

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06

**Application of Dr. Patricia Dykes for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district, at 1747 Flintwood Drive.**

**PETITION NO:** N7-2025-0966 SLUP-25-1247611

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

**LOCATION:** 1747 Flintwood Drive, Atlanta, Georgia 30316

**PARCEL NO. :** 15 116 08 033

**INFO. CONTACT:** Lucas Carter, Planner

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

**PURPOSE:**

Application of Dr. Patricia Dykes for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with conditions.

**PLANNING COMMISSION:** (Sept. 9, 2025) Pending.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The applicant requests a special land use permit (SLUP) to allow a child day care facility for up to six (6) children at 1747 Flintwood Drive, Atlanta, GA 30316 (Parcel 15 116 08 033) in the R-75 district. The ±0.28-acre lot contains a one-story single-family residence of roughly 1,438 square feet with a driveway accommodating approximately three vehicles. The site lies within the Suburban (SUB) Character Area and is bordered on all sides by R-75 single-family homes of similar scale and massing. The proposed use is small in scale, residential in appearance, and compatible with the surrounding block pattern. Anticipated external effects are limited to short, predictable windows at drop-off and pick-up. The local street network, public services, and utilities are adequate to serve the use; no additions or accessory structures are proposed; no historic resources are affected; and access/egress conditions present no identified safety concerns. The house and lot provide sufficient space to function as a child day care facility while maintaining neighborhood character. The request advances Comprehensive Plan objectives for the Suburban Character Area by supporting neighborhood stability and allowing low-intensity, neighborhood-serving uses within existing residential structures where the residential form is retained. (2050 Comp Plan, page 41) Increasing access to early childhood care proximate to households supports plan goals for community health, educational readiness, and equitable access to services without altering the area's-built form or introducing commercial character. The proposal meets all supplemental regulations for child day care facilities as outlined in Section 27-4.2.19 Therefore, upon review of Section 7.4.6 of the Zoning Ordinance, Staff recommends *"Approval, subject to the attached conditions"*.

**PLANNING COMMISSION VOTE:** (September 9, 2025) Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval (10-0-0) with the following conditions:** 1. SLUP shall expire in 18 months and must be renewed to continue operation; 2. SLUP shall not be transferable; and 3. A fence shall be installed to provide enclosed area for children to play as required by the supplemental regulations.

**SLUP-25-1247611 (2025-0966)**  
**Recommended Conditions**  
**1747 Flintwood Dr., Atlanta, GA 30316**

1. Maximum enrollment limited to six (6) children.
2. Hours of operation limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.
3. The exterior shall retain a residential appearance, with signage limited to what is otherwise permitted in the R-75 district.
4. All pick-up and drop-off activity shall occur on-site using the existing driveway, with no queuing in the public right-of-way.
5. On-site parking shall be maintained to accommodate residents, employees, and visitors.
6. Compliance with all applicable county permitting and business licensing requirements prior to operation.
7. A two-year sunset clause, after which the SLUP shall expire unless renewed.
8. SLUP shall be non-transferable.

**Planning Commission Hearing Date: September 9, 2025**

**Board of Commissioners Hearing Date: September 30, 2025**

### STAFF ANALYSIS

<b>CASE NO.:</b>	SLUP-25-1247611	<b>File ID #:</b> 2025-0966
<b>Address:</b>	1747 Flintwood Drive, Atlanta, GA 30316	<b>Commission District:</b> 3 <b>Super District:</b> 6
<b>Parcel ID(s):</b>	15 116 08 033	
<b>Request:</b>	Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district.	
<b>Property Owner(s):</b>	Dr. Patricia Dykes	
<b>Applicant/Agent:</b>	Dr. Patricia Dykes	
<b>Acreage:</b>	.28 acres	
<b>Existing Land Use:</b>	Single-Family Residential	
<b>Surrounding Properties:</b>	<b>North:</b> Residential <b>South:</b> Residential <b>East:</b> Residential <b>West:</b> Residential	
<b>Adjacent Zoning:</b>	<b>North:</b> R-75 <b>South:</b> R-75 <b>East:</b> R-75 <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	<b>SUB (Suburban)</b> <u>  X  </u> <b>Consistent</b> <u>      </u> <b>Inconsistent</b>	

### **STAFF RECOMMENDATION: Approval with conditions**

The applicant requests a special land use permit (SLUP) to allow a child day care facility for up to six (6) children at 1747 Flintwood Drive, Atlanta, GA 30316 (Parcel 15 116 08 033) in the R-75 district. The ±0.28-acre lot contains a one-story single-family residence of roughly 1,438 square feet with a driveway accommodating approximately three vehicles. The site lies within the Suburban (SUB) Character Area and is bordered on all sides by R-75 single-family homes of similar scale and massing.

