

Chief Executive Officer  
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Juliana A. Njoku

**Special Land Use Permit (SLUP) Application**

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

Applicant Name: Shamia Glover  
Applicant Mailing Address: 4493 Flakes Mill Road, Ellenwood, GA 30294  
Applicant Phone Number: 404-493-2548 Applicant Email: shamiaglover30@gmail.com

Owner Name: Reggie Glover  
(if more than one owner, attach list of owners and contact information)  
Owner Mailing Address: 4493 Flakes Mill Road, Ellenwood, GA 30294  
Owner Phone Number: 407-221-8575 Owner Email: reggieglover5@gmail.com

Subject Property Address: 4493 Flakes Mill Road, Ellenwood, GA 30294  
Parcel ID Number(s): 15 029 01 171

Acreage: 1.7 Commission District(s): 3 & 4 Super District(s): \_\_\_\_\_  
Existing Zoning District(s): Residential Proposed Zoning District(s): Child daycare more than b.  
Existing Land Use Designation(s): R-100 Proposed Land Use Designation(s): SLUP

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

☐ Owner ☒ Agent

  
Applicant/Agent Signature

10/23/25  
Date



Reggie and Shamia Glover

4493 Flakes Mill Road

Ellenwood, GA

9/23/25

Dear Neighbor,

We are writing to invite you to a community meeting regarding my request to rezone our property from **R-100 Residential** to **RSM (Residential Small Mix)**.

📍 Meeting Location: **County-Line Ellenwood Library** OR for those that would like to attend virtually **ZOOM: MEETING ID: 349 799 6732 PASSCODE: 87Xp9a**

📅 Date & Time: **Tuesday, October 7, 2025, at 6 PM**

The purpose of this meeting is to share information, answer your questions, and hear your thoughts about this proposal. Rezoning will enable us to establish a center that offers valuable and convenient childcare, as well as engaging **activities for children in our community**. Our vision is to create a safe, supportive, and local space that genuinely serves families in our neighborhood.

Your attendance is important because it gives you an opportunity to:

- **Ask questions directly about the proposed rezoning.**
- **Learn more about the benefits this project will bring to our community.**
- **Share your feedback, suggestions, or concerns.**

We believe this project will provide a much-needed resource for families in the area, strengthening our community and improving the quality of life for residents. We hope you will join us and participate in this important discussion. Thank you for your time, consideration, and for being an active voice in shaping our neighborhood.

Sincerely,

Reggie and Shamia Glover

404-493-2548/shamiaglover30@gmail.com



# COMMUNITY MEETING

## SIGN-IN SHEET

ORGANIZERS		TIME	DATE	LOCATION
Reggie and Shamia Glover		6 PM - 7 PM	10/7/2025	Ellenwood County Line Library

NO	NAME	PHONE	ADDRESS	EMAIL
1	Oretha Mobley	404 993-4258	4635 Tara Woods Dr, Ellenwood, Ga	Orethackip@gmail.com
2	Pamela White	404-630-6807-4378	River Road Ellenwood	pamela 4378@gmail.com
3	MEGAN White	678-430-2345	177 SOLOMAN DR ELLENWOOD	HINES.MEGANCPHT@OUTLOOK.COM
4	Rachelle Pierre-marbury	305-984-3681	Atlanta, GA 30354	Rachellepierre14@gmail.com
5	Zakia Perkins	404-285-8739	4390 River Rd Ellenwood	Karmajasper@yahoo.com
6	Tyrone Perkins	678-595-8158	4390 River Rd Ellenwood	Ptyrone17@yahoo.com
7	Derek Cole	404-831-7344	4483 Flakes Mill Rd	
8				
9				
10				
11				
12				
13				

