

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 05 Super District 07

**Application of Druniece Jackson for a Special Land Use Permit (SLUP) allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 4106 Creek Court.**

**PETITION NO:** N10-2025-0633 SLUP-25-1247526

**PROPOSED USE:** Child daycare facility, for up to six (6).

**LOCATION:** 4106 Creek Court, Stone Mountain, Georgia 30083

**PARCEL NO. :** 15 222 01 022

**INFO. CONTACT:** Adam Chappell, Sr. Planner, AICP

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

**PURPOSE:**

Application of Druniece Jackson for a Special Land Use Permit (SLUP) allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (June 2025) Deferral.

**PLANNING COMMISSION:** (July 8, 2025) Pending.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The subject property is improved with a single-family detached dwelling that was constructed circa 1963. The applicant, Druniece Jackson, requests a Special Land Use Permit (SLUP) to allow for a child daycare facility for up to six (6) individuals to operate on the subject property. The applicant's letter of intent submitted with their application describes their proposal as an "in-home preschool" for children aged two-and-a-half (2 ½) to five (5) years. Hours of operation would be limited to Monday through Friday during typical business hours and the use will take place within the existing dwelling. The proposed use by the applicant falls under the definition of a child daycare facility, which is defined in Section 9.1.3. of the *Zoning Ordinance* as: *"An establishment operated by any person with or without compensation providing for the care, supervision, and protection of six (6) or fewer children who are under the age of eighteen (18) years for less than twenty-four (24) hours per day, without transfer of legal custody. For the purpose of computing the number of children within the child day care facility, all children who are related by blood, marriage, adoption or guardianship to the person or persons operating the facility shall be included."* The existing dwelling is served by a driveway that increases in width from the apron located on Creek Court and leads to an enclosed garage, which allows for ample parking as well as sufficient access/egress for visitors. There are no changes proposed to the exterior of the building from view of Creek Court, and there is adequate screening in the form of an opaque fence as well as significant vegetative screening along the eastern and western property lines. The proposed use appears to meet the criteria of both Section 27-7.4.6. and Section 27-7.4.7. (C) of the *Zoning Ordinance*. At the Community Council District 5 meeting held on June 9, 2025, Community Council recommended *Deferral* of the application contingent on the applicant completing required certifications. Staff believes that these requests are independent of the SLUP process with respect to the proposed land use of the property and believes that the proposed use would provide a service that is consistent with the needs of the local

community while mitigating potential nuisances, consistent with Section 27-7.4.6. and Section 27-7.4.7. (C). Therefore, Planning and Sustainability Department recommends “*Approval with Conditions*”.

**PLANNING COMMISSION VOTE: (July 8, 2025) Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Deferral 5-0-1.** Defer the request until the applicant completes the child development learning certification and supplies additional information on the support teacher.

**SLUP-25-1247526 (2025-0633)**  
**Recommended Conditions – July 2025**  
**4106 Creek Court, Stone Mountain, GA 30083**

1. The proposed child daycare facility shall be limited to cumulatively serving no more than six (6) individuals per day. Hours of operation shall be limited to Monday-Friday between the hours of 8:00am and 5:00pm.
2. This SLUP shall be non-transferable and shall expire within 24 months of the date of adoption by the Board of Commissioners to allow the governing authority the opportunity to re-review the criteria of Section 27-7.4.6. and Section 27-7.4.7. (C) upon the filing of a new SLUP application for a child daycare facility.

**Planning Commission Hearing Date: July 8, 2025**  
**Board of Commissioners Hearing Date: July 24, 2025**

### STAFF ANALYSIS

<b>CASE NO.:</b>	SLUP-25-1247526	<b>File ID #:</b> 2025-0633
<b>Address:</b>	4106 Creek Court Stone Mountain, GA 30083	<b>Commission District: 5      Super District: 7</b>
<b>Parcel ID(s):</b>	15-222-01-022	
<b>Request:</b>	Special Land Use Permit (SLUP) to allow a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) Zoning District.	
<b>Property Owner(s):</b>	Druniece Jackson	
<b>Applicant/ Agent:</b>	Druniece Jackson	
<b>Acreage:</b>	0.35 acres	
<b>Existing Land Use:</b>	Single-family dwelling	
<b>Adjacent Zoning:</b>	<b>North:</b> MU-4 <b>East:</b> R-75 <b>South:</b> R-75 <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	<b>x_Consistent</b>	<b>Inconsistent</b>

### STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The subject property is improved with a single-family detached dwelling that was constructed circa 1963. The applicant, Druniece Jackson, requests a Special Land Use Permit (SLUP) to allow for a child daycare facility for up to six (6) individuals to operate on the subject property.

