

## STAFF ANALYSIS

|                                |                                                                                                                                                    |                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>CASE NO.:</b>               | SLUP-26-1248091                                                                                                                                    | <b>File ID #:</b> 2026-0710        |
| <b>Address:</b>                | 3319 Tarragon Drive, Decatur 30034                                                                                                                 | <b>Commission Districts:</b> 5 & 7 |
| <b>Parcel ID(s):</b>           | 15 066 09 021                                                                                                                                      |                                    |
| <b>Request:</b>                | Special Land Use Permit (SLUP) to allow a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district. |                                    |
| <b>Property Owner(s):</b>      | Jarryn Gaither                                                                                                                                     |                                    |
| <b>Applicant/Agent:</b>        | Love Bugs Learning Home c/o John View                                                                                                              |                                    |
| <b>Acreage:</b>                | 0.37 acre                                                                                                                                          |                                    |
| <b>Existing Land Use:</b>      | Existing single-family residence                                                                                                                   |                                    |
| <b>Surrounding Properties:</b> | North: SUB East: SUB South: SUB West: SUB                                                                                                          |                                    |
| <b>Adjacent Zoning:</b>        | North: R-100 (Residential Medium Lot-100) East: R-100 South: R-100 West: R-100                                                                     |                                    |
| <b>Existing Land Use:</b>      | Suburban                                                                                                                                           | <b>X Consistent Inconsistent</b>   |

### STAFF RECOMMENDATION: DENIAL.

The applicant requests a SLUP (Special Land Use Permit) to operate a child day care facility for up to six (6) children within an existing single-family residence from 8:00 a.m. to 6:00 p.m. While the proposal generally appears consistent with the SLUP criteria in Section 7.4.6 and most Supplemental Regulations in Section 4.2.19 (*Child Day Care Facility*), Staff determined that the request does not satisfy the required separation standard in Section 4.2.19(D). Upon further review of the ordinance, Staff identified one (1) existing child day care facility within the required 1,000-foot separation distance. Although the existing facility is not licensed through DeKalb County, the Zoning Ordinance does not distinguish between county-licensed and state-licensed child day care facilities when applying the separation requirement. Therefore, Staff has interpreted the ordinance according to its plain language and intent by considering all existing child day care facilities within the required separation distance. This determination issued an update to the Staff Report from *Approval with Conditions* to *Denial*.

However, the proposed use is generally compatible with the SUB (Suburban) Character Area and the intent of the R-100 (Residential Medium Lot-100) zoning district. The SUB Character Area encourages civic institutions and neighborhood-serving uses that support surrounding residential communities. Due to the proposal's limited scale and residential character, the use would remain generally consistent with the existing development pattern of the surrounding single-family neighborhood. There are no proposed exterior building expansions, commercial signage, or changes to the residential appearance of the structure. The required off-street parking may be accommodated within the existing driveway, providing five (5) parking spaces, and staggered drop-off and pick-up times are proposed to minimize traffic impacts. In addition, the Interdepartmental Review comments confirm there are no concerns related to on-site sewage disposal, flood hazards, wetlands, county roads, or drainage infrastructure.

The nearest child day care facility (3336 Benton Harbor Court Drive) is approximately 700 feet from the subject property. While this facility is not licensed through DeKalb County, it constitutes an existing child day care facility for purposes of applying the separation requirement. The ordinance does not provide an exemption or alternative standard based on the licensing authority. Interpreting the regulation to include all existing child day care facilities is consistent with the purpose of the separation requirement, which is to prevent the concentration of child day care facilities within residential neighborhoods and preserve neighborhood character. As a result, the proposal does not satisfy the minimum 1,000-foot separation requirement established in Section 4.2.19(D) and therefore, Staff recommends ***“Denial”***.

