



**Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia**

Existing Conditional Zoning No.: R-100

Applicant Name: Shamia Glover

Applicant Email Address: shamiaglover30@gmail.com

Applicant Mailing Address: 4493 Flakes Mill Road, Ellenwood, GA 30294

Applicant Phone Number: 404-493-2548

Owner's Name: Reggie Glover

*(If more than one owner, attach list of owners.)*

Owner's Email Address: reggieglover5@gmail.com

Owner's Mailing Address: 4493 Flakes Mill Road, Ellenwood, GA 30294

Owner's Phone Number: 407-221-8575

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 & 7 Super District: \_\_\_\_\_

Existing Zoning District(s): R-100 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): \_\_\_\_\_ Proposed Land Use Designation(s): \_\_\_\_\_

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

Reggie Glover

Name of Owner

Signature of Owner

10/16/25

Date

Name of Agent

Signature of Agent

Date

Shamia Glover

10/16/25

Name of Applicant

Signature of Applicant

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				
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## LETTER OF APPLICATION

Please identify the following details such as:

- The proposed zoning classification? The proposed zoning classification is RSM - Residential Small Mix.
- The reason for the rezoning request? The reason for rezoning is to operate a in-home daycare for more than six children.
- The existing and proposed use of the property? The existing use is Residential. Proposed use RSM for in-home daycare for more than six children.
- Detail characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation).

The layout should prioritize safety, accessibility, and engagement, with areas designated for different activities.

**Activity Area:** Allocate approximately 300 square feet for tables and chairs to accommodate various activities such as arts and crafts, group games, and sensory play.

**Furniture:** Use lightweight, child-sized tables and chairs that can be easily rearranged. Designate around 150 square feet for a dining area with tables and chairs. Consider a low table setup that encourages social interaction.

**Napping Area:** Floor Space: Reserve about 100 square feet for napping, with individual mats or cots to ensure comfort and hygiene.

**Environment:** Use soft, calming colors and possibly blackout curtains to create a restful environment.

**Interactive Rug Area:** Dedicate around 100 square feet for a soft rug area, providing a safe space for free play and story time.

**Toys and Manipulatives:** Stock this area with age-appropriate toys, books, and manipulatives that encourage imaginative play and early learning skills.

**Storage Solutions:** Install shelves along the walls for easy access to toys, books, and educational materials. - **Bins and Containers:** Use labeled bins for different types of toys and materials to promote organization and independence among children.

### Staffing and Operations

**Full-Time Employee:** One full-time staff member will oversee daily operations, including planning activities, supervising children, and managing health and safety protocols.

**Part-Time Employee:** A part-time employee will assist during peak hours, especially during drop-off and pick-up times, to ensure adequate supervision and support.

**Hours of Operation:** - Open Monday through Friday from 7:30 AM to 6 PM, providing flexibility for working parents.

**Safety Measures:** Ensure all furniture is child-safe, with rounded edges and non-toxic materials. Install safety gates where necessary and secure heavy furniture to the walls to prevent tipping. Adequate first aid supplies should be readily available, and emergency procedures must be established.



## IMPACT ANALYSIS

Please respond to the following standards and factors on a separate sheet

**Section 27-7.3.4.** The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan? **No**
- B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? **Yes**
- C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned? **Yes**
- D. Will the land use map amendment proposal adversely affect the existing use or usability of adjacent or nearby properties? **No**
- E. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? **No**
- F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources? **No**
- G. Will the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? **No**



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: 10/16/25

TO WHOM IT MAY CONCERN:

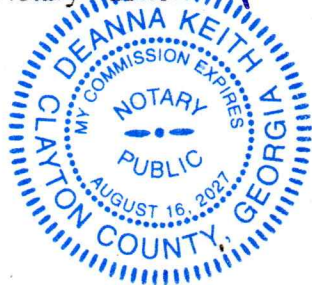
I/WE: Reggie Glover  
Name of Owner(s)


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, 2021*



  
Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

Yes: \_\_\_\_\_ No: NO

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

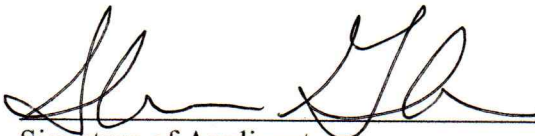
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the