## Letter of Application

10/23/2025

DeKalb County Department of Planning and Sustainability

178 Sams Street

Decatur, Georgia 30030

To the DeKalb County Planning and Sustainability Department,

I, Shamia Glover, the owner of the property at 4493 Flakes Mill Road, Ellenwood, GA, am formally requesting a Special Land Use Permit (SLUP) and a concurrent rezoning of my property. The purpose of this request is to operate an in-home daycare facility serving more than six children. The proposed zoning classification for the property is Residential Small Mix (RSM). This rezoning is necessary to accommodate a Child Caring Institution (Community), which serves seven or more children and requires SLUP approval within the RSM district under DeKalb County's Zoning Ordinance. The SLUP is requested to meet the specific requirements of the DeKalb County Zoning Ordinance for operating an in-home daycare that exceeds the six-child limit for accessory home-based childcare. I intend to expand the capacity of my childcare services to better meet the needs of the Ellenwood community. The property is currently zoned Residential (R-100) and is utilized as a single-family residence. The property will continue to serve as my family's residence while also housing a professionally managed in-home daycare facility during specified hours. The exterior residential character of the property will be maintained. The daycare will operate Monday through Friday, from 7:30 AM to 6:00 PM. Two dedicated areas on the main level of the home will be utilized for the daycare: A 426-square-foot space with a 12-foot ceiling will be used for learning, guided activities, meals, and nap time. This area will be equipped with tables, chairs, a soft rug, and educational materials. A 254-square-foot bedroom with a 9-foot ceiling will serve as a dedicated space for infants. This room will include cribs, a changing table, and age-appropriate toys. A conjoined bathroom will be available for potty-training. The daycare will be operated with a commitment to providing high-quality, flexible, and reliable care for local families, with a focus on safety and educational enrichment. As outlined in the attached Impact Analysis, traffic associated with drop-off and pick-up will be managed on-site to minimize neighborhood disruption. All operations will comply with applicable state and county regulations for licensing, health, and safety. I am pleased to serve the Ellenwood community and provide families with the quality care they deserve. Thank you for your consideration of this application.

Sincerely,

Shamia Glover



### Impact Analysis

- A. Is the size of the site adequate for the use contemplated, and is adequate land area 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 a 1.7-acre lot, adequate land is available for the operation of an in-home daycare for more than six children. 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 in-home daycare 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.**
- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use? Given the area surrounding the proposed in-home daycare facility contain public streets, adequate public services and facilities are available. There are also utilities available in the daycare.
- D. Is the public street on which the use is proposed to be located adequate, and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area? A driveway would be used to enter and exit the daycare. **There is a circular driveway in the front of the home, which is attached to a straight driveway, which is next to the daycare's entrance and exit. This would limit traffic because cars won't be parked on the side of the road. Flakes Mill Road appears to have adequate traffic-carrying capacity for the trips that would be generated by the daycare.**
- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference 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 daycare will have adequate ingress and egress to the current structure. The daycare currently has ingress and egress from Flakes Mill Road.**

- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use? **The proposed use will not create any adverse impacts upon any adjoining land.**
- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located? **The proposed plan is consistent with all of the requirements of the 3<sup>rd</sup> and 7<sup>th</sup> district classifications in which the use is proposed to be located.**
- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan? **The proposed use is consistent with the requirements of the policies of the comprehensive plan.**
- I. Is there adequate provision of refuse and service areas? **Adequate provision of refuse and service areas will be provided in the daycare.**
- J. Should the length of time for which the SLUP is granted be limited in duration? **There appears to be no compelling reason for limiting the duration of the requested Special Land Use Permit.**
- K. Is the size, scale and massing of proposed buildings 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 will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height? **The proposed use is an existing 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. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources? **There are no known historic buildings, sites, districts, or archaeological resources.**
- M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such a special land use permit? **The existing driveway is not elevated and can accommodate seven vehicles.**

- N. Will the proposed use 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. **The proposed use shows consistency with the comprehension plan.**





DeKalb County  
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

**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: 10/23/25

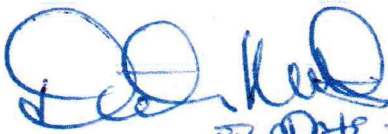
TO WHOM IT MAY CONCERN:

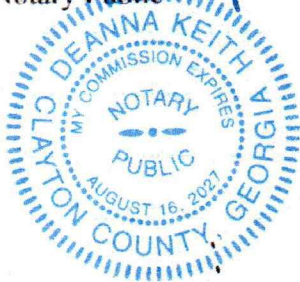
I/WE: Reggie Glover  
Name of Owner(s)