**DEPARTMENT OF PLANNING & SUSTAINABILITY****Chief of Executive Officer**  
Lorraine Cochran-Johnson**Director**  
Juliana A. Njoku**Zoning Comments July 2026****N1. SLUP-26-1248084 (2026-0707 ) 5395 Covington Highway:**

Covington Highway is classified as a Major Arterials, 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. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**N2. Z-26-1248023 (2026-0708) 2570 McAfee Road:**

McAfee Road is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**N3. Z-26-1248094 (2026-0709) 3040 Briarcliff Road:**

Briarcliff Road is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**N4. SLUP-26-1248091 (2026-0710) 3319 Tarragon Drive:**

Tarragon Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N5. SLUP-26-1248092 (2026-0711) 4293 Hambrick Way:**

Hambrick Way is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N6. SLUP-26-1248093 (2026-0712) 6706 Princeton Park Trail:**

Princeton Park Trail is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).



5/21/2026

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.

5/21/2026

N1-2026-0707

SLUP-26-1248084

5395 Covington Highway, Decatur, GA 30035

- SLUP. See General Comments

N2-2026-0708

Z-26-1248023

2570 McAfee Road, Decatur, GA 30032

- See general comments

N3-2026-0709

Z-26-1248094

3040 Briarcliff Road, Atlanta, Ga 30329

- See general comments.

5/21/2026

N4-2026-0710

SLUP-26-1248091

3319 Tarragon Drive, Decatur, GA 30034

- Child daycare facility. See general comments.

N5-2026-0711

SLUP-26-1248092

4293 Hambrick Way, Stone Mountain, GA 30083

- Personal care home. See general comments.

N6-2026-0712

SLUP-26-1248093

6706 Princeton Park Trail, Lithonia, GA 30058

- Child daycare. 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)

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 Parcel: \_\_\_\_\_

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

• 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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**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**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:**

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Signature: Akin Akinsola



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS 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:** \_\_\_\_\_



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1248091 (2026-0710) Parcel I.D. #s: 15 066 09 021

Address: 3319 Tarragon Drive, Decatur, GA 30034

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

**Please provide additional information relating to the following statement.**

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: No Traffic Concerns at this Location

Signature: Rayon Landell

Chief Executive Officer  
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Juliana A. Njoku

**Special Land Use Permit PCH/CCI (4-6)**  
**(with no new construction)**

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

SLUP Request for: ☒ Over 18 ☐ Under 18 Years of Age (check one)

Subject Property Address: 3319 Tarragon Drive, Decatur, GA 30034

Distance to the closes Personal Care Home/Child Care Institution: \_\_\_\_\_

Parcel ID Number(s): 15 066 09 021

Acreage: 0.37 Commission District(s): 5 & 7 Super District(s): 7

Zoning Designation: R-100 Land Use Designation: SUB

Applicant(s) Name: John View

Applicant Mailing Address: 3319 Tarragon Drive, Decatur, GA 30034

Application Phone: [REDACTED]

Applicant Email: [REDACTED]

Owner(s) Name: Jarryn Gaither

(if more than one owner, attach list of owners and contact information)

Owner(s) Mailing Address: \_\_\_\_\_

Owner(s) Phone: [REDACTED]

Owner(s) Email: \_\_\_\_\_

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

☐ Owner ☒ Agent

John View

Applicant/Agent Signature

4/3/2026

Date

## Distance Verification Statement

April 11, 2026

To:

DeKalb County Department of Planning & Sustainability

RE: Distance Verification – Family Child Care Learning Home (FCCLH)

Property Address: 3319 Tarragon Drive, Decatur, GA 30034

Dear Planning & Sustainability Team,

This letter serves to confirm that the proposed Family Child Care Learning Home (FCCLH) to be operated as Love Bugs Learning Home at 3319 Tarragon Drive, Decatur, Georgia, is located more than 1,000 feet from any existing group care home.

A review of available public records, zoning information, and mapping tools was conducted to identify any licensed or permitted group care homes within the vicinity of the subject property. Based on this review, no such facilities were identified within a 1,000-foot radius of the property.

Distance measurements were determined using standard mapping and geographic information system (GIS) tools, measured from property line to property line, consistent with typical zoning verification practices.