The proposed use is small in scale, residential in appearance, and compatible with the surrounding block pattern. Anticipated external effects are limited to short, predictable windows at drop-off and pick-up. The local street network, public services, and utilities are adequate to serve the use; no additions or accessory structures are proposed; no historic resources are affected; and access/egress conditions present no identified safety concerns. The house and lot provide sufficient space to function as a child day care facility while maintaining neighborhood character.

The request advances Comprehensive Plan objectives for the Suburban Character Area by supporting neighborhood stability and allowing low-intensity, neighborhood-serving uses within existing residential structures where the residential form is retained. (2050 Comp Plan, page 41) Increasing access to early childhood care proximate to households supports plan goals for community health, educational readiness, and equitable access to services without altering the area's built form or introducing commercial character. The proposal meets all supplemental regulations for child day care facilities as outlined in Section 27-4.2.19

Therefore, upon review of Section 7.4.6 of the Zoning Ordinance, Staff recommends APPROVAL subject to the following conditions:

- (1) Maximum enrollment limited to six (6) children;
- (2) Hours of operation limited to 7:00 a.m. to 5:00 p.m., Monday through Friday;
- (3) The exterior shall retain a residential appearance, with signage limited to what is otherwise permitted in the R-75 district;
- (4) All pick-up and drop-off activity shall occur on-site using the existing driveway, with no queuing in the public right-of-way;
- (5) On-site parking shall be maintained to accommodate residents, employees, and visitors;
- (6) Compliance with all applicable county permitting and business licensing requirements prior to operation; and
- (7) A two-year sunset clause, after which the SLUP shall expire unless renewed.
- (8) SLUP shall be non-transferable

**DEPARTMENT OF PLANNING & SUSTAINABILITY****Chief of Executive Officer**  
Lorraine Cochran-Johnson**Director**  
Juliana A. Njoku**Zoning Comments September 2025**

**D1-2024-1442 CZ-25-1247294 (7778 Pleasant Hill Rd & others):** Pleasant Hill 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.

**D2-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl):** Pleasant Hill 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.

**N1-2025-0960 Z-25-1247566 (700 Jordan Lane):** Jordan Lane & Reverend D L Edwards are both 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N2-2025-0961 Z-25-1247624 (3507 Chamblee-Tucker Road):** Old Chamblee Tucker Road is classified as a local 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 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N3-2025-0962 CZ-25-1247634 (1849 L'ville Hwy):** Lawrenceville Highway 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. Jordan Lane is classified as a local 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 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N4-2025-0963 SLUP-25-1247632 (1849 L'ville Hwy):** Lawrenceville Highway 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. Jordan Lane is classified as a local 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 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N5-2025-0964 Z-25-1247633 (3048 Lumby Dr.):** Lumby Drive is classified as a local 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 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**N6-2025-0965 SLUP-25-1247606 (1766 Big Valley Lane):** Big Valley Lane is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

**N7-2025-0966 SLUP-25-1247611 (1747 Flintwood Dr.):** Flintwood Drive is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts. Suggested but not required, (Children at play) signs could be added in advance of subject property in both directions.

**N8-2025-0967 SLUP-25-1247631 (4077 Flat Shoals Pkwy):** Flat Shoals Pkwy is classified as a Major Arterial. SLUP does not change the existing shoulders or curb cuts.

**N9-2025-0968 SLUP-25-1247608 (2339 Brannen Rd, Rear):** Brennen Road is classified as a Collector. SLUP does not change the existing shoulders or curb cuts.

**N10-2025-0969 SLUP-25-1247629 (538 Burlington Road):** Burlington Road is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

**N11-2025-0970 SLUP-25-1247635 (Loveless Place & Pineview Trl):** Loveless Place is classified as a Local Road. Subject in the Bouldercrest Overlay District.



7/11/2025

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.

N7-2025-0966

SLUP-25-1247611

1747 Flintwood Drive, Atlanta, Ga 30316

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

N8-2025-0967

SLUP-25-1247631

4077 Flat Shoals Parkway, Decatur, Ga 30034

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

N9-2025-0968

SLUP-25-1247608

2339 Brannen Road, Atlanta, GA 30316

- See general comments



**LAND DEVELOPMENT ANALYSIS**

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)

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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.

