

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children, at 4493 Flakes Mill Road.

PETITION NO: N7-2025-1626 Z-26-1247827

PROPOSED USE: Child daycare center.

LOCATION: 4493 Flakes Mill Road (4400 River Road), Ellenwood, Georgia 30294

PARCEL NO.: 15 029 01 171

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 2025) Approval with conditions.

PLANNING COMMISSION: (Jan. 6, 2026) Approval with modified conditions.

PLANNING STAFF: Approval with Conditions_rev. 01.12.2026.

STAFF ANALYSIS: The applicant is requesting a rezoning from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) to operate a child daycare center serving more than six (6) children. The R-100 zoning district only permits daycare centers with up to 6 children (as a SLUP), requiring a rezoning for up to twelve (12). In addition to rezoning, because the proposed use exceeds the 4-6 child threshold, the applicant must also submit a companion Special Land Use Permit (SLUP-26-1247841) Application to operate the daycare center in a residential zoning district. The Applicant is seeking to have a maximum of 12 children between one (1) and four (4) years old. The subject site appears to meet the dimensional standards of the RSM zoning district, including standards such as minimum lot size, setbacks, heated floor area, and lot coverage. The property is currently zoned R-100, but nearby RSM districts approximately 880 feet to the south may provide a precedent for additional development flexibility in the immediate vicinity. The proposed rezoning is consistent with the SUB (Suburban) Character Area, which supports expanded services and increased housing density in appropriately zoned areas (Pg. 41, 2050 Unified Plan). The subject site is located at a busy intersection of two minor arterials (Flakes Mill Road and River Road) and appears to have adequate traffic capacity to accommodate the proposed daycare center. Transportation Division comments (enclosed) state designation of ingress and egress of the “U” shape driveway may improve traffic flow. The site is well-positioned for a childcare use being in an emerging institutional node that includes an elementary school, fire station, public library, MARTA bus stop, and community park space less than one (1) mile from the subject site. The proposed use may generate some additional traffic and noise but will not produce smoke, odor, dust, or vibration, allowing it to remain compatible with surrounding land uses. The Applicant has provided approaches to minimize potential congestion concerns by proposing fifteen (15) minute drop off and pick up windows for two (2) families at a time. The center will operate Monday through Friday from

7:30 AM to 6:00 PM and will employ one (1) owner/Director (the Applicant), one (1) full-time teacher, and two (2) part-time Staff Members, with three (3) Staff Members present at any given time. No adverse impacts are expected outside of operating hours. Intergovernmental Review indicates that public services, facilities, and utilities are adequate to support the proposed use, and the applicant will provide documentation confirming that the property is connected to the county sewer system (required for over 6 children). The site has two access points on Flakes Mill Road, a minor arterial, via a circular driveway. While circular driveways are not permitted within DeKalb County, the DeKalb Transportation Department has noted the existing configuration provides safe and efficient ingress and egress and is adequate to prevent traffic congestion. The daycare center proposal satisfies all Supplemental Regulations (Section 27- 4.2.19) for a child daycare center SLUP, including maintaining a 1,000-foot distance from other daycare centers. In conclusion, the proposed rezone to operate a daycare meets most of the zoning ordinance requirements (addressed through conditions), advances the goals of the comprehensive plan, and addresses the needs of the neighborhood and broader community. Therefore, upon review of Section 7.3.5 (Rezone criteria), staff recommends "***Approval with the attached conditions.***"

PLANNING COMMISSION VOTE: (January 6, 2026) Approval with modified conditions 9-0-0. Commissioner West moved, Commissioner Costello seconded for approval with four (4) conditions, per Staff recommendation with an amendment to condition #1 to read: "No signage shall be permitted".

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (December 2025) Approval (9-0-0) with the following conditions (9-0-0): 1) The use shall be limited to a single-family residential and daycare, with a maximum of twelve (12) children; 2) Operational hours shall be 6:00 a.m. – 7:00 p.m.; and 3) There shall be a 24-month sunset clause to allow the Applicant to come back for review and renewal.

Z-26-1247827 (2025-1626)
Recommended Conditions
4493 Flakes Mill Road (4400 River Road)
January 2026 BOC

1. The exterior appearance of any child day care center located in a residential district shall be maintained as a residential structure; no signage is permitted.
2. The circular driveway must obtain a variance from the ZBOA prior to a Certificate of Occupancy (CO).
3. The Applicant must supply confirmation from the DeKalb County Health Department that the property is connected to county sewer prior to issuance of a CO.
4. The property is limited to either a single-family detached house or a child daycare center.
5. The daycare is limited to a maximum of twelve (12) children.

