

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

Acreeage: 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



4/3/2026

Applicant/Agent Signature

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

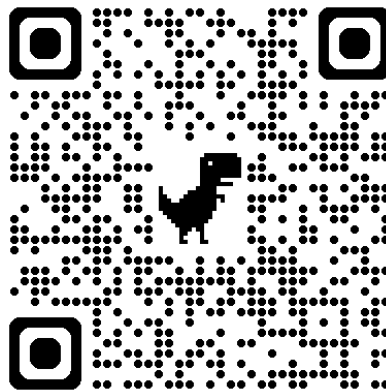
**Time:** 6:30 PM Eastern Time (US and Canada)

**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



✖ Alexis Patterson



### Participants (2)



John View (Host, me)



AP 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)

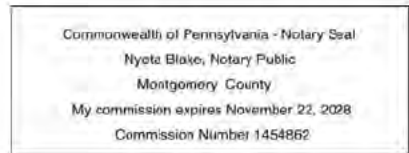
being owner of the above-mentioned subject property hereby delegate authority to:

John View   
Name of Agent or Representative(s)

to file an application on my/our behalf.

Nyeta Blake  
Notary Public

6th April 2026  
Owner Date



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.

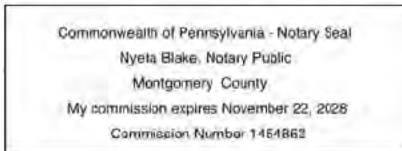
The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

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

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

*Nyeta Blake*

Notary



**John View**

*John View*

4/7/2026

Applicant/Agent Signature

Date

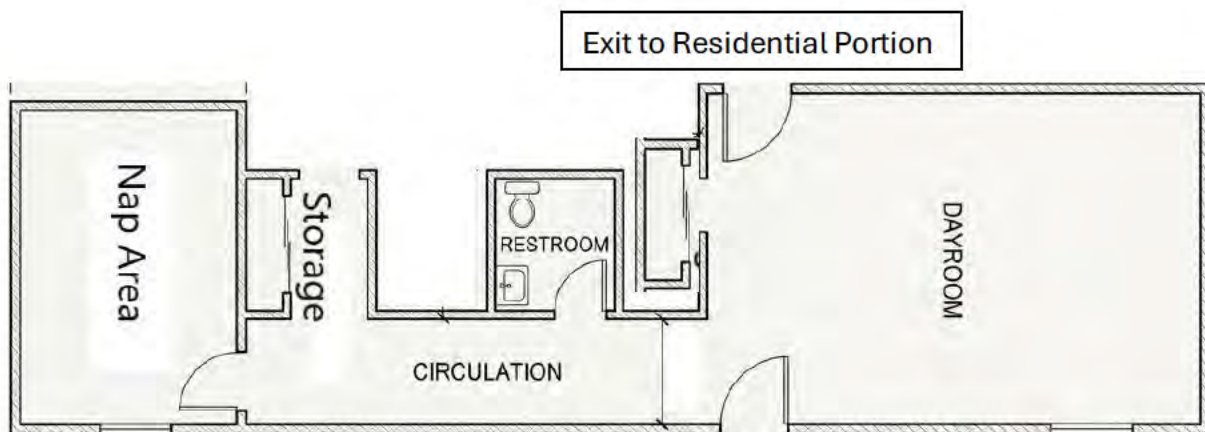
**Check one:**  Owner  Agent

Expiration Date/ Seal