Case # and Address/Parcel: \_\_\_\_\_

- **Transportation/Access/Row**

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- **Stormwater Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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## DEPARTMENT OF PLANNING & SUSTAINABILITY

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NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

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### PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percentage of Property in 100-Year Floodplain: \_\_\_\_\_

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

\_\_\_\_\_

Required detention facility(s): \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ *Akin Akinsola*

# DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

## PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247611

Parcel ID#: 15 116 08 033

Address: 1747 Flintwood Drive, Atlanta 30316

Adjacent Roadway(s):  
\_\_\_\_\_

Classification:

Capacity (TPD): \_\_\_\_\_

Capacity (TPD): \_\_\_\_\_

Latest Count (TPD): \_\_\_\_\_

Latest Count (TPD): \_\_\_\_\_

Hourly Capacity (VPH): \_\_\_\_\_

Hourly Capacity (VPH): \_\_\_\_\_

Peak Hour Volume (VPH): \_\_\_\_\_

Peak Hour Volume (VPH): \_\_\_\_\_

Existing number of traffic lanes: \_\_\_\_\_

Existing number of traffic lanes: \_\_\_\_\_

Proposed number of traffic lanes: \_\_\_\_\_

Proposed number of traffic lanes: \_\_\_\_\_

Proposed right-of-way width: \_\_\_\_\_

Proposed right-of-way width: \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition 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: Did not see any Traffic engineering concerns  
at this time.

Signature: Jerry White

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

### PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Address: \_\_\_\_\_

#### WATER:

Size of existing water main: \_\_\_\_\_ adequate \_\_\_\_\_ inadequate \_\_\_\_\_

Distance of 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? Yes \_\_\_\_\_ No \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_



**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

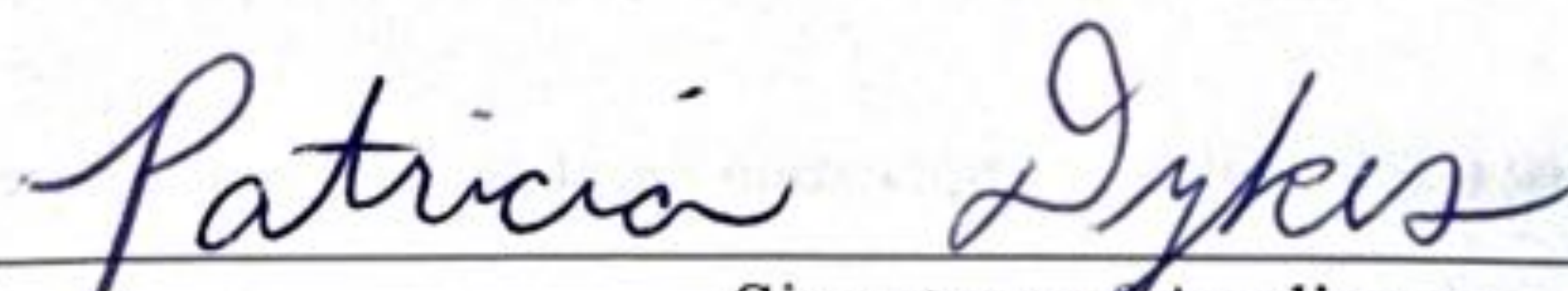
Owner Mailing Address: Same as above

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](mailto: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- 6<sup>th</sup>
- + 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