This statement is provided in support of the Special Land Use Permit (SLUP) and licensing application for the proposed FCCLH. Should the County require additional documentation or verification, I would be pleased to provide it.

Thank you for your consideration.

Sincerely,

John View

Owner/Operator, Love Bugs Learning Home



March 16, 2026

**Subject Property:** 3319 Tarragon Drive, Decatur, GA 30034

**Applicant:** John View, on behalf of Love Bugs Learning Home, LLC.

**Property Owner:** Jarryn Gaither

Dear Neighbor and Community Representative,

In accordance with the Pre-Submittal Community Meeting requirements of DeKalb County, this letter serves as official notice that I, the applicant, will be holding a community meeting regarding a proposed zoning action for the property located at 3319 Tarragon Drive, Decatur, GA 30034.

I am proposing to:

Request a Special Land Use Permit (SLUP) to operate a licensed Family Child Care Learning Home (FCCLH) for up to six (6) children within my residence.

This pre-submittal community meeting is required before I can submit my formal application to DeKalb County to obtain a special land use permit. The purpose of the meeting is to:

- Present the details of the proposed use;
- Answer questions from nearby property owners and community representatives; and
- Receive comments, concerns, and suggestions from the community.

### Meeting Details

**Date:** Wednesday, April 1, 2026

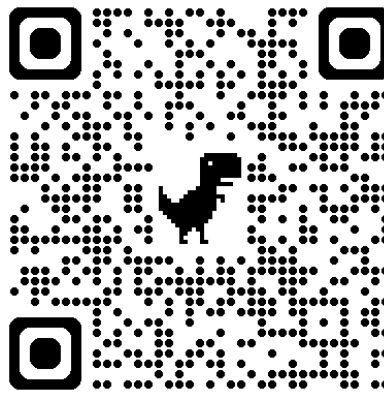
**Time:** 6:30 PM Eastern Time (US and Canada)

**Format:** Zoom

### **Online Meeting Link:**

<https://us05web.zoom.us/j/81325711804?pwd=pAalCua7baJvF8GLrr2la80QabKmco.1>

### **Online Meeting QR Code:**



- Meeting ID: 813 2571 1804
- Passcode: 2eeUyz

### **Recording:**

In accordance with County requirements, this online meeting will be recorded and the recording will be retained as part of the pre-submittal documentation.

### **Meeting agenda:**

<https://docs.zoom.us/agenda/doc/ec72f28a-9344-4f7e-88c1-77c9ad3224ac>

### Who Is Invited

As required, notice is being provided to:

- All property owners within 500 feet of the subject property; and
- Contact persons for neighborhood associations and/or community groups within ½ mile of the subject property.

### What Will Be Provided to the County

Following the meeting, I am required to submit the following to DeKalb County along with my zoning application:

- A copy of this meeting notice;
- Sign-in sheet(s) from the meeting including the name and address of attendees;
- A brief summary of the discussion/meeting minutes; and
- Any correspondence from neighborhood associations or community members that is provided.

### Contact Information

If you have questions prior to the meeting or wish to submit comments in writing, you may contact me at:

[REDACTED]

[REDACTED]

[REDACTED]



Your participation and feedback are very important to me, and I appreciate your time and interest in this proposal.

Sincerely,

John View

Applicant – Proposed Special Land Use Permit / Zoning Action

Property: 3319 Tarragon Drive, Decatur, GA 30034

18:35 ⓘ B-R •

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🔒 Alexis Patterson



## Participants (2)



John View (Host, me)



Alexis Patterson (Guest)



Invite

Mute all



# Love Bugs Learning Home Zoom Meeting

## Agenda

1. Introduction ⌚ 05:00
2. Present the details of the proposed use ⌚ 10:00
3. Answer questions ⌚ 05:00
4. Comments, concerns, and suggestions ⌚ 05:00

Love Bugs Learning Home

John View, Director of Love Bugs Learning Home

3319 Tarragon Drive

Decatur, GA 30034

[REDACTED]

[REDACTED]

April 7, 2026

To:

DeKalb County Department of Planning & Sustainability

RE: Letter of Application – Special Land Use Permit (SLUP)

Proposed Use: Family Child Care Learning Home (FCCLH)

Property Address: 3319 Tarragon Drive, Decatur, GA

Dear Planning & Sustainability Team,

I respectfully submit this Letter of Application in support of a request for a Special Land Use Permit (SLUP) to operate a Georgia Family Child Care Learning Home (FCCLH) at the above-referenced property.