The applicant's letter of intent submitted with their application describes their proposal as an "in-home preschool" for children aged two-and-a-half (2 ½) to five (5) years. Hours of operation would be limited to Monday through Friday during typical business hours and the use will take place within the existing dwelling. The proposed use by the applicant falls under the definition of a child daycare facility, which is defined in Section 9.1.3. of the *Zoning Ordinance* as:

*"An establishment operated by any person with or without compensation providing for the care, supervision, and protection of six (6) or fewer children who are under the age of eighteen (18) years for less than twenty-four (24) hours per day, without transfer of legal custody. For the purpose of computing the number of children within the child day care facility, all children who are related by blood, marriage, adoption or guardianship to the person or persons operating the facility shall be included. "*

The existing dwelling is served by a driveway that increases in width from the apron located on Creek Court and leads to an enclosed garage, which allows for ample parking as well as sufficient access/egress for visitors. There are no changes proposed to the exterior of the building from view of Creek Court, and there is adequate screening in the form of an opaque fence as well as significant vegetative screening along the eastern and western property lines. The proposed use appears to meet the criteria of both Section 27-7.4.6. and Section 27-7.4.7. (C) of the *Zoning Ordinance*.

At the Community Council District 5 meeting held on June 9, 2025, Community Council recommended *Deferral* of the application contingent on the applicant completing required certifications. Staff believes that these requests are independent of the SLUP process with respect to the proposed land use of the property and believes that the proposed use would provide a service that is consistent with the needs of the local community while mitigating potential nuisances, consistent with Section 27-7.4.6. and Section 27-7.4.7. (C). Therefore, Planning and Sustainability Department recommends **"Approval with Conditions"**:

- 1) The proposed child daycare facility shall be limited to cumulatively serving no more than six (6) individuals per day. Hours of operation shall be limited to Monday-Friday between the hours of 8:00am and 5:00pm.
- 2) This SLUP shall be non-transferable and shall expire within 24 months of the date of adoption by the Board of Commissioners to allow the governing authority the opportunity to re-review the criteria of Section 27-7.4.6. and Section 27-7.4.7. (C) upon the filing of a new SLUP application for a child daycare facility.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### ZONING COMMENTS – MAY 2025

**N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road):** N. Hairston Road is classified as a Major Arterial.

**N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road):** Snapfinger Road is classified as a local roadway. 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. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road):** Biffle Road is classified as local. 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. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk on any street.

**N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road):** Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 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 (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive 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. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway):** Northeast Expressway is classified as a Collector. Land development permit is required- 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 (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road):** Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 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 (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive):** Enid Drive is classified as a local roadway.

**N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive):** Preakness Drive is classified as a local roadway.

**N10-2025-0633 SLUP-25-1247526 (4106 Creek Court):** Creek Court is classified as a local roadway.

**N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road):** Clifton Church Road is classified as a minor arterial.



5/30/2025

**To: Mr. John Reid, Senior Planner**  
**From: Ryan Cira, Environmental Health Manager**  
**cc: Alan Gaines, Technical Services Manager**  
**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.

**N1-2025-0624 SLUP-25-1247517:** 1101 N. Hairston Road, Stone Mountain, GA 30083  
Review general comments

**N2-2025-0625 Z-25-1247521:** 2381 Snapfinger Road, Decatur, Ga 30034  
See general comments

**N3-2025-0626 SLUP-25-1247527:** 5083 Biffle Road, Stone Mountain, GA 30088  
See general comments

**N4-2025-0627 Z-25-1247528:** 3803 & 3815 Glenwood Road, Decatur, GA  
See general comments

**N5-2025-0628 Z-25-1247529:** 3265 Northeast Expressway, Chamblee, GA 30341  
See general comments.

**N6-2025-0629 Z-25-1247470:** 7566 Union Grove Road, Lithonia  
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N7-2025-0630 SLUP-25-1247471:** 7566 Union Grove Road, Lithonia, GA 30058  
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N8-2025-0631 SLUP-25-1247516:** 1816 Enid Drive, Lithonia, GA 30058  
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N9-2025-0632 SLUP-25-1247522:** 3600 Preakness Drive, Decatur, GA 30034  
See general comments