Planning Commission Hearing Date: January 6, 2026
Board of Commissioners Hearing Date: January 22, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1247827	File ID #: 2025-1626
Address:	4493 Flakes Mill Road, Ellenwood, GA 30294	Commission District: 3 Super District: 7
Parcel ID(s):	15-029-01-171	
Request:	Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children.	
Property Owner(s):	Reggie Glover	
Applicant/Agent:	Shamia Glover	
Acreage:	1.7	
Existing Land Use:	Suburban	
Surrounding Properties:	North: R-100 (Residential Medium Lot-100) South: R-100 East: R-100 West: R-100	
Comprehensive Plan:	Consistent X Inconsistent	

STAFF RECOMMENDATION: Approval with Conditions_rev. 01.12.2026.

The applicant, Shamia Glover, is requesting a rezoning from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) to operate a child daycare center serving more than six (6) children. The R-100 zoning district only permits daycare centers with up to 6 children (as a SLUP), requiring a rezoning for up to twelve (12). In addition to rezoning, because the proposed use exceeds the 4-6 child threshold, the applicant must also submit a companion Special Land Use Permit (SLUP-26-1247841) Application to operate the daycare center in a residential zoning district. The Applicant is seeking to have a maximum of 12 children between one (1) and four (4) years old.

The subject site appears to meet the dimensional standards of the RSM zoning district, including standards such as minimum lot size, setbacks, heated floor area, and lot coverage. The property is currently zoned R-100, but nearby RSM districts approximately 880 feet to the south may provide a precedent for additional development flexibility in the immediate vicinity. The proposed rezoning is consistent with the SUB (Suburban) Character Area, which supports expanded services and increased housing density in appropriately zoned areas (Pg. 41, *2050 Unified Plan*). The subject site is located at a busy intersection of two minor arterials (Flakes Mill Road and River Road) and appears to have adequate traffic capacity to accommodate the proposed daycare center. Transportation Division comments (enclosed) state designation of ingress and egress of the “U” shape driveway may improve traffic flow. The site is well-positioned for a childcare use being in an emerging institutional node that includes an elementary school, fire station, public library, MARTA bus stop, and community park space less than one (1) mile from the subject site.

The proposed use may generate some additional traffic and noise but will not produce smoke, odor, dust, or vibration, allowing it to remain compatible with surrounding land uses. The Applicant has provided approaches to minimize potential congestion concerns by proposing fifteen (15) minute drop off and pick up windows for

two (2) families at a time. The center will operate Monday through Friday from 7:30 AM to 6:00 PM and will employ one (1) owner/Director (the Applicant), one (1) full-time teacher, and two (2) part-time Staff Members, with three (3) Staff Members present at any given time. No adverse impacts are expected outside of operating hours. Intergovernmental Review indicates that public services, facilities, and utilities are adequate to support the proposed use, and the applicant will provide documentation confirming that the property is connected to the county sewer system (required for over 6 children). The site has two access points on Flakes Mill Road, a minor arterial, via a circular driveway. While circular driveways are not permitted within DeKalb County, the DeKalb Transportation Department has noted the existing configuration provides safe and efficient ingress and egress and is adequate to prevent traffic congestion.

The daycare center proposal satisfies all Supplemental Regulations (Section 27- 4.2.19) for a child daycare center SLUP, including maintaining a 1,000-foot distance from other daycare centers. In conclusion, the proposed rezone to operate a daycare meets most of the zoning ordinance requirements (addressed through conditions), advances the goals of the comprehensive plan, and addresses the needs of the neighborhood and broader community. Therefore, upon review of Section 7.3.5 (Rezone criteria), staff recommends "***Approval with Conditions.***"

1. The exterior appearance of any child day care center located in a residential district shall be maintained as a residential structure; no signage is permitted.
2. The circular driveway must obtain a variance from the ZBOA prior to a Certificate of Occupancy (CO).
3. The Applicant must supply confirmation from the DeKalb County Health Department that the property is connected to county sewer prior to issuance of a CO.
4. The property is limited to either a single-family detached house or a child daycare center.
5. The daycare is limited to a maximum of twelve (12) children.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments January 2026

Z-26-1247832 (2025-1620) 3792 Memorial College Drive:

Memorial College Drive is classified as a collector 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 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 a 10-foot multi-use path. It requires pedestrian scale streetlights.

Z-26-1247833 (2025-1621) 8277 Norris Lake Way:

Norris Lake Way 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. It requires pedestrian scale streetlights. Adjacent street Norris Lake Drive is classified as a Collector. 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 a 10-foot multi-use path. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247784 (2025-1622) 5488 Flat Shoals Parkway:

Flat Shoals Parkway 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.

SLUP-26-1247822 (2025-1623) 3396 Chamblee-Tucker Road:

Chamblee Tucker Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247825 (2025-1624) 2931 Ward Lake Way:

Ward Lake Way is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247829 (2025-1625) 3915 Emerald North Drive:

Emerald North Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247827 (2025-1626) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill 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.

SLUP-26-1247841 (2025-1627) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



Wednesday, November 19, 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.

