



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Ekwy Love

Daytime Phone: 770-374-6138 E-Mail: ccanumba@gmail.com

Mailing Address: 498 Crestwood Court Lithonia, GA 30058

Owner Name: same as above
(If more than one owner, attach contact information for each owner)

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 498 Crestwood Court
Lithonia DeKalb County, GA 30058

Parcel ID: 18 026 04 039 Acreage or Square Feet: 0.21 Commission Districts: 4 & 7

Existing Zoning: RSM Proposed Special Land Use (SLUP): in home daycare

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

Owner: _____ Agent: _____

Signature of Applicant: _____

Dear Property Owner,

We would like for you to join our Zoom Video Meeting on Tuesday, April 16th from 6:00 pm to 7:00 pm to discuss my application for a DeKalb County special land use permit (SLUP) for my in-home daycare that I have been operating for over 20 years in my residence at 498 Crestwood Court, Lithonia, GA, 30058. I am holding a community meeting where you can find out more about my daycare, ask questions, and voice your opinions and concerns.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including through your computer, tablet, or cell phone, with or without video.

You are invited to a Zoom meeting.

When: Tuesday, April 16th at 6:00 PM Eastern Time (US and Canada)

Meeting ID: 792 8922 2317

Passcode: ekwyslup

Sincerely,

A handwritten signature in black ink, appearing to read "Ekwy Love". The signature is fluid and cursive, with the first letter "E" being particularly large and stylized.

Ekwy Love

Zoom Step by Step Instructions

Go to <https://zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9-digit or 10-digit number)

If joining from a MOBILE DEVICE

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a COMPUTER

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before entering the meeting, you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select "Join Computer by Audio".

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker/participant, if you wish to ask a question or make a point during the meeting, it's good protocol to use the "Raise Hand" tool.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear. There will also be a "Raise Hand" icon, which you can click to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting", then "Leave Meeting."



Ekwy Love <ccanumba@gmail.com>

Ekwy Love -SLUP Community Meeting**Ekwy Love** <ccanumba@gmail.com>

Mon, Apr 1, 2024 at 8:21 PM

To: allisongroup40@gmail.com, jarring55@gmail.com, wesleyabrooks@gmail.com, ledmond25@gmail.com, frehammonds@att.net, legal51996@yahoo.com, jamesalec60@gmail.com, grammymix@gmail.com, Wendell.love@gmail.com, rpassenow@gmail.com, tlpaytes@gmail.com, teresitamreid@gmail.com, evorari@bellsouth.net, richardr_im@yahoo.com, vic@furiousdreams.com

Dear Community Council Members of District 4:

We would like for you to join our Zoom Video Meeting on Tuesday, April 16th from 6:00 pm to 7:00 pm to discuss my application for a DeKalb County special land use permit (SLUP) for my in-home daycare that I have been operating for over 20 years in my residence at 498 Crestwood Court, Lithonia, GA, 30058. I am holding a community meeting where you can find out more about my daycare, ask questions, and voice your opinions and concerns.

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When: **Tuesday, April 16th at 6:00 PM** Eastern Time (US and Canada)

Meeting ID: 792 8922 2317

Passcode: ekwyslup

Thank you,

Mrs. Ekwy Love



SLUP Zoom Meeting-Ekwy Love.docx

110K

Victoria Webb <vic@furiousdreams.com>

Mon, Apr 8, 2024 at 10:16 PM

To: Ekwy Love <ccanumba@gmail.com>

Mrs. Love,

I'm unable to attend this meeting, since our DeKalb District 4 Community Council has our bimonthly meeting on the

same evening.