This proposal is for a small-scale, low-impact, home-based childcare program designed to serve a limited number of children while maintaining the residential character of the neighborhood.

## **1. Qualifications of the Applicant**

The learning home will be operated by Ms. Alexis Patterson, who has over seven (7) years of experience in childcare, including daycare settings, private nanny care, and early childhood development.

Her experience includes:

- Early academic instruction (literacy, numeracy, structured learning)
- Managing small groups of children in safe, supervised environments
- Supporting social-emotional development and positive behavior
- Maintaining structured daily routines aligned with childcare best practices

Ms. Patterson is committed to operating in full compliance with Georgia DECAL childcare licensing requirements and maintaining a safe, nurturing, and developmentally appropriate environment.

## **2. Key Functions for Successful Operation**

The operation of the learning home is centered around three key functions:

### **i. Structured Early Learning Environment**

Providing consistent, age-appropriate educational activities to support school readiness.

### **ii. Safety and Supervision**

Maintaining continuous supervision, secure entry procedures, and adherence to all applicable safety and licensing standards.

### **iii. Small Group Care with Individual Attention**

Limiting enrollment to a maximum of six (6) children to ensure individualized care and minimal impact on the surrounding area.

## **3. Impact on Neighboring Properties**

The proposed use is intentionally designed to have minimal impact on neighboring properties:

- The program is limited to six (6) children, significantly reducing activity levels compared to commercial childcare centers.
- The use is fully contained within the residence, with no exterior commercial appearance or signage.
- Outdoor play will be limited in size, supervised, and conducted at reasonable times.
- Noise levels are expected to remain consistent with typical residential family activity.

- Traffic will be minimal and controlled (see below)

Overall, the proposed use is compatible with the surrounding residential neighborhood and maintains its character.

#### **4. Traffic and Parking Management**

To ensure there is no disruption to neighbors:

- Drop-off and pick-up times will be staggered to avoid congestion
- Parents will be instructed to use off-street driveway parking only
- No street parking or blocking of neighboring driveways will be permitted
- The property provides five (5) off-street parking spaces, which is sufficient to accommodate all expected traffic
- Drop-off/pick-up interactions will be brief to minimize vehicle presence

This approach ensures that traffic impact remains low, controlled, and predictable.

#### **5. Addressing Community Concerns**

We are committed to being a respectful and responsible neighbor. To ensure concerns are addressed:

- Open and responsive communication will be maintained with neighbors
- Any concerns related to traffic, noise, or operations will be addressed promptly
- The program will operate strictly within approved hours and guidelines
- All local zoning, safety, and childcare regulations will be followed

Adjustments will be made, if necessary, to ensure neighborhood compatibility. Our goal is to operate in a way that supports both local families and the surrounding community.

#### **6. Detailed Characteristics of the Proposed Use**

- Total Number of Rooms in Residence: 11
- Number of Rooms Used for Learning Home: 3
- Maximum Number of Children Served: 6
- Number of Employees: 2 (*John View, Alexis Patterson*)
- Residents' Needs: No additional impact beyond normal residential use

- Manner of Operation:

The learning home will provide structured childcare services including supervised play, early learning activities, meals/snacks, and rest periods in a home-based setting.

- Hours of Operation: Monday through Friday, 8:00 AM – 6:00 PM
- Security Measures:
  - Interior and exterior camera surveillance systems will be in place
  - Controlled entry and supervision procedures will be maintained at all times
- Parking:
  - Five (5) off-street parking spaces available
  - Driveway use required for all drop-off and pick-up activity

The proposed Love Bugs Learning Home is a low-intensity, residentially compatible childcare use that will provide an important service to local families while maintaining neighborhood integrity.