11/19/2025

N1-2025-1620

Z-26-1247832

3792 Memorial College Drive, Clarkston, GA 30021

- See general comments

N2-2025-1621

Z-26-1247833

8277 Norris Lake Way, Snellville, Ga 30039

- See general comments

N3-2025-1622

Z-26-1247784

5488 Flat Shoals Parkway, Decatur, Ga 30034

- Septic Diagram record from on file from 1999.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - food service establishments

11/19/2025

N4-2025-1623

SLUP-26-1247822

3396 Chamblee-Tucker Road, Chamblee, Ga 30341

- See general comments

N5-2025-1624

SLUP-26-1247825

2931 Ward Lake Way, Ellenwood, GA 30294

- Child day care facility
- See general comments

N6-2025-1625

SLUP-26-1247829

3915 Emerald North Drive, Decatur, GA 30035

- Personal care home
- See general comments

445 Winn Way, P.O. Box 987, Decatur, GA 30031 | 404.294.3700 | dekalbpublichealth.com

445 Winn Way, P.O. Box 987, Decatur, GA 30031 | 404.294.3700 | dekalbpublichealth.com

11/19/2025

N7-2025-1626

Z-26-1247827

4493 Flakes Mill Road, Ellenwood, Ga 30394

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.

N8-2025-1627

SLUP-26-1247841

4493 Flakes Mill Road, Ellenwood, GA 30294

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



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

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

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

Required detention facility(s): _____

COMMENTS:

Signature: Akin Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-26-1247827

Parcel I.D. #: 15 029 01 171

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

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) 6/7th 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: To improve Traffic Flow and enhance safety for the home owner and Roadway users, It is Recommended that One leg of the U driveway be designated as the entrance preferably the Leg with the best visibility to approaching Traffic and Easier turning movements from the Roadway and the opposite Leg be designated as the Exit, providing a smoother departure angle back onto roadway

Signature: _____

R Landell



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1247841 Parcel I.D. #: 15 029 01 171

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

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) 6/7th 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: Upon inspect this location. To improve Traffic Flow & enhance safety for the homeowner and roadway users, It is Recommended that One Leg of the U-driveway be designated as a Entrance, Preferably the Leg with the best Visibility to approaching traffic & easier turning movement from the Roadway and the opposite Leg be designated as the Exit provide a smoother departure Angle back onto Roadway

Signature: _____

R. Landell



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

Case No.: Z-26-1247827 Parcel I.D. #: 15 029 01 171

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

WATER:

Size of existing water main: 6" CI , 12" DI, 8"DI & 16" CI (adequate/inadequate)

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

SEWER:

Outfall Servicing Project: Cobb Fowler

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

Water Treatment Facility: _____ adequate _____ inadequate _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Sewer cap is not required. No sewer in area or on Flakes Mill Road or River Road

Signature: Yola Lewis



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from 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** ____ **inadequate** ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____

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 3rd and 7th 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

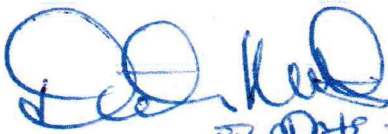
TO WHOM IT MAY CONCERN:

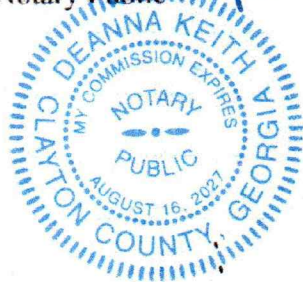
I/WE: Reggie Glover
Name of Owner(s)

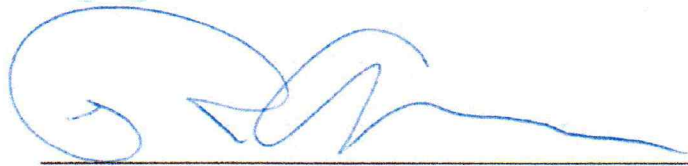
being owner(s) of the subject property described below or attached hereby delegate authority to:

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

SITE PLAN

4493 Flakes Mill Road

Ellenwood, GA 30294

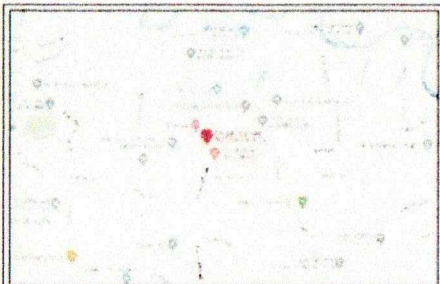
Parcel ID: 15-029 -01-171

Lot area: 1.8 Acres

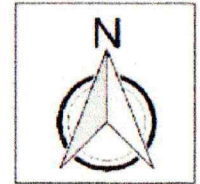
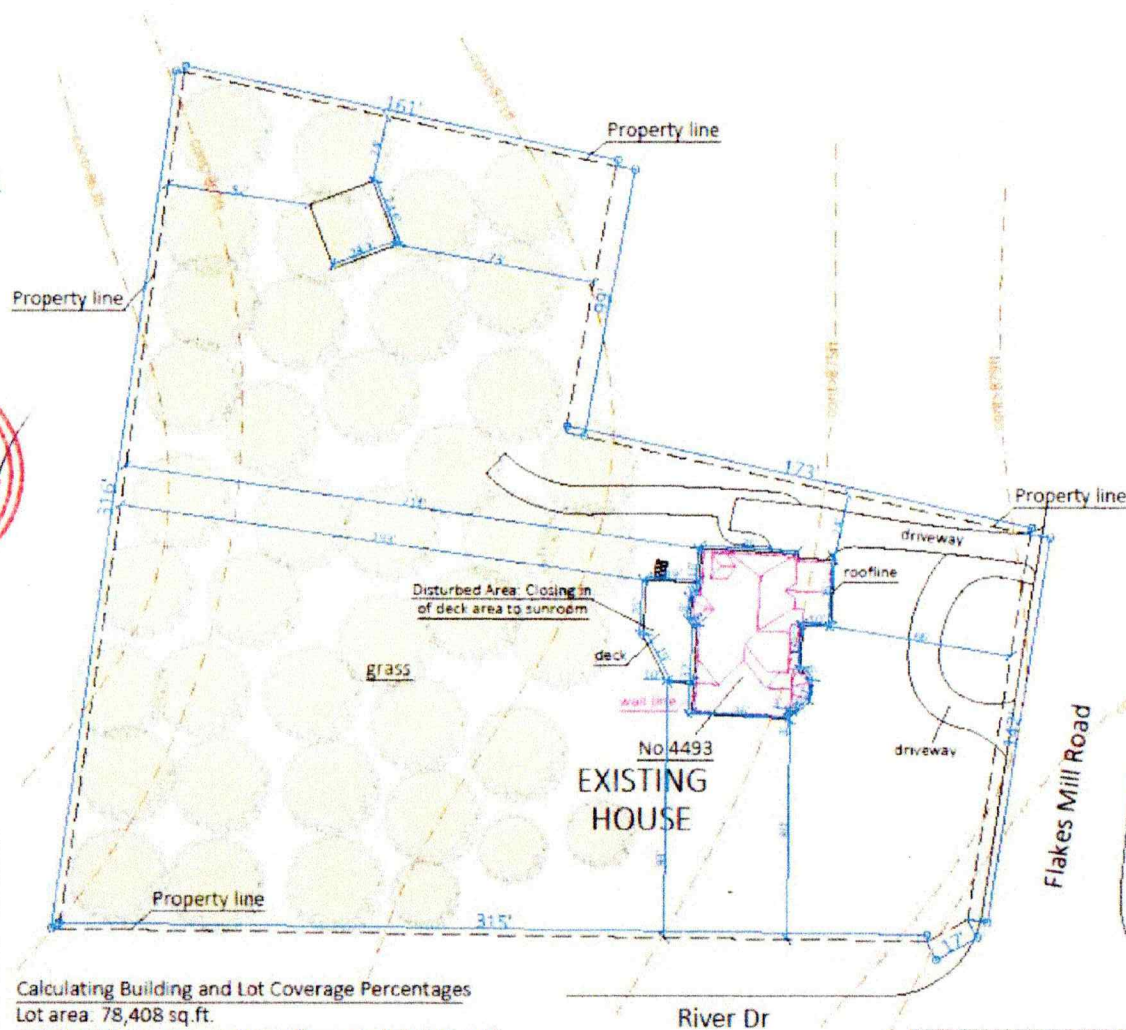
Paper Size: 11"x17"

Chris Brazell, PE, PLS. (706) 565-5985.

- Owner- Reggie Glover
- The scope of this project includes the enclosure of the existing deck and conversion to a sunroom, including additional footings and 6x6 posts. Proposed deck 192sq ft.
- To control erosion, grading has been done to allow for water to flow down and away from the home in a natural manner. Grading flows westward as the land drops gradually.
- The existing trees and added lawn (sod and seeding) also allow for minimal erosion and help maintain the grade.
- 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



scale 1"=40'

Calculating Building and Lot Coverage Percentages

Lot area: 78,408 sq.ft.

Total building coverage (gross floor area): 3,820 sq.ft.

Building Coverage Percentage: $3,820 \text{ sq.ft.} / 78,408 \text{ sq.ft.} = 0.04871 = 4.9\%$

Total Lot Coverage: 7,708 sq.ft.