Thank you,
Victoria Webb

3137 Rockbridge Rd.
Avondale Estates, GA 30002
vic@furiousdreams.com
3137 Rockbridge Rd.
Avondale Estates, GA 30002

<SLUP Zoom Meeting-Ekwy Love.docx>



Ekwy Love <ccanumba@gmail.com>

Ekwy Love- SLUP Community Meeting

7:11 AM EDT

Ekwy Love <ccanumba@gmail.com>

Mon, Apr 1, 2024 at 11:53 PM

To: brockmae@bellsouth.net, christophersutton23@yahoo.com, drobson41@hotmail.com, fjtaylor02@gci.net, fredking9@aol.com, hastings.michael@gmail.com, joettapreston@bellsouth.net, l.angusramos@gmail.com, lance.hammonds@att.net, lrice27@gmail.com, lan James <4pressingissues@gmail.com>, mayor@stonemountaincity.org, met02@gci.net, minlyds66@gmail.com, mpreston@sacsd.org, nativenyc@hotmail.com, richardyounge@bellsouth.net, Ryan Brown <ryan.b.brown@gmail.com>, southave82@comcast.net, susan.nease@usa.net, tacoma.sharlene@gmail.com, terracribbs@gmail.com, thomaspringle@att.net, tshayhall1@gmail.com, weezyt@gmail.com

Dear Neighborhood Registry District Members:

We would like for you to join our Zoom Video Meeting on Tuesday, April 16th from 6:00 pm to 7:00 pm to discuss my application for a DeKalb County special land use permit (SLUP) for my in-home daycare that I have been operating for over 20 years in my residence at 498 Crestwood Court, Lithonia, GA, 30058. I am holding a community meeting where you can find out more about my daycare, ask questions, and voice your opinions and concerns.

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You are invited to a Zoom meeting.

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Meeting ID: 792 8922 2317

Passcode: ekwyslup

Thank you,

Mrs. Ekwy Love

April 12th, 2024

To Whom It May Concern,

My name is Ekwy Love and this is my letter of application. This document is for my special land use permit and should be used as such. The property in question is my home located on 498 Crestwood Court in Lithonia, Georgia, and is zoned RSM. I intend to use a portion of the property as an in-home daycare. This property is primarily my place of residence, and it shall also be used as my place of business; however, only certain parts of the property will be used for the daycare and those areas include the playroom, the adjoining bathroom, the living room, and the backyard. I am the only employee of my in-home daycare with my normal hours of operation being Monday through Friday from 6:30 am to 6:30 pm. The maximum number of children in my care is six (6), and I primarily work with children with special needs. The minimum age is 6 weeks old with a maximum age of 12 years.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ekwy Love', with a stylized, cursive script.

Ekwy Love

Impact of Analysis

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
 - a. The property spans 8,712 square feet, providing sufficient space to establish and run an in-home daycare. All necessary yards, open space, off-street parking, and any other applicable requirements have been fulfilled.

- 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.
 - a. The facility is located within a residential area that caters to families. The proposed use of the property is compatible with adjacent properties because there are currently children present in the neighborhood.

- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
 - a. Since the area surrounding the proposed in-home daycare includes public streets, there are sufficient public services and amenities accessible. Additionally, the building offers several utilities.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
 - a. A driveway would serve as the means to enter and exit the facility. This would reduce traffic congestion by preventing cars from parking on the side of the road. Crestwood Court has sufficient carrying capacity to handle the amount of traffic that would be generated by the facility.

- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
 - a. If an emergency like a fire occurs, the facility will have sufficient means of entering and exiting the existing structure. The facility currently has ingress and egress from Crestwood Court.

- F. Whether or not the proposed use will create adverse impacts upon any adjoin land use by reason of the manners and hours of operation of the proposed use.

- a. The proposed operating hours for the in-home daycare should not have any negative effects on neighboring properties and adjoining land.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
 - a. The proposed use of the in-home daycare aligns with the criteria specified by the zoning district's 4 designations, which is where the property is currently situated.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
 - a. The planned use aligns with and promotes the policies of the comprehensive plan. It does not in any way conflict or detract from it.
- I. Whether there is adequate provision of refuse and service areas.
 - a. Adequate provision of refuse and services areas will be provided in the facility.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
 - a. There appears to be no compelling reason for limiting the duration of the requested Special Land Use Permit.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
 - a. The proposed utilization is within an already established family residence and aligns with the surrounding homes. There are no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
 - a. There are no known historic buildings, sites, districts, or archaeological resources in the immediate vicinity that will be adversely affected by the proposed use.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
 - a. The proposed use satisfies all requirements contained within the supplemental regulations for an in-home daycare special land use **permit**.

- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.
 - a. The proposed use is consistent with the needs of the neighborhood and community as a whole.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes _____ No *

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

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary



Signature of Applicant /Date

Check one: Owner Agent _____

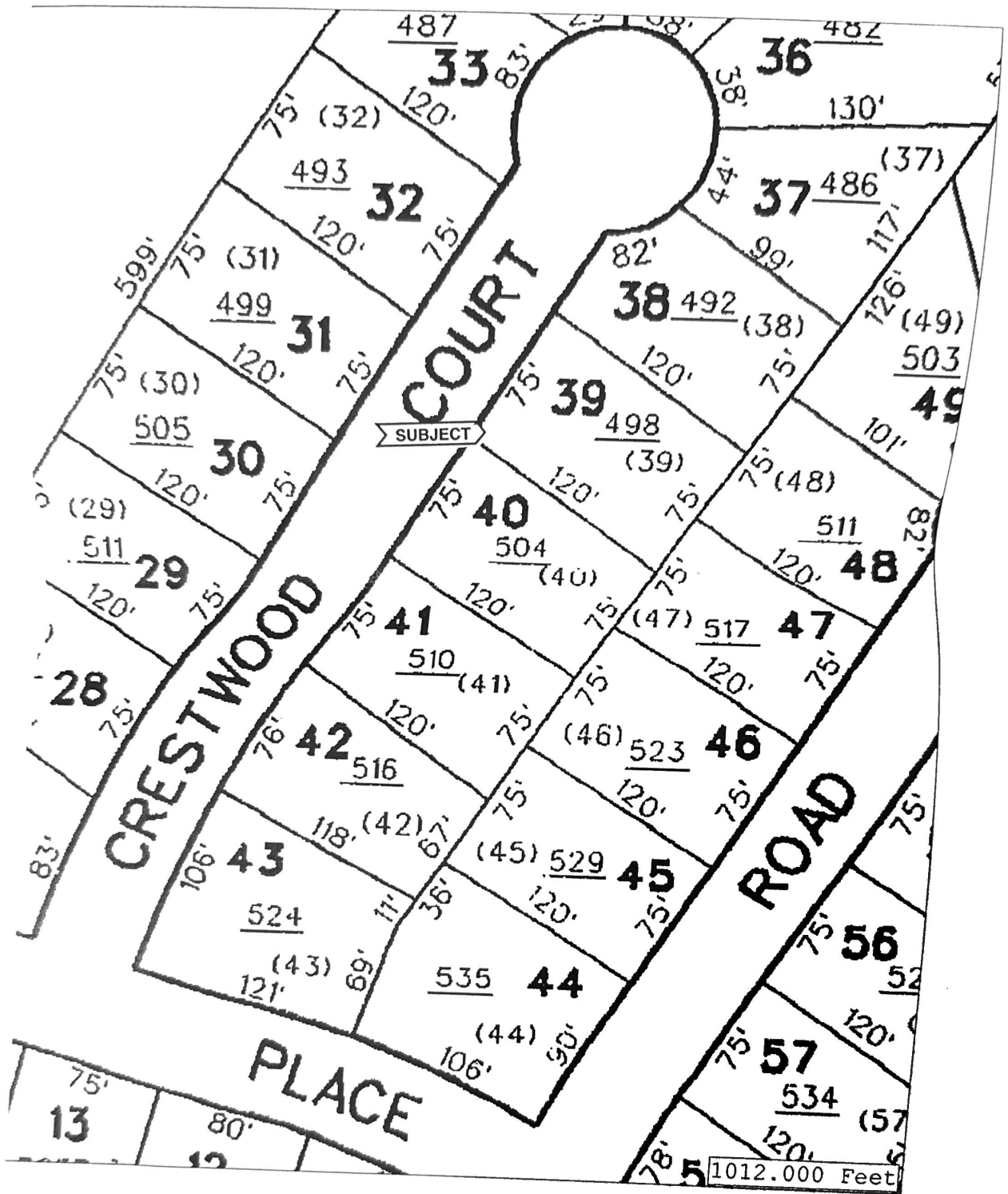
05/13/2025

Expiration Date/ Seal

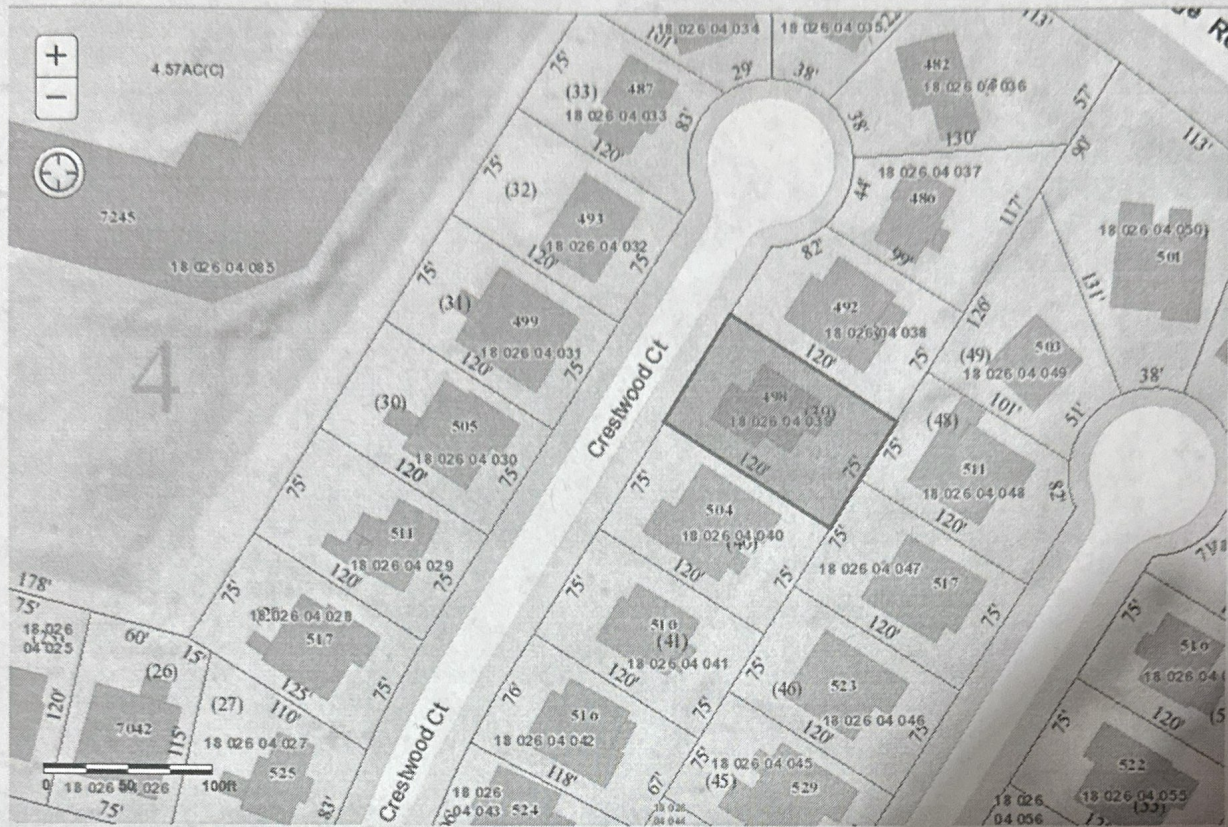


*Notary seal not needed if answer is "no".