With a small enrollment size, controlled operations, and a strong commitment to compliance and community consideration, this use represents a responsible and appropriate fit for the property.

We respectfully request approval of this Special Land Use Permit and appreciate your consideration.

Please feel free to contact me with any questions or requests for additional information.

Sincerely,

John View

Love Bugs Learning Home

Impact Analysis Response – SLUP Application

Property Address: 3319 Tarragon Drive, Decatur, GA 30034

### **A. Adequacy of Site Size**

The subject property is a single-family residential home with a total of 11 rooms, of which only three (3) rooms will be utilized for the Family Child Care Learning Home (FCCLH).

The proposed use is limited to a maximum of six (6) children, which is consistent with Georgia FCCLH regulations and ensures the site remains well within capacity for safe and appropriate use.

The property includes an adequate fenced yard space, interior space, and five (5) off-street parking spaces, which sufficiently accommodates the needs of the program without overuse of the property.

### **B. Compatibility with Adjacent Properties**

The proposed use is highly compatible with surrounding residential properties because:

- It operates at a very small scale (maximum of 6 children)
- It is conducted entirely within a residential home setting
- There will be no exterior commercial signage or structural changes
- Noise levels will remain consistent with typical residential family activity
- No commercial traffic patterns or heavy vehicle use will be introduced
- This use mirrors normal residential activity and is unlikely to create adverse impacts related to traffic, noise, smoke, odor, dust or nuisance conditions.

### **C. Adequacy of Public Services and Utilities**

Existing public services and utilities are fully adequate to support the proposed use.

The operation will utilize standard residential:

- Water

- Sewer
- Electrical
- Waste services

The small scale of the program ensures no additional strain on public infrastructure.

#### **D. Street Capacity and Traffic Impact**

The surrounding public streets are adequate to support the proposed use.

Traffic impact will be minimal because:

- Enrollment is limited to six (6) children
- Drop-off and pick-up times will be staggered
- Parent interactions will be brief

The proposed use will not generate significant traffic volume or congestion beyond typical residential patterns.

#### **E. Ingress and Egress**

The property provides safe and adequate ingress and egress. This ensures safe vehicle movement and pedestrian safety by:

- Driveway access will be used for all drop-offs and pick-ups
- Five (5) off-street parking spaces are available
- No street obstruction will be permitted
- The property allows for safe emergency access at all times.

#### **F. Hours and Operational Impact**

The proposed hours of operation are:

Monday – Friday | 8:00 AM – 6:00 PM

These are standard daytime hours and are consistent with typical residential activity patterns.

The FCCLH will not:

- Generate excessive noise
- Disrupt the quiet enjoyment of neighboring properties

#### **G. Consistency with Zoning District**

A Family Child Care Learning Home is a recognized residential-based use under Georgia childcare regulations.

The proposed use:

- Maintains the residential character of the property
- Does not involve commercial-scale operations
- Complies with applicable zoning and licensing standards

#### **H. Consistency with Comprehensive Plan**

The proposed use supports community goals by:

- Providing accessible childcare for local families
- Supporting working parents within the community
- Offering services within a residential setting, reducing travel demand

This use aligns with community-oriented and family-supportive planning objectives.

#### **I. Refuse and Service Areas**

Refuse will be handled through standard residential waste services. No commercial waste generation is anticipated. Waste will be stored and managed in accordance with residential guidelines.

#### **J. Duration of SLUP**

The applicant is amenable to any reasonable conditions or review periods deemed appropriate by the County.

However, due to the stable and low-impact nature of the use, no time limitation is anticipated to be necessary.

#### **K. Size, Scale, and Massing**

No structural changes are proposed. The use is entirely within the existing residential structure. No additions or expansions are planned and no changes to building height or footprint.

Therefore, there are no impacts related to scale, massing, or shadowing.

#### **L. Historic or Archaeological Impact**

The proposed use will not affect any historic structures, districts, or archaeological resources.