Lot Coverage Percentage: $7,708 \text{ sq.ft.} / 78,408 \text{ sq.ft.} = 0.09830 = 9.8\%$

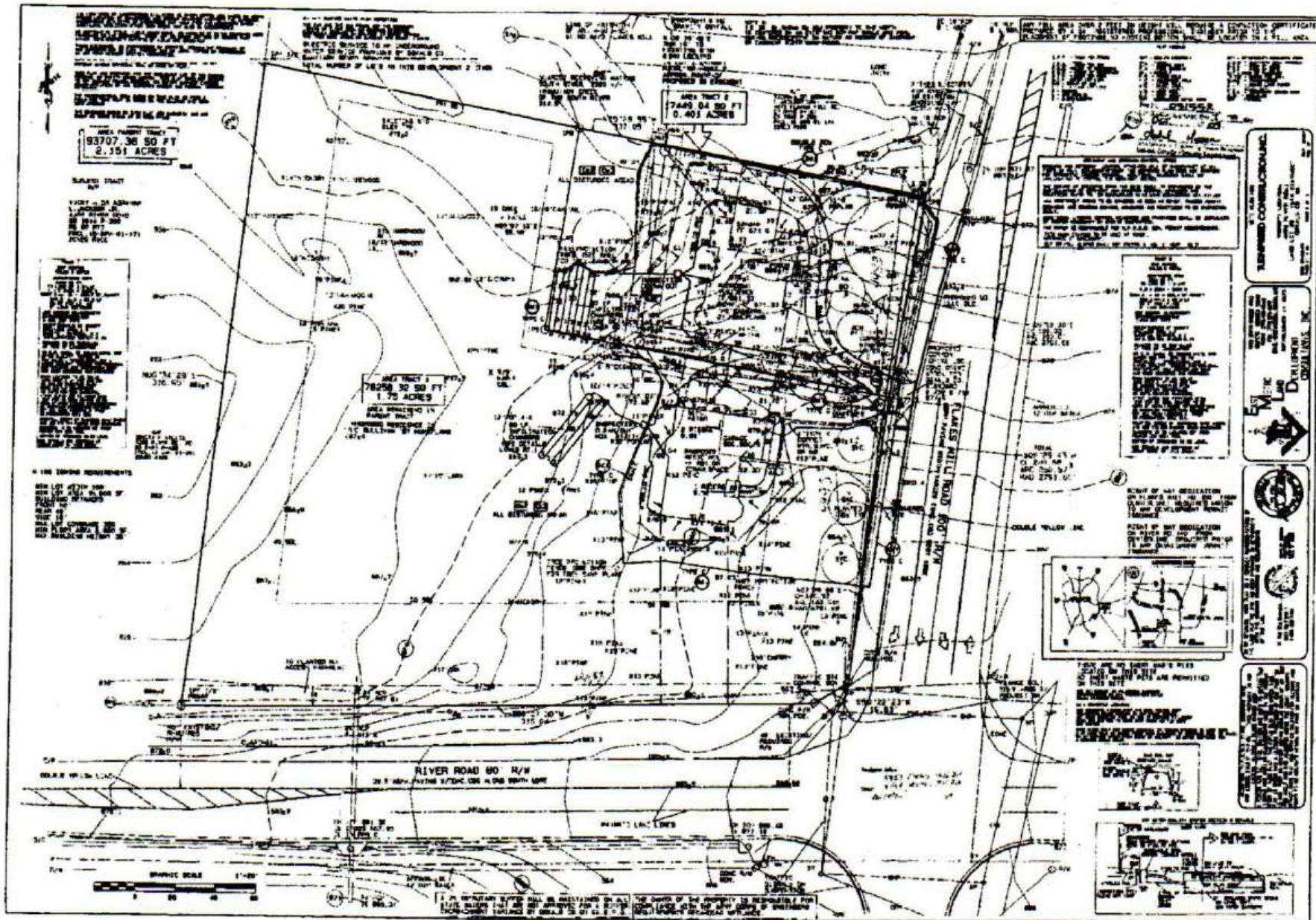
*Total landscape areas:

Created by:

GET SITE PLAN.COM
WE'LL GET YOU QUALITY IN SHORT TIME



4493 FLAKES MILL RD ELLENWOOD GA, 30294 PARCEL: 1502901171



Filed and Recorded Nov-07-2005 03:45H
2005-0210070
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia



4493 FLAKES MILL RD ELLENWOOD GA, 30294 PARCEL: 1502901171

Chris Brazell, PE, PLS. (706) 565-5985.

SITE PLAN

4493 FLAKES MILL ROAD, ELLENWOOD, GA 30294
PARCEL ID: 15-029-01-171 LOT AREA: 1.8 ACRES
PAPER SIZE: 11"X17"

-Owner- Reggie Glover

-The scope of this project includes the enclosure of the existing deck and conversion to a sunroom, including additional footings and 6x6 posts. Proposed deck 192sq ft.

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.

Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

Additional erosion controls shall be installed as deemed necessary by the on-site inspector.

Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree-save areas prior to any land disturbing activities.