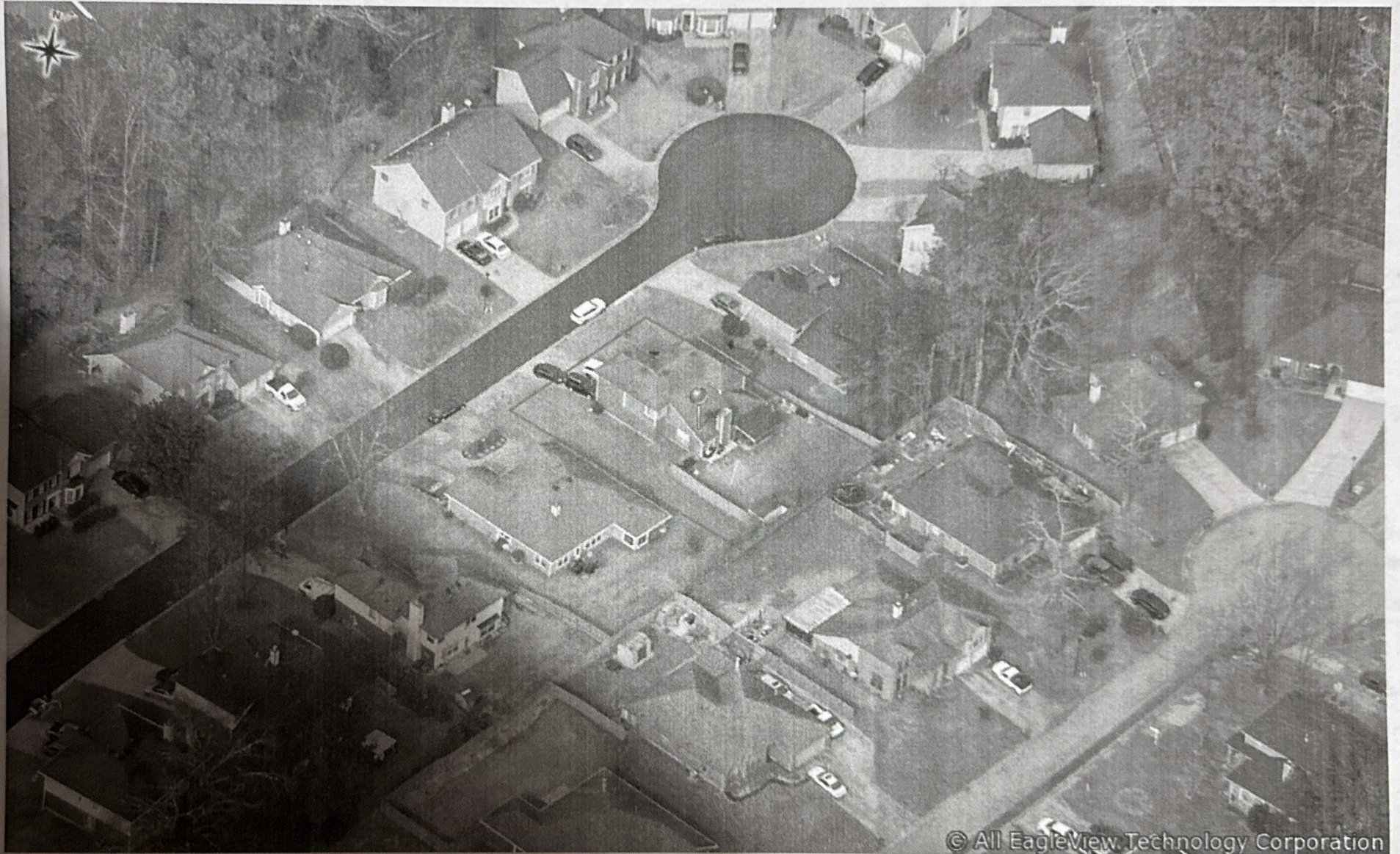
Zoning Map



Aerial Map



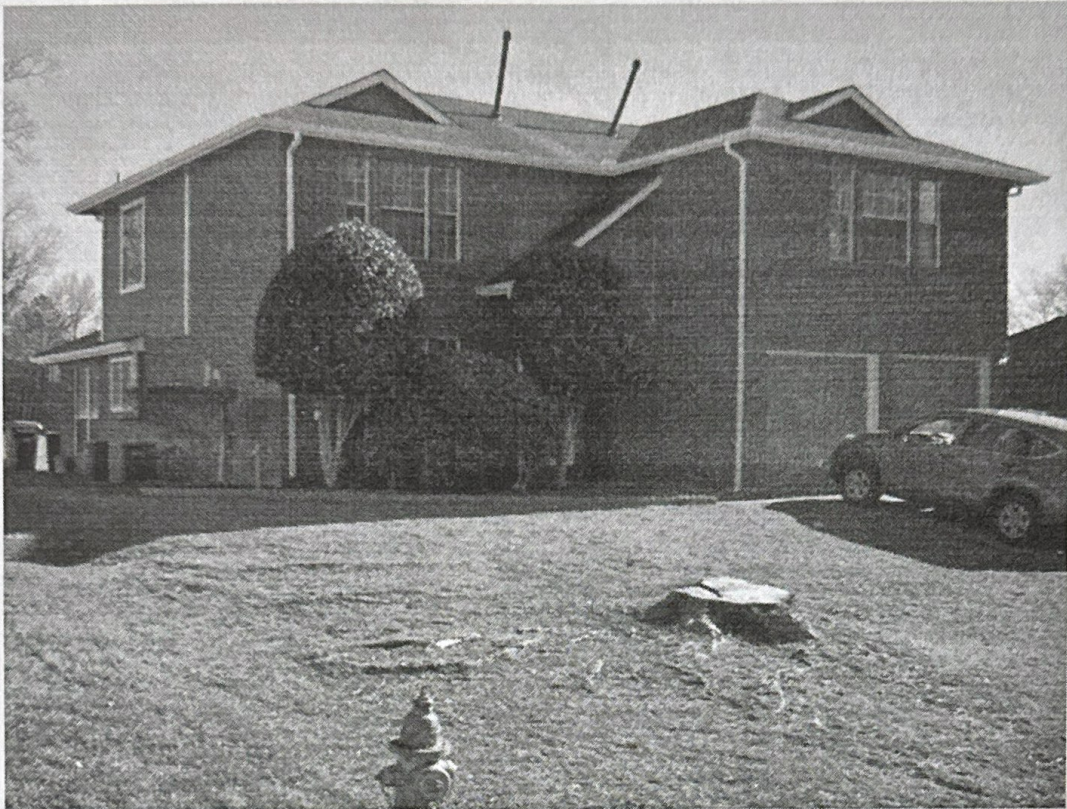
498 Crestwood Court Lithonia GA 30058



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12/24/2023

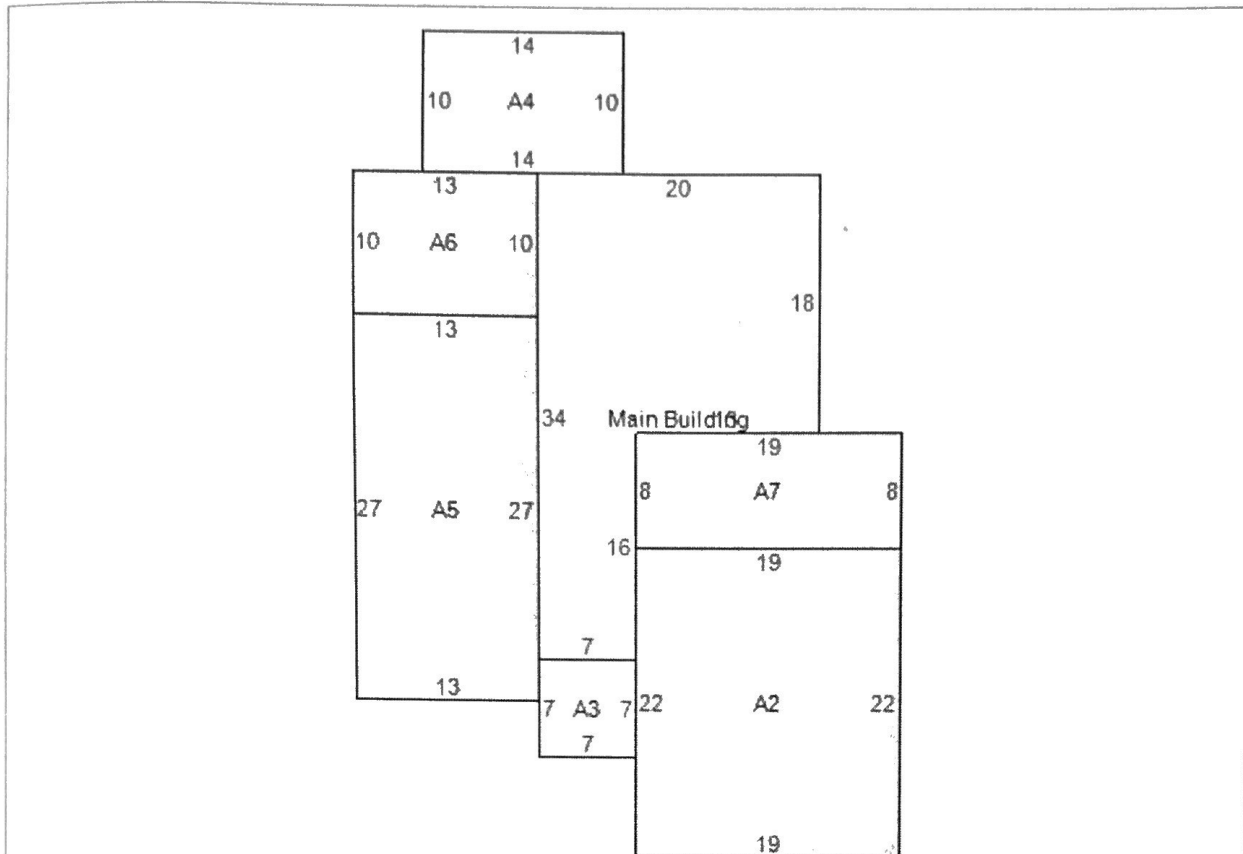
Site Photos



PARID: 18 026 04 039

Tax Dist: 04-UNINCORPORATED

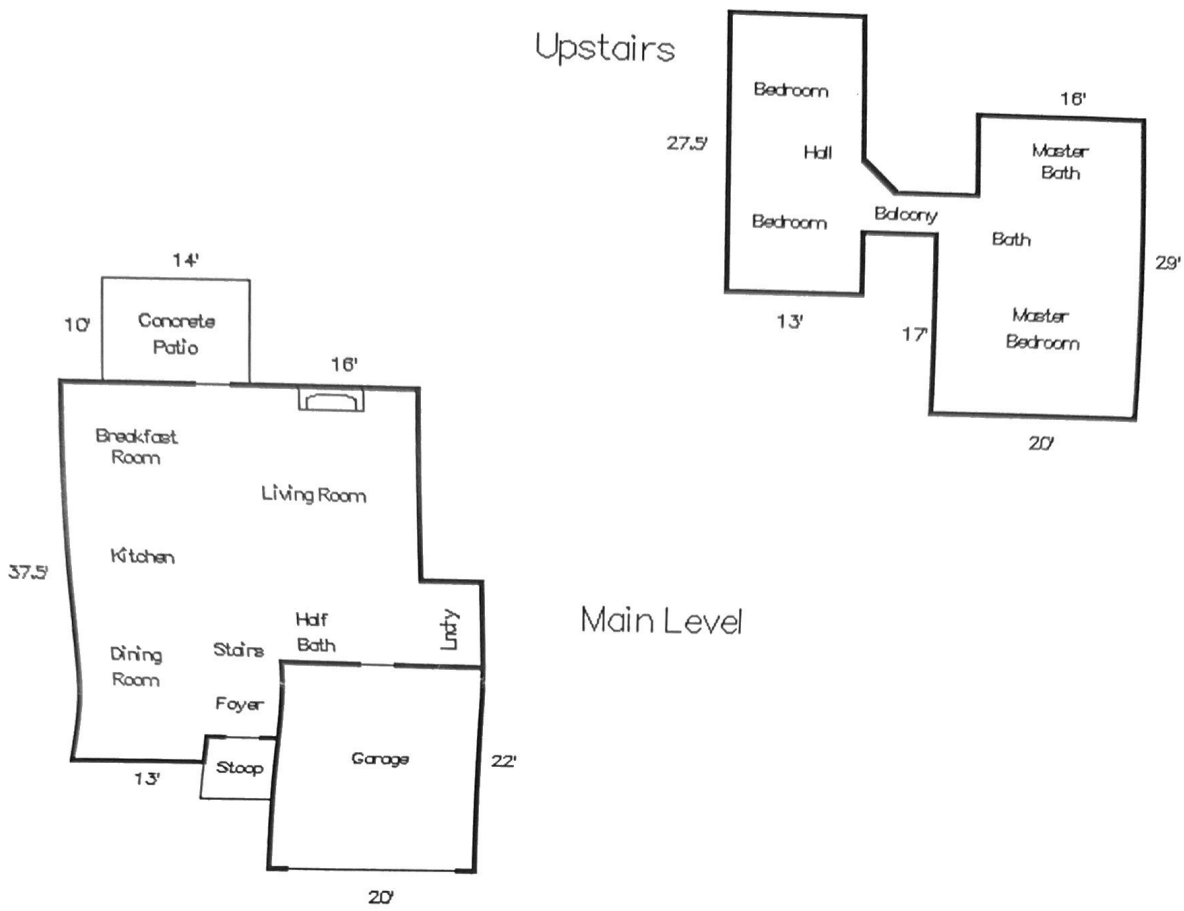
498 CRESTWOOD CT



Item	Area
Main Building	472
A2 - 67/36:GAR BR BLT-IN/LIVING AREA BR	418
A3 - 84:OPEN PORCH	49
A4 - 88:PATIO	140
A5 - 22/22:FULL STORY BRICK & FRAME/FULL STORY BRICK & FRAME	351
A6 - 22:FULL STORY BRICK & FRAME	130
A7 - 10/10:FULL STORY FRAME/FULL STORY FRAME	152

Printed on Tuesday, April 16, 2024, at 4:17:34 PM EST

IMPROVEMENTS SKETCH



SCALE: 1 inch = 18 feet