**N10-2025-0633 SLUP-25-1247526:** 4106 Creek Court, Stone Mountain, GA 30083  
See general comments

**N11-2025-0634 SLUP-25-124753:** 2854 Clifton Church Road, Atlanta, GA 30316  
See General Comments

**N12-2025-0635 TA-25-1247540:** 3221 Glenwood Road, Decatur, GA  
See general comments





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**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)  
4106 Creek Court, Stone Mountain, GA 30083

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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

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- Storm Water Management

N/A

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- Flood Hazard Area/Wetlands

N/A

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- Landscaping/Tree Preservation

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- Tributary Buffer

N/A

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- **Fire Safety**

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**DEKALB COUNTY GOVERNMENT  
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**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-25-1247526 Parcel I.D. #: 15 222 01 022

Address: 4106 Creek Court Stone Mountain, GA 30083

Drainage Basin: Snapfinger Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No impact has been recorded. However, adequate erosion control measure is recommended.

Required detention facility(s): N/A

**COMMENTS:**

The SLUP, if approved will not affect existing county road and drainage infrastructure.

Signature: Akin A. 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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247526 Parcel I.D. #: 15-222 01-222  
Address: 4106 Creek Court  
Stone Mountain, Ga. 30083

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) 6/7<sup>th</sup> 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: No traffic engineering concerns at this time.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: Jeffrey Ferrell



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**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)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-25-1247526 Parcel I.D. #: 15 222 01 022

Address: 4106 Creek Court

\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

Size of existing water main: 6" CI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: \_\_\_\_\_

\_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Upper Snapfinger Creek

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

Water Treatment Facility: Snapfinger adequate ☐ inadequate ☐

Sewage Capacity: 36 (MGPD) Current Flow: 28 (MGPD)

**COMMENTS:**

The SLUP, if approved will not affect existing county road and drainage  
infrastructure.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature: Yola Lewis



<b>MARTA July 2025 Case Comments</b>
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**N5-2025-0628      Z-25-1247529      2381 Snapfinger Road, Decatur, GA 30034**

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

**N4-2025-0627      Z-25-1247528      3803 & 3815 Glenwood Road, Decatur, GA 30032**

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

**N5-2025-0628      Z-25-1247529      3265 NE Expressway, Chamblee, GA 30341**

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.



DeKalb County  
GEORGIA

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](http://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



DeKalb County  
GEORGIA

Government Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://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

**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  
470-599-9283  
[ourlittlepreschool@gmail.com](mailto:ourlittlepreschool@gmail.com)  
[Pfcjackson2011@gmail.com](mailto:Pfcjackson2011@gmail.com)

March 5<sup>th</sup> 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 comfortably accommodate up to six children per day
- **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 an employee of the facility. In addition, I will employ one Full-time assistant to help with supervision and instruction as well as another part time employee, depending on enrollment numbers.
- **Manner and Hours of Operation:**

The preschool will operate Monday through Friday with the following schedule:

- **8:00 AM – 5PM:** Class for children aged 2-3 years old (up to 6 children per class).

The preschool will host a total of up to 6 children throughout the day. 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



① Tuesday April 1, 6:30 - 7:30 PM

② <https://us04web.zoom.us/j/73062311135?pwd=23lgp8uagAnxVAAy6sHXkcdagHrH5R.1>

View join info

### Description

**Join Zoom Meeting**

<https://us04web.zoom.us/j/7306231135?pwd=23lgpuagAnxVAAY6sHXkcdagHrH5R.>

Meeting ID: 730 6231 1135

Passcode: 5fEJt

 Druniece Jackson (Host)

External | Not invited before meeting

**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:

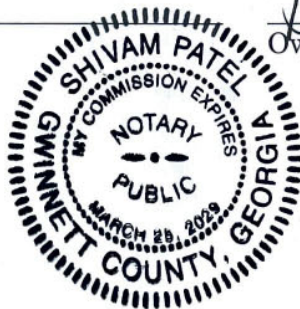
I/WE: Druniece Jackson  
Name of Owner(s)

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



DeKalb County  
GEORGIA

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.