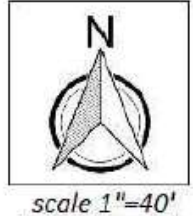
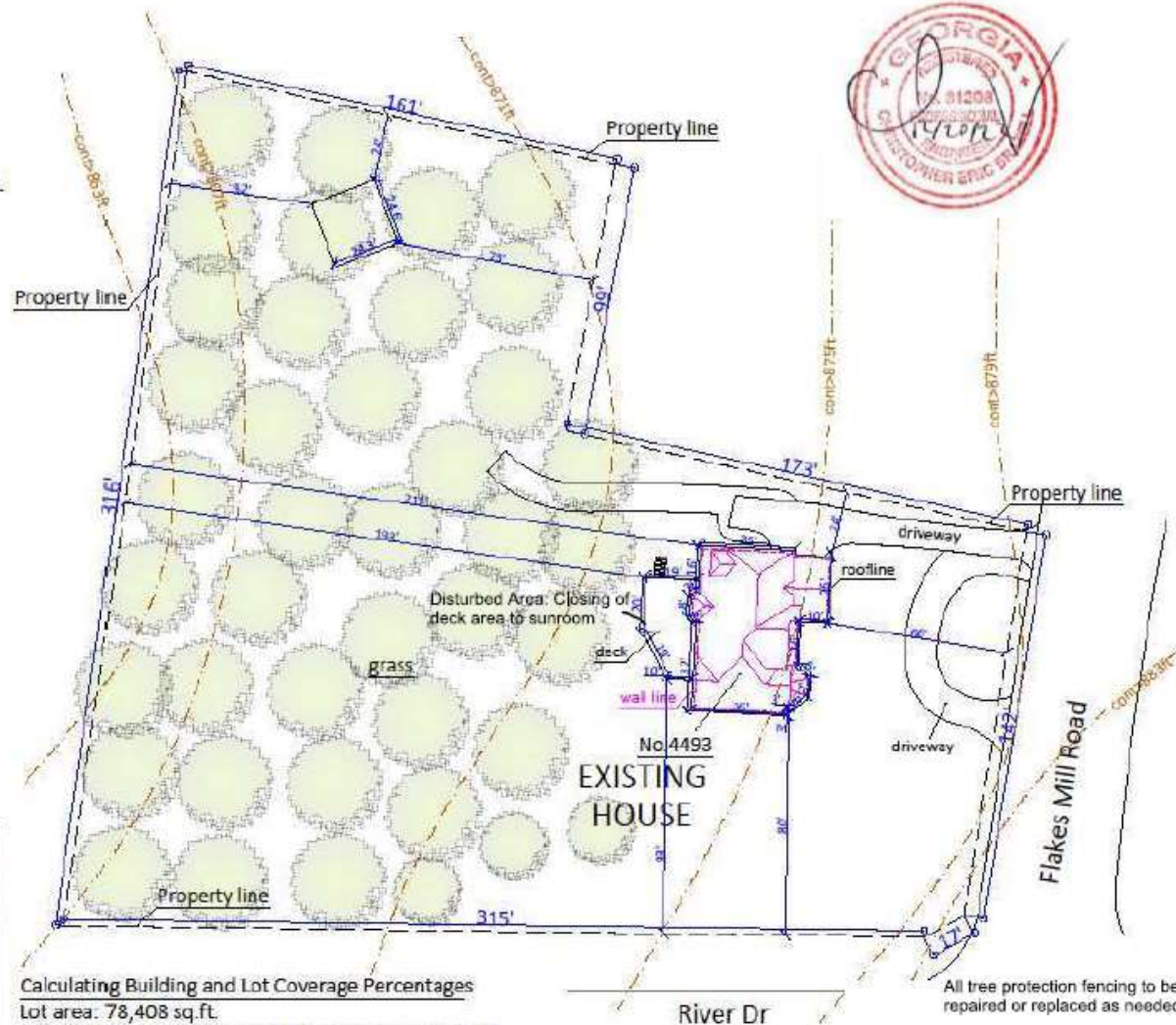
All tree protection areas to be protected from sedimentation.

All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.



VICINITY MAP

Chris Brazell, PE, PLS. (706) 565-5985.



Calculating Building and Lot Coverage Percentages

Lot area: 78,408 sq.ft.

Total building coverage (gross floor area): 3,820 sq.ft.

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*Total landscape areas:

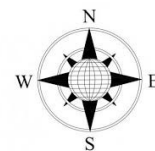
All tree protection fencing to be inspected daily and repaired or replaced as needed.

A final as-built lot survey required prior to issuance of Certificate of Occupancy.