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	Main Level	1151.00	1151.00
GLA2	Upstairs	938.00	938.00
POR	Concrete Patio	140.00	
	Stoop	49.00	189.00
GAR	Garage	440.00	440.00
TOTAL LIVABLE (rounded)			2089

LIVING AREA CALCULATIONS

Breakdown			Subtotals
34.00	X	26.50	901.00
6.00	X	8.50	51.00
20.00	X	8.00	160.00
13.00	X	3.00	39.00
13.00	X	27.50	357.50
16.00	X	29.00	464.00
3.00	X	4.00	12.00
8.00	X	4.00	32.00
4.00	X	17.00	68.00
1.50	X	3.00	4.50
TOTAL LIVABLE (rounded)			2089

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Main Level (GLA1)				
34.00	X	26.50	=	901.00
6.00	X	8.50	=	51.00
20.00	X	8.00	=	160.00
13.00	X	3.00	=	39.00
Total for Area :				1151.00

Upstairs (GLA2)				
13.00	X	27.50	=	357.50
16.00	X	29.00	=	464.00
11.00	X	4.00	=	44.00
4.00	X	17.00	=	68.00
1.50	X	3.00	=	4.50
Total for Area :				938.00

Concrete Patio (POR)				
14.00	X	10.00	=	140.00
Total for Area :				140.00

Stoop (POR)				
7.00	X	7.00	=	49.00
Total for Area :				49.00

Garage (GAR)				
20.00	X	22.00	=	440.00
Total for Area :				440.00



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Ekwy Love Phone: 770-374-6138 Email: ccanumba@gmail.com

Property Address: 498 Crestwood Court, Lithonia 30058

Tax Parcel ID: 18 026 04 039 Comm. District(s): 4 & 7 Acreage: 0.21

Existing Use: In-home day care. Proposed Use: In-home day care.

Supplemental Regs: 27-4.2.19 Overlay District: No DRI: N/A

Rezoning: Yes No

Existing Zoning: RSM Proposed Zoning: RSM Square Footage/Number of Units: _____

Rezoning Request: N/A

Land Use Plan Amendment: Yes No

Existing Land Use: SUB Proposed Land Use: SUB Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- 4.2.19

Special Land Use Request(s): In-home day care for up to 6.

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

None

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: ^{July 11th} _____ BOC: July
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
 Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
 Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
 Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
 Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
 Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
 Perimeter Landscape Strip: _____
 Possible Variances: _____

Comments: _____

Planner: LaSondra Hill, Admin Date: 3/04/2024

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00