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

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

\_\_\_\_\_  
Notary  
**Check one:**

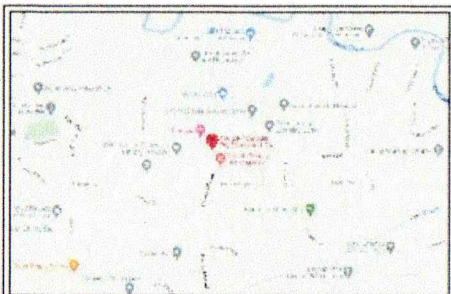
  
Signature of Applicant  
☐ Owner ☒ Agent  
Date 10/16/25

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

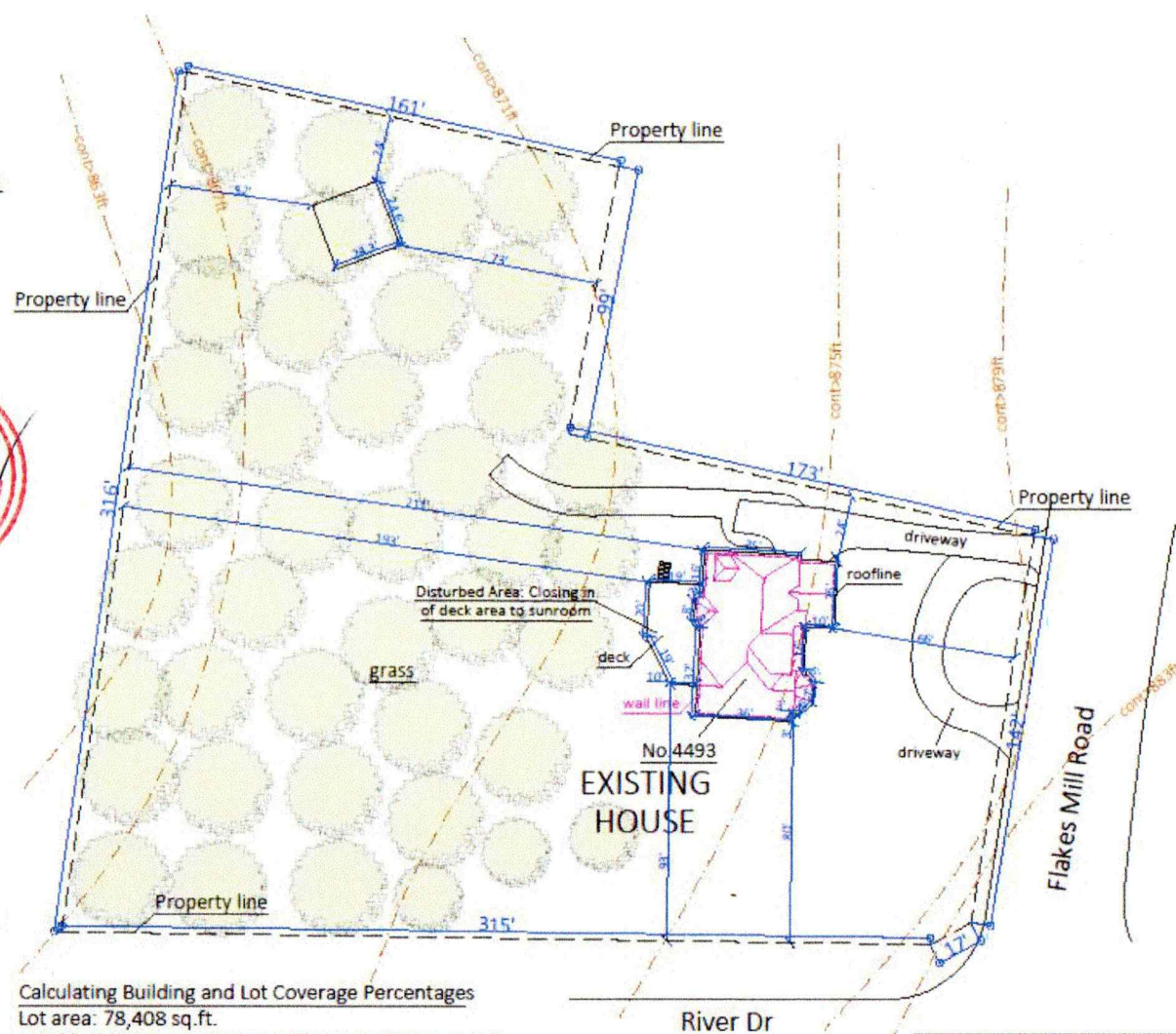
**\*Notary seal not needed if answer is "No".**

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: 1.7

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

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

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

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//8/2026 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