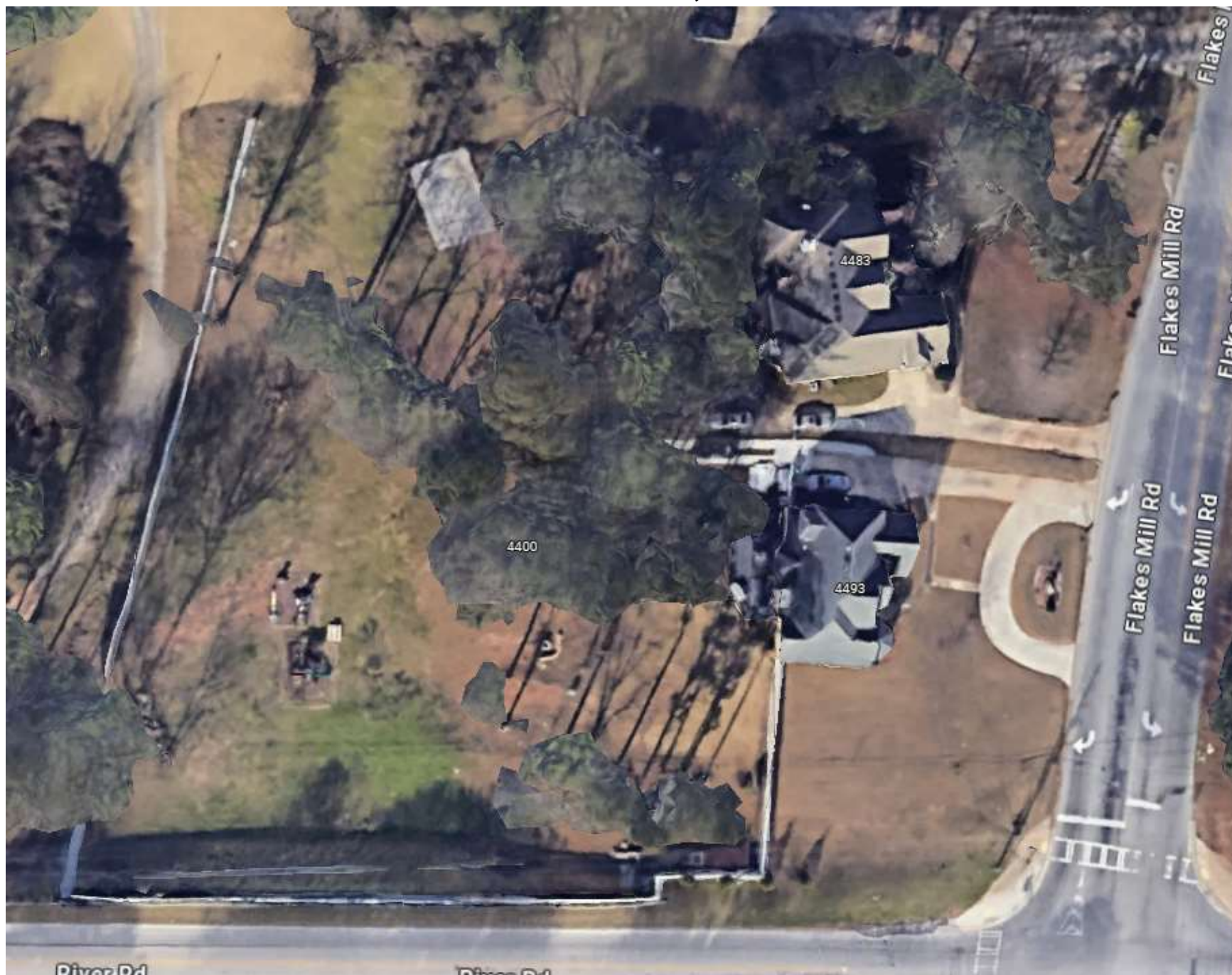
Work hours and construction deliveries are:

o Monday – Friday 7:00am – 7:00pm

o Saturday 8:00am – 5:00pm



4493 FLAKES MILL RD ELLENWOOD GA, 30294 PARCEL: 1502901171



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 | |

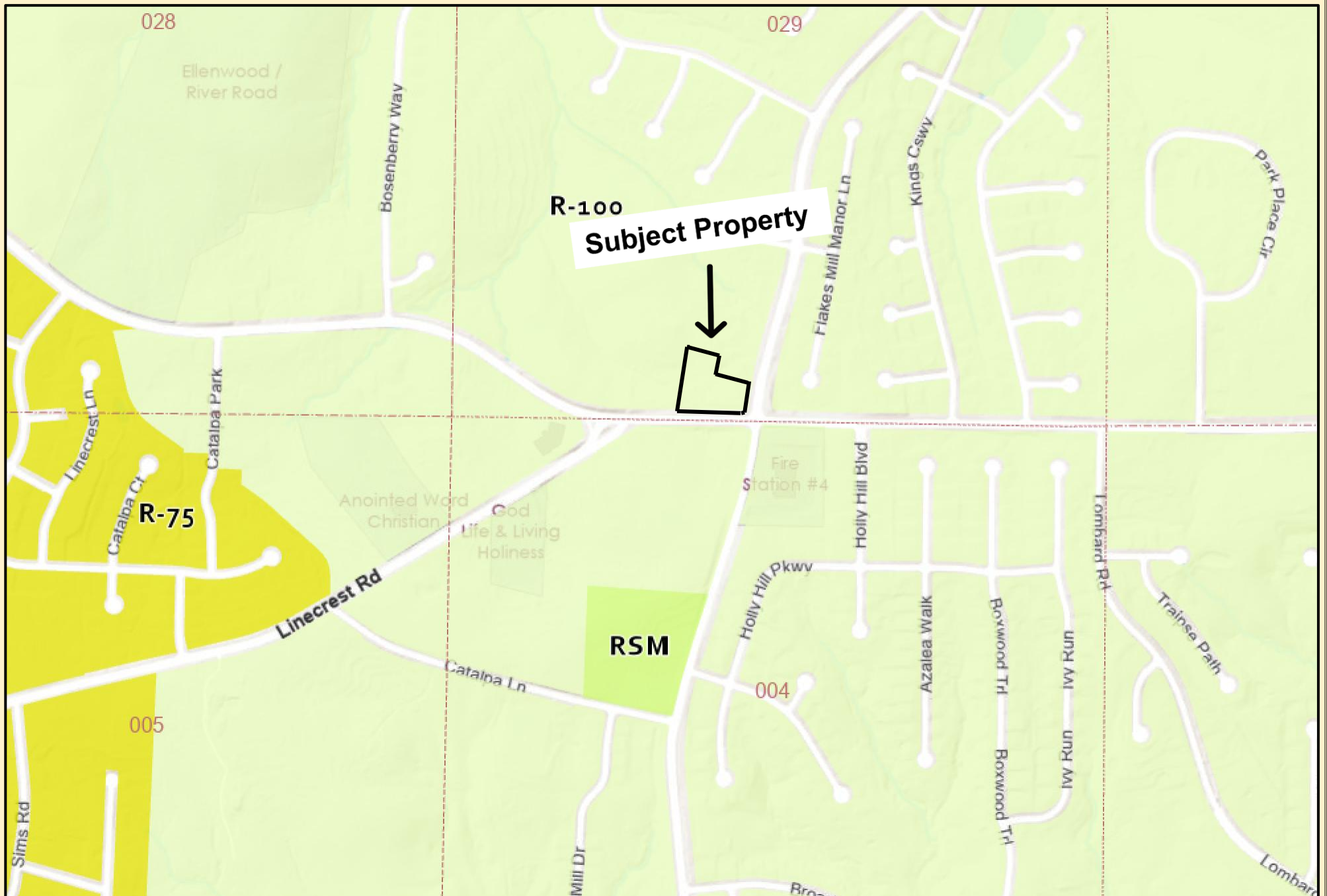
Possible Variances: Variances will unlikely be sought. Applicant does not have plans at this time
for any construction on the subject site.

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.

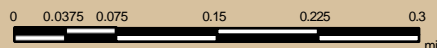
However, not within the direct vicinity of the subject site. The Applicant was made aware of the implications of "Spot
Zoning" Staff support will be dependent on the strengths and specifics of the Application.

Planner: Andrea Folgherait, Sr. Planner

Date: September 15, 2025



DeKalb County Parcel Map



Date Printed: 11/20/2025

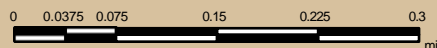


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DeKalb County Parcel Map



Date Printed: 11/20/2025



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Subject Property

DeKalb County Parcel Map



0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 11/20/2025



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Rezoning property at 4493 Flakes Mill Rd, Ellenwood Ga.



james clyde <jamesclyde@hotmail.com>

To Plansustain

 Follow up. Completed on Wednesday, December 10, 2025.

You replied to this message on 12/10/2025 7:07 AM.

 Reply

 Reply All


 Forward





Wed 12/10/2025 5:45 AM

[CoCounsel for Microsoft Outl...](#)

 Get more add-ins

I urge you to reject the proposed rezoning of the property at the intersection of River Road and Flakes Mill Road, as the presence of a business would likely decrease the appeal of nearby neighborhoods and lead to reduced property values.

Please inform me via email of any county zoning meetings regarding that location.

Thank you

James Shehee

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: [Marie Wandera](#)
To: [Plansustain](#)
Subject: 4493 Flakes Mill Road, Ellenwood, Ga
Date: Wednesday, December 10, 2025 4:04:51 PM

I am a property owner in this Ellenwood area and would like to air my concern regarding the above referred property requesting for commercial zoning.

Please do not approve zoning of this property as a commercial property. It is dangerous for that intersection especially cars turning left from River Road onto Flakes Mill, and this is a residential area/community. You county officials have a responsibility to maintain the well being of a community and we ask that you do exactly that by NOT zoning this as a commercial property.

Thank you.

Planned zoning change



maria <mariaej@comcast.net>

To Plansustain

Follow up. Completed on Wednesday, December 10, 2025.
You replied to this message on 12/10/2025 7:07 AM.

Reply

Reply All

Forward

Tue 12/9/2025 11:28 PM

CoCounsel for Microsoft Outl...

Get more add-ins

There is rumor of a car wreck shop being purposed to open on the corner of River Rd and Flakes Mill. Please do not change our residential zone for this type of business. That corner is already heavy with traffic, and there have been several bad accidents on that corner. This would be an eye sore and lower the property value in such a nice beautiful area.

Maria Johnson
Holly Hill resident