#### **M. Supplemental Regulations Compliance**

The proposed use will comply with all applicable:

- Georgia DECAL childcare licensing requirements
- DeKalb County zoning and SLUP conditions, specifically according to the Additional Criteria for Specified Uses – A. Child Day Care Facility (*complying with Article 4*):
  1. Five (5) off-street parking spaces are available. The property includes an adequate fenced yard space for the proposed outdoor play areas.
  2. Driveway access will be used as an adequate and safe location for all drop-offs and pick-ups.
  3. There will be no exterior commercial signage or structural changes that conflict with the residential character of the buildings in the zoning district.

The operation is structured to meet all regulatory standards.

## **N. Consistency with Neighborhood Needs**

The proposed use directly supports the needs of the community by:

- Providing high-quality childcare in a small, home-based setting
- Offering a service that is in demand among local families
- Operating in a manner that is respectful, controlled, and community-oriented

The scale and nature of the program ensure it integrates smoothly into the neighborhood while delivering meaningful benefit.

## **Conclusion**

The proposed Love Bugs Learning Home is a low-impact, residentially compatible use that meets all applicable criteria outlined in the DeKalb County SLUP evaluation standards .

With limited enrollment, controlled operations, and a strong commitment to compliance and neighborhood compatibility, the proposed use represents an appropriate and beneficial addition to the community.

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Juliana A. Njoku

## 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.

4/6/2026

Date

TO WHOM IT MAY CONCERN:

I/We Jarryn Gaither



Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

John View



Name of Agent or Representative(s)

to file an application on my/our behalf.



Notary Public

6th April 2026

Owner

Date

Commonwealth of Pennsylvania - Notary Seal  
Nyeta Blake, Notary Public  
Montgomery County  
My commission expires November 22, 2028  
Commission Number 1454862

Notarized remotely online using communication technology via Proof.

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.

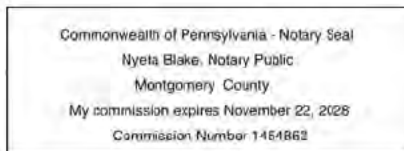
The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

