decisions.

+

Five Core Competencies

- Self Awareness
- Self Management
- Social Awareness
- Relationship Skills
- Responsible Decision Making



SEL Resources

Heart-Mind Well-Being



+ For Teachers

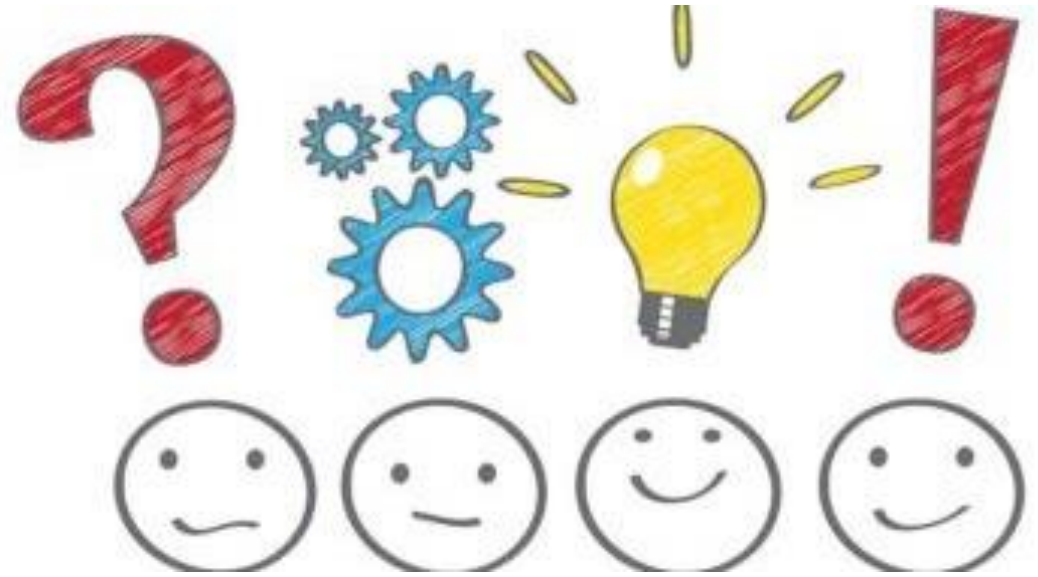
[Integrate SEL and Academics](#)

[Character Education Activities](#)

+ For Parents

[Parent's Guide to SEL](#)

[SEL Development In Toddlers](#)



Questions/Concerns?

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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