- 







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

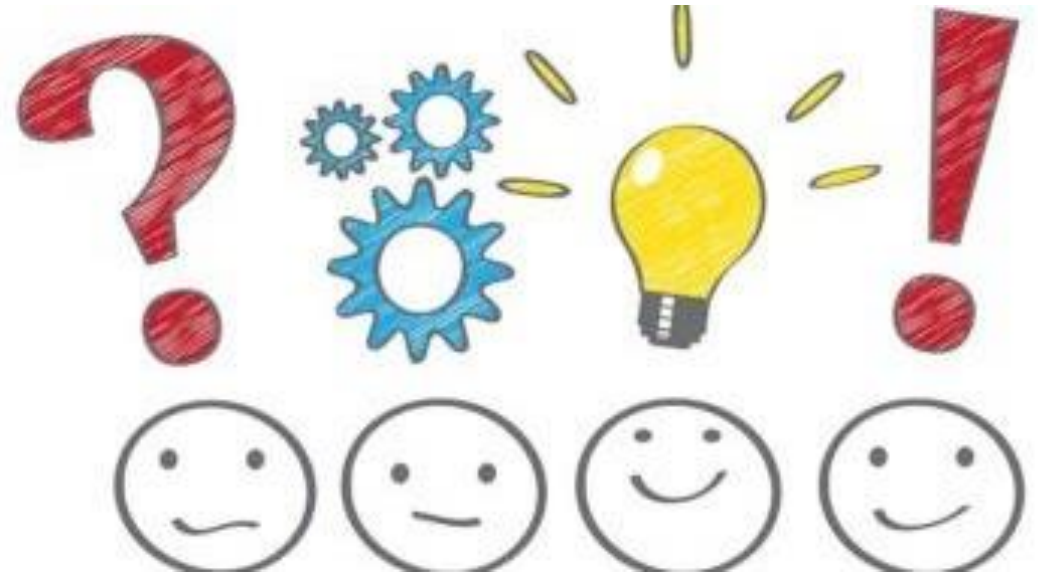
[Integrate SEL and Academics](#)

[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

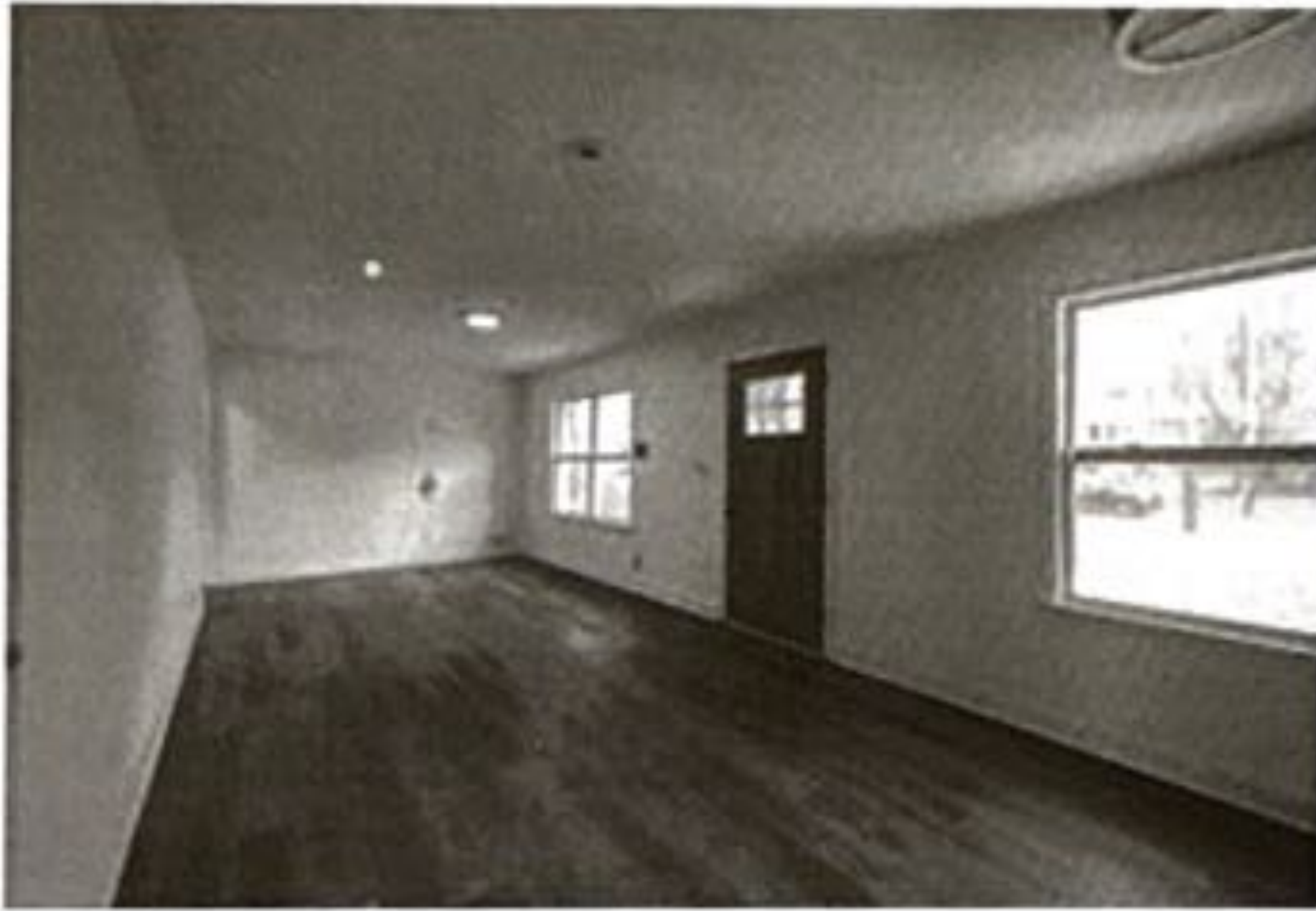
Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