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

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



Notary



John View



4/7/2026

Applicant/Agent Signature

Date

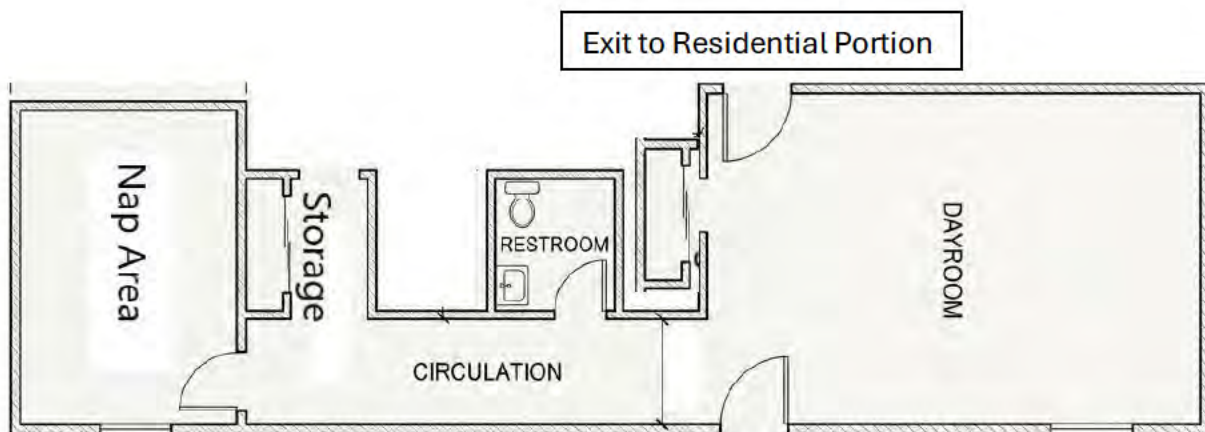
**Check one:** ☒ Owner ☐ Agent

Expiration Date/ Seal

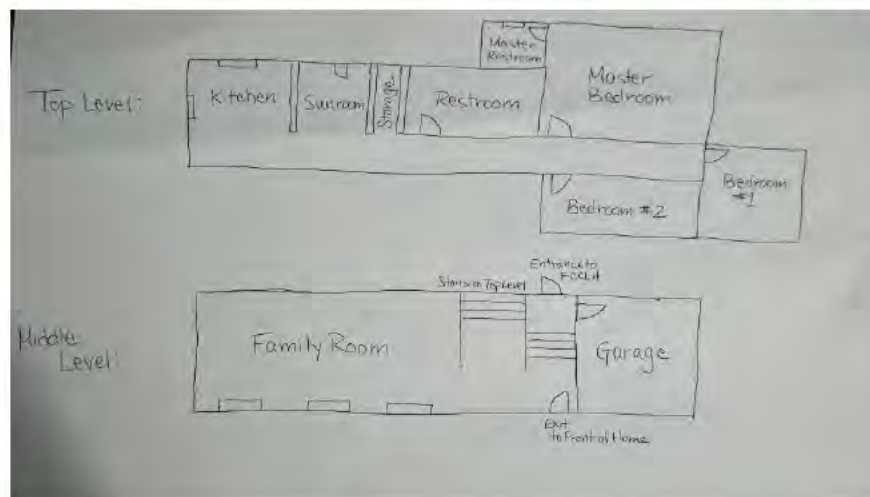
# Love Bugs Learning Home

|               |                                                       |
|---------------|-------------------------------------------------------|
| Address:      | 3319 Tarragon Drove. Decatur, GA 30034                |
| Prepared For: | DeKalb County Department of Planning & Sustainability |
| Prepared By:  | John View                                             |
| Date:         | April 7, 2026                                         |

## Proposed Family Child Care Learning Home (FCCLH) Floor Plan



## Residential Portion Floor Plan (*hand sketch*)













Property Lines



Tarragon Dr

Tarragon

3329

3301



Google

Keyboard shortcuts

Map data ©2026 Imagery ©2026 Ai







## 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: John View Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 5 & 7

Property Address: 3319 Tarragon Drive, Decatur 30034

Tax Parcel ID: 15 066 09 021 Acreage: 0.37

Existing Use: \_\_\_\_\_ Proposed Use: Child day care, 4-6

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

☐ Rezoning: Existing Zoning: R-100 Proposed Zoning: R-100

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

Rezoning Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Land Use Plan Amendment - Existing Land Use: SUB Proposed Land Use: SUB Consistent ☐ Inconsistent ☐

Land Use Amendment Request: \_\_\_\_\_

☒ Special Land Use Permit Article Number(s) 27- 7.4.1

Special Land Use Request(s): Child day care for 4-6 children.

\_\_\_\_\_

\_\_\_\_\_

☐ Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

n/a

Condition(s) to be modified: n/a

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 4/1/26 w/15 day notice. Calendar Dates: CC: 06/08/2026 @ 6:30 pm

PC: 07/07/2026 @ 6 pm BOC: 07/23/2026 @ 5:30 pm

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: \_\_\_\_\_

Comments: Community meetings require a 15-day prior notification. Community meetings can be held in-person or virtually.

Applications must be submitted as one (1) combined PDF document. Must be uploaded via our online portal. After upload, the system will generate a case number in the format 124xxxx. After upload, email the PDF doc to Ms. Hill with that case number to confirm receipt & acceptance for the July zoning agenda.