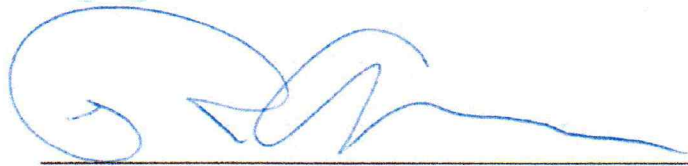
being owner(s) of the subject property described below or attached hereby delegate authority to:

Shamia Glover  
Name of Agent or Representative

to file an application on my/our behalf.

  
Notary Public *Exp Date August 16, 2027*



  
Owner



Chief Executive Officer  
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Juliana A. Njoku

**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 contributions to a local government official within two years immediately preceding the filing of this application?

☐ Yes ☒ No

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

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

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:

CEO Lorraine Cochran-Johnson  
1300 Commerce Drive  
Decatur, GA 30030

DeKalb County Board of Commissioners  
1300 Commerce Drive  
Decatur, GA 30030

\_\_\_\_\_  
Notary

  
Signature of Applicant

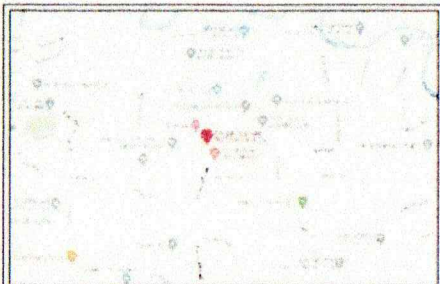
10/23/25  
Date

Check one: ☐ Owner ☒ Agent

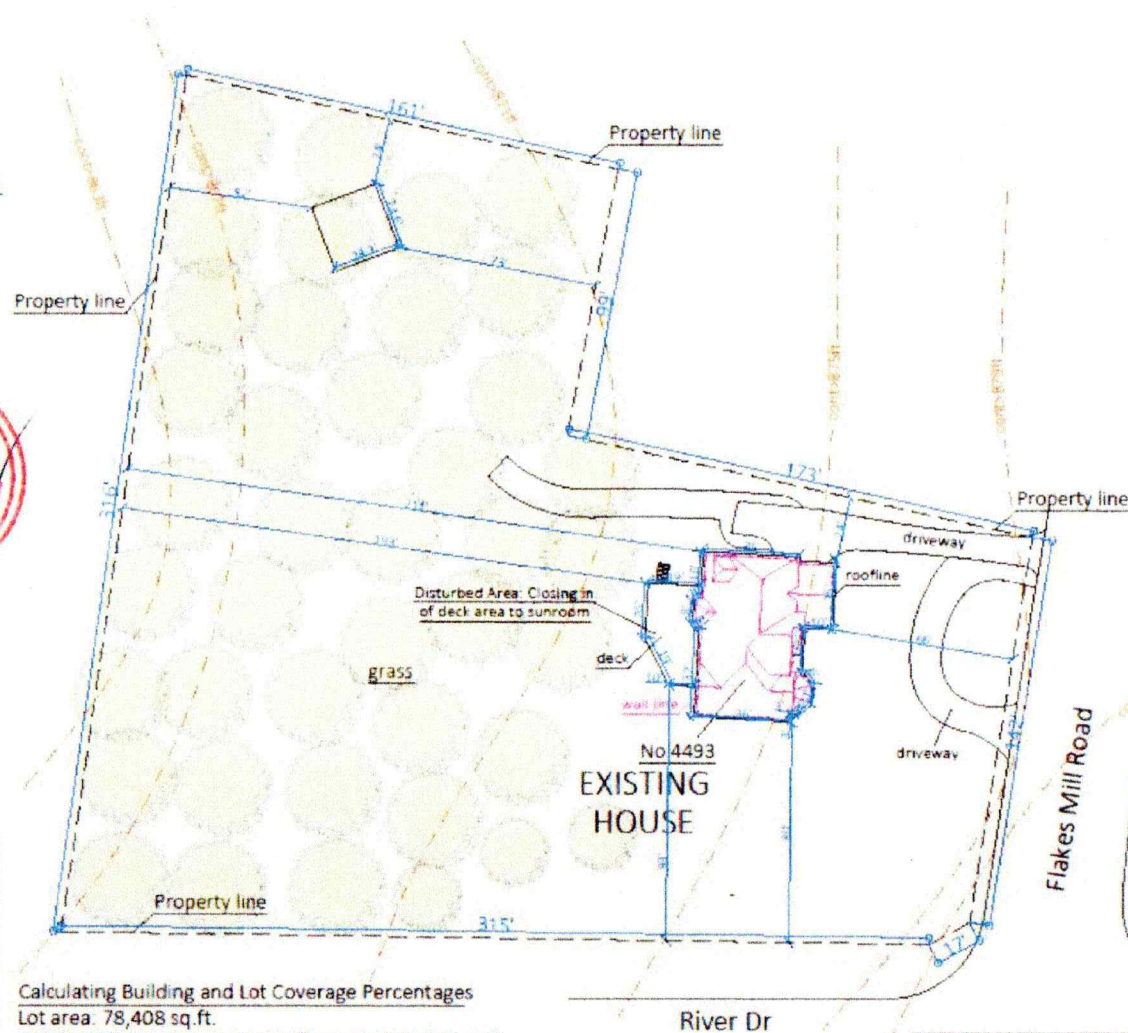
\_\_\_\_\_  
Expiration Date/ Seal

Paper Size: 11"x17"

-No trees will be removed or disturbed for this project. Existing trees have been marked and pruned. During construction, a 6-inch layer of wood chips has been spread along the walkways.



VICINITY MAP



\*Total landscape areas:

Created by:





**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Chief of Executive Officer**  
Lorraine Cochran-Johnson

**Director**  
Juliana A. Njoku

**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(s) Name: Shamia Glover

Phone: 404-493-2548 Email: shamiaglover30@gmail.com

Property Address: 4493 Flakes Mill Road (4400 River Road), Ellenwood 30294

Tax Parcel ID: 15 029 01 171 Comm. District(s): 3 & 7 Acreage: ??

Existing Use: \_\_\_\_\_ Proposed Use: Child daycare, more than 6.

Supplemental Regs: \_\_\_\_\_ Overlay District: No

Rezoning: Yes ☒ No ☐ Existing Zoning: R-100 Proposed Zoning: \_\_\_\_\_

DRI: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: In-home child daycare for more than six children.

Land Use Plan Amendment: Yes ☐ No ☒ Existing Land Use: SUB

Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes ☐ No ☒ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): N/A

Major Modification: Yes ☐ No ☒ Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified: N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 10/13 Calendar Dates: CC: 12/10

PC: 1/18/2026 BOC: 1/22/26

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): N/A

Submittal Format:

**ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.**

Site Plan Checklist, if applicable:

- |   |   |                        |
|---|---|------------------------|
| * Density                                   | * Frontage  | * Sidewalks            |
| * Density Bonuses                           | * Street Width                                      | * Fencing/Walls        |
| * Mix of Uses                               | * Landscape Strips                                  | * Building Height      |
| * Open Space                                | * Parking - Auto                                    | * Building Separation  |
| * Enhanced Open Space                       | * Parking - Bicycle                                 | * Building Orientation |
| * Pedestrian Plan                           | * Screening   | * Streetscapes         |
| * Lot Size                                  | * Perimeter Landscapes                              | * Garages              |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design |                        |

Possible Variances: Variances will unlikely be sought. Applicant does not have plans at this time  
for any construction on the subject site.

Comments: Applicant was informed of the SLUP process for up to 6 children for a daycare  
in a R-100 Zoning District. The Applicant desires to operate with more than 6 children - requiring  
a rezone to RSM (Residential small mix). There appears to be a parcel zoned RSM within a mile south of the property.

However, not within the direct vicinity of the subject site. The Applicant was made aware of the implications of "Spot  
Zoning" Staff support will be dependent on the strengths and specifics of the Application.

Planner: Andrea Folgherait, Sr. Planner

Date: September 15, 2025