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

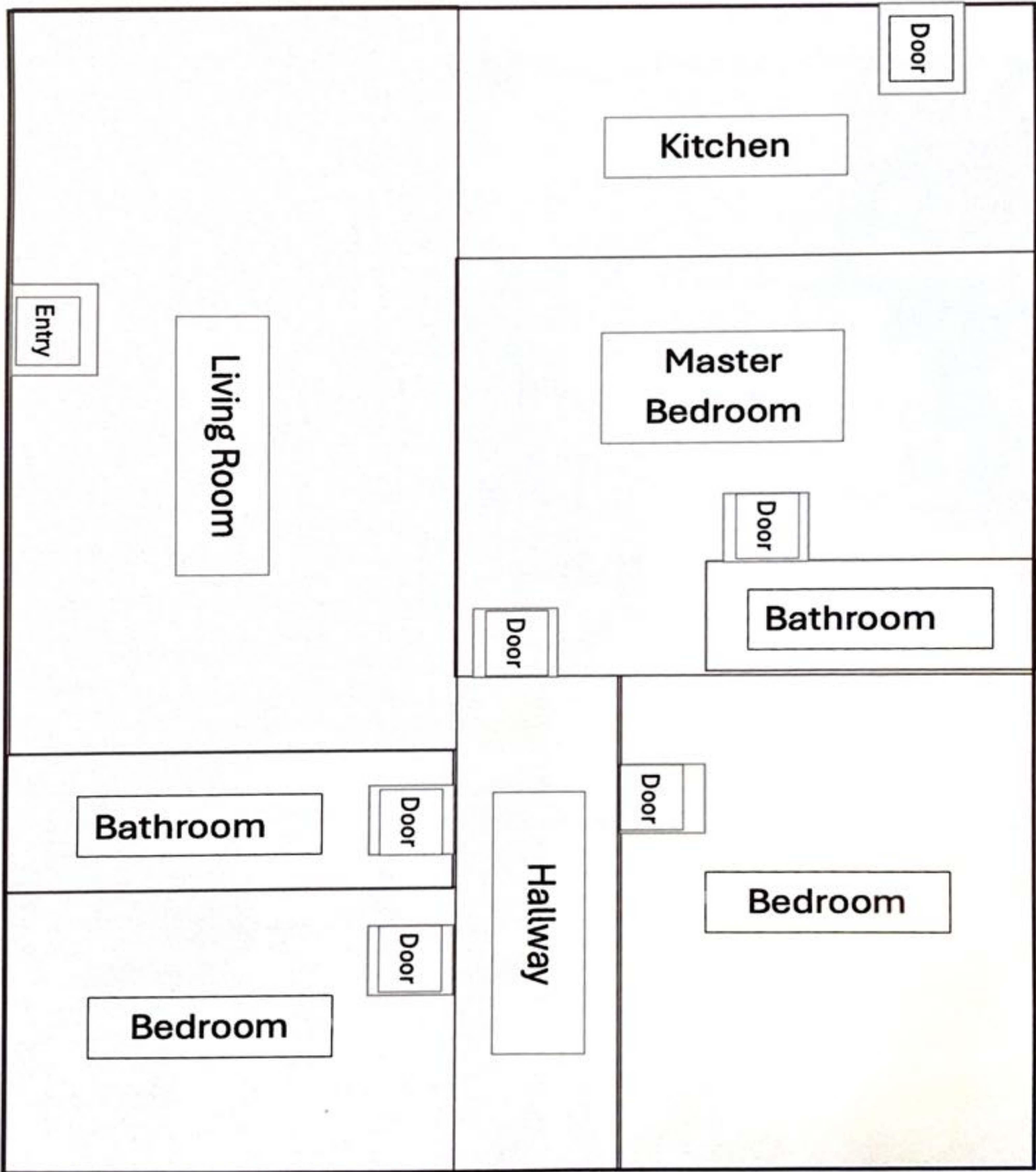


## Building Form Information





Floor Plan







DeKalb County  
GEORGIA

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

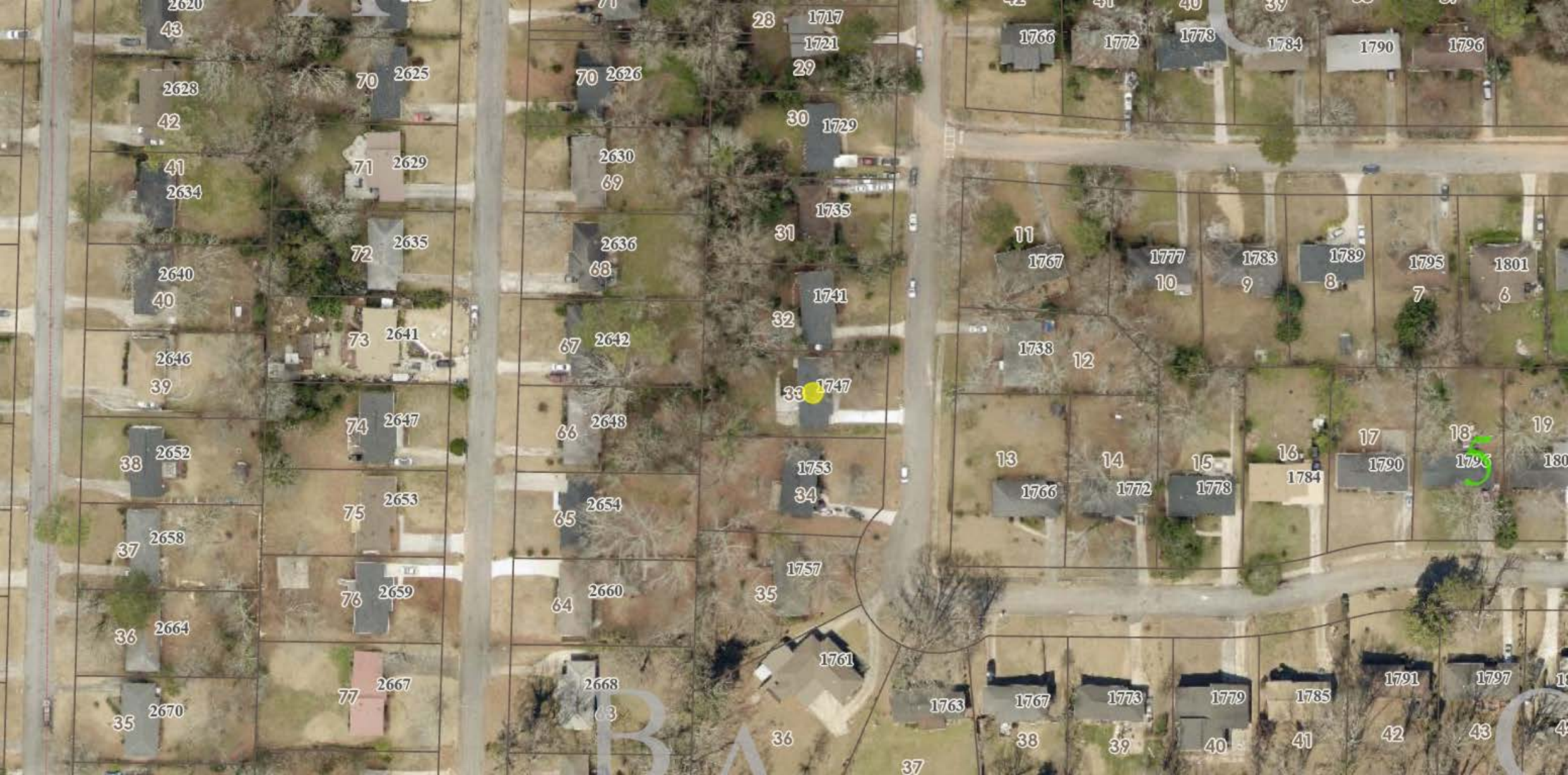
Comments: Customer was informed that if she wants to increase her clients to more than 6, she will need to attempt to rezone the property. Rezoning, however, would be a challenge, as this would be considered "spot zoning".

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

**FILING FEES**

<b>REZONING:</b>	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
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00





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