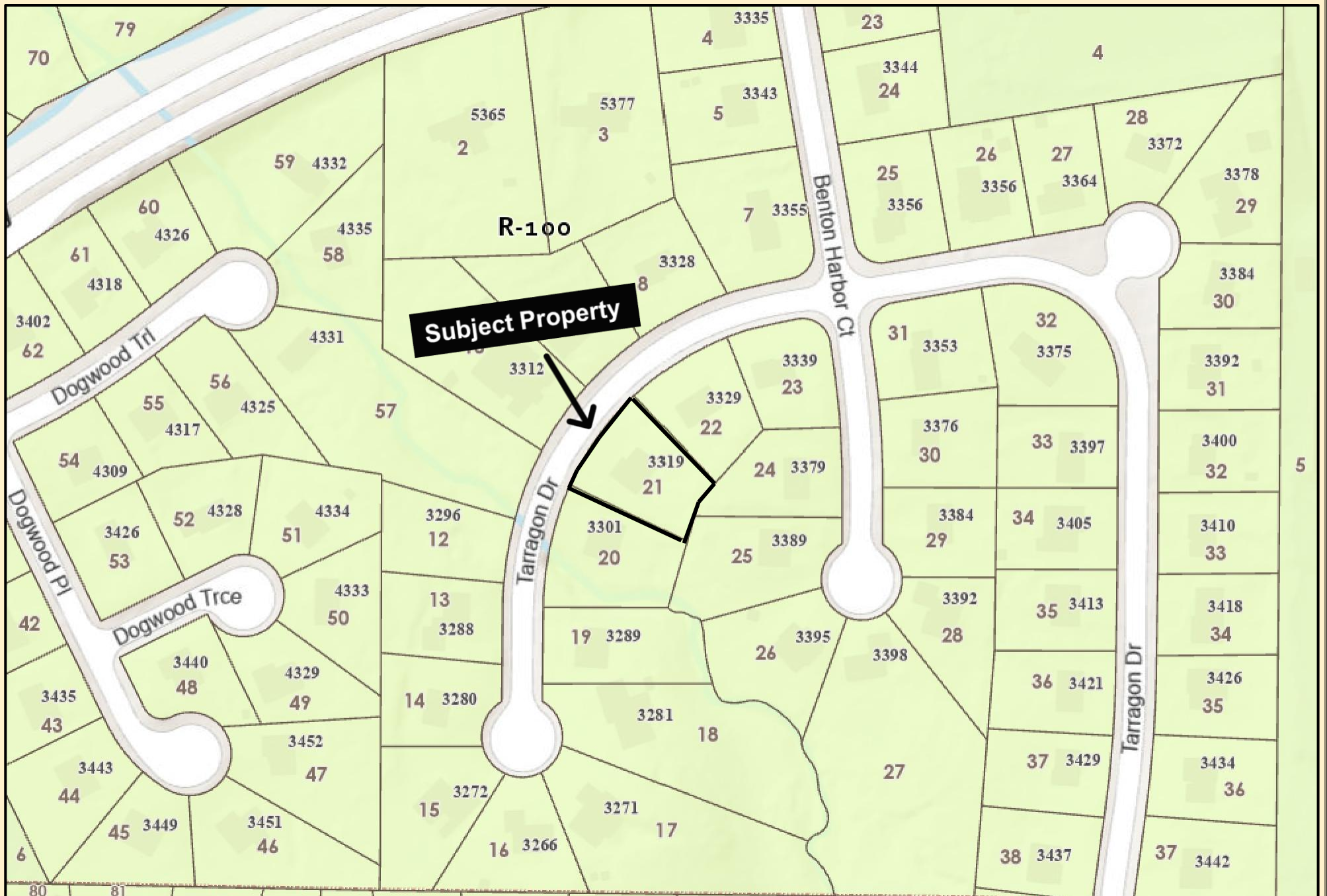
As long as there is no renovations being done to the exterior of the property, a survey is sufficient.

The learning areas should definitely be shown on the survey.

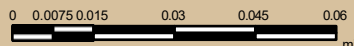
On the application, where it asks for number of rooms, my Supervisor said we need the number of rooms in the house, as well as the number of rooms of the children's learning areas.

Planner: LaSondra Hill, Admin Specialist

Date: January 28, 2026



**DeKalb County Parcel Map**



Date Printed: 4/16/2026



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Date Printed: 4/16/2026



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**DeKalb County Parcel Map**



0 0.0075 0.015 0.03 0.045 0.06  
mi

Date Printed: 4/16/2026



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