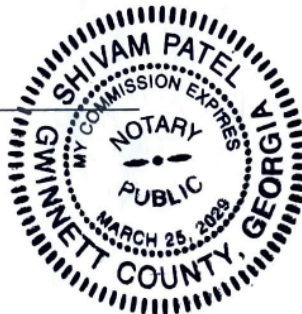
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant / Date

Check one: Owner ☒ Agent ☐

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

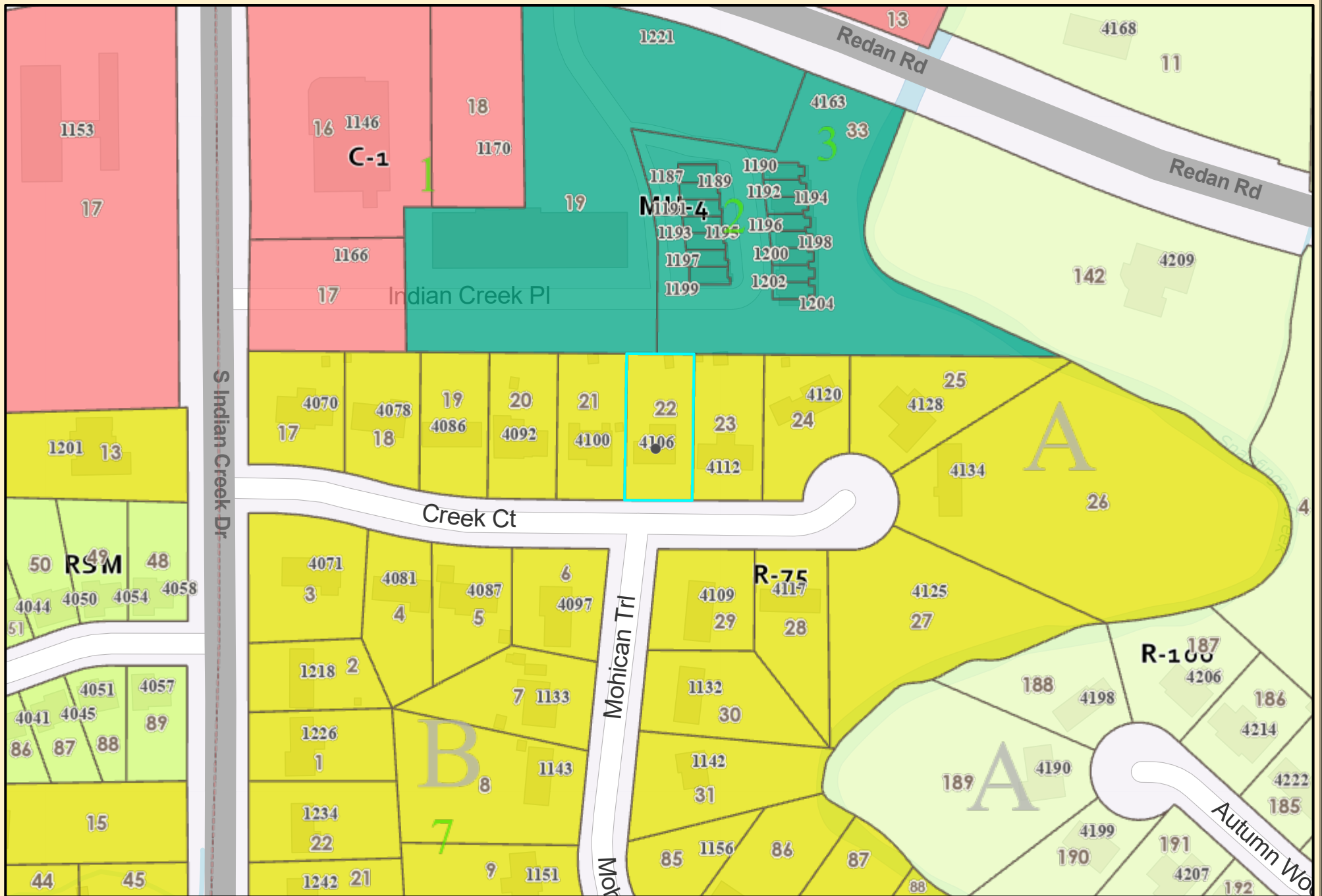
Audio visual  
School material

Cubbies

Office

Room

Room



### Zoning Map - 4106 Creek

0 0.0075 0.015 0.03 0.045 0.06  
mi

Date Printed: 6/25/2025



#### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



A horizontal scale bar with tick marks at 0, 0.0075, 0.015, 0.03, 0.045, and 0.06 miles. The bar is divided into five equal segments, each representing 0.0075 miles.



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Date Printed: 6/25/2025



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