Notary

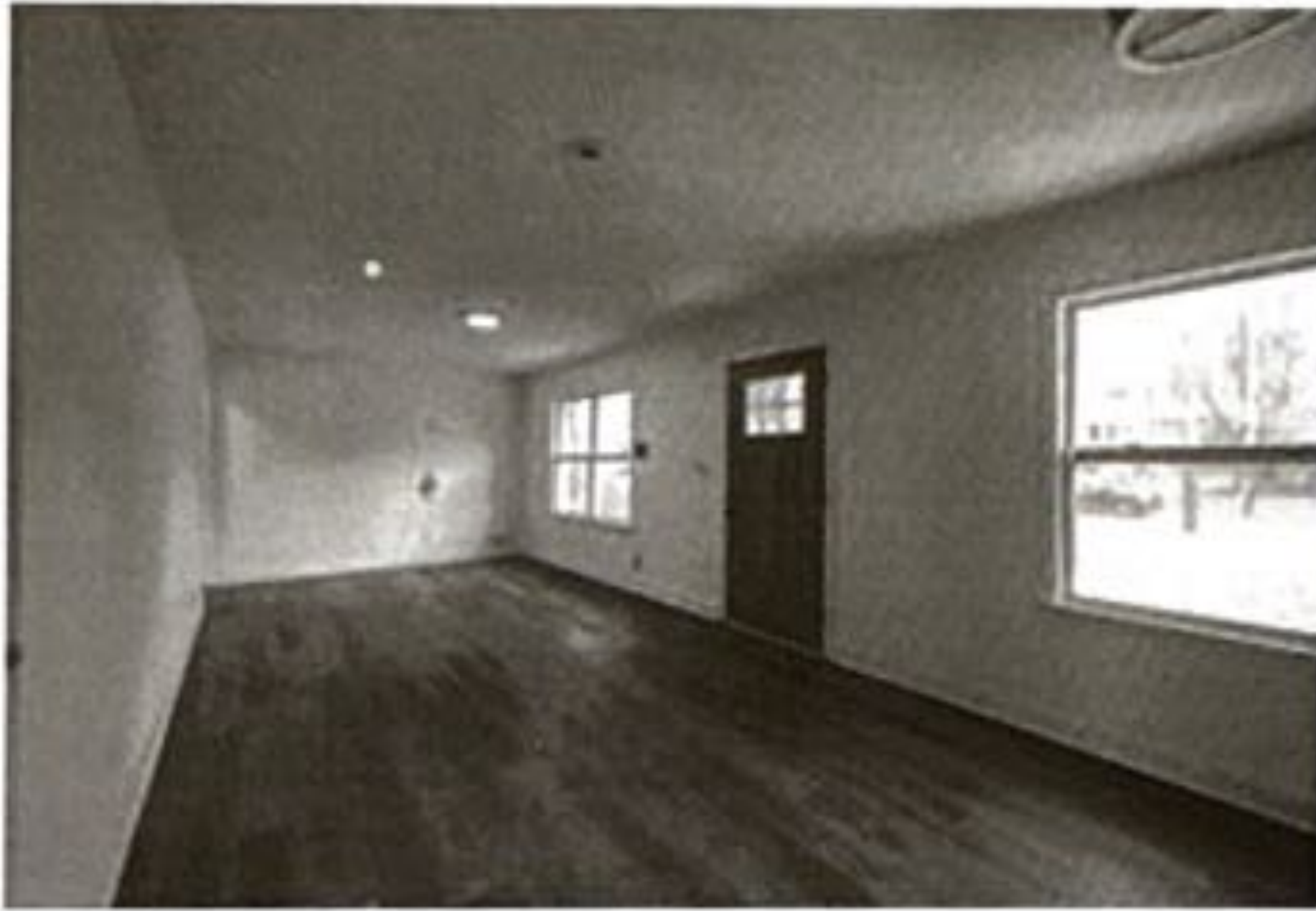
Signature of Applicant /Date

Check one: Owner _____ Agent _____

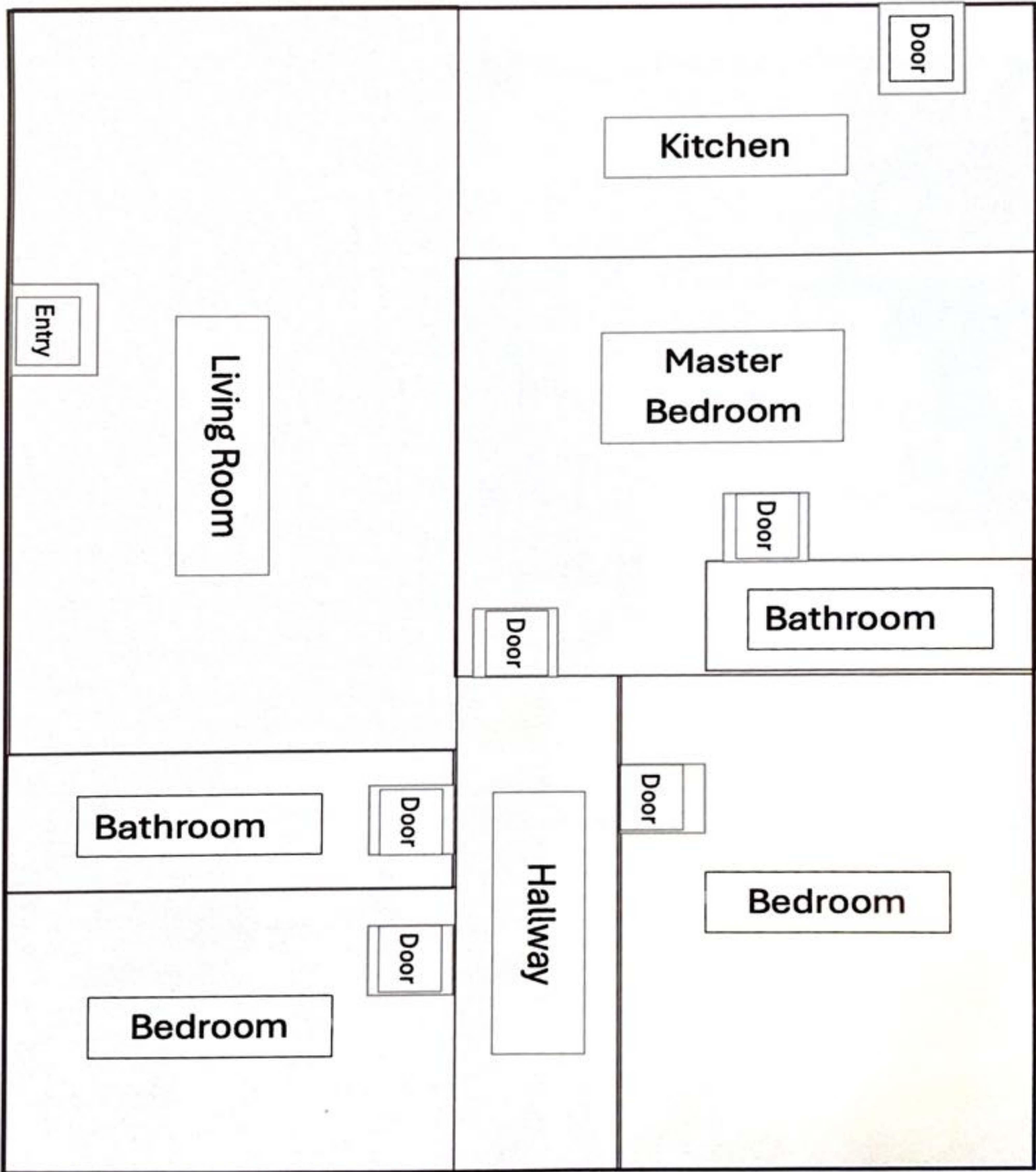
Expiration Date/ Seal

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

Building Form Information



Floor Plan





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: Patricia Dykes Phone: 770-568-7944 Email: pdynes90@gmail.com

Property Address: 1747 Flintwood Drive, Atlanta 30316

Tax Parcel ID: 15 116 08 033 Comm. District(s): 3 & 6 Acreage: 0.28

Existing Use: _____ Proposed Use: CCI, 4-6

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes _____ No X

Existing Zoning: R-75 Proposed Zoning: R-75 Square Footage/Number of Units: _____

Rezoning Request: N/A

Land Use Plan Amendment: Yes _____ No X

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

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

Special Land Use Request(s): Child day care for 4-6 children.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: X PC: X BOC: X
Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X
Zoning Conditions: N/A Community Council Meeting: X Public Notice, Signs: X
Tree Survey, Conservation: N/A Land Disturbance Permit (LDP): _____ Sketch Plat: N/A
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: N/A Tent Permit: N/A 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: Customer was informed that if she wants to increase her clients to more than 6, she will need to attempt to rezone the property. Rezoning, however, would be a challenge, as this would be considered "spot zoning".

Planner: LaSondra Hill, Admin Specialist Date: 05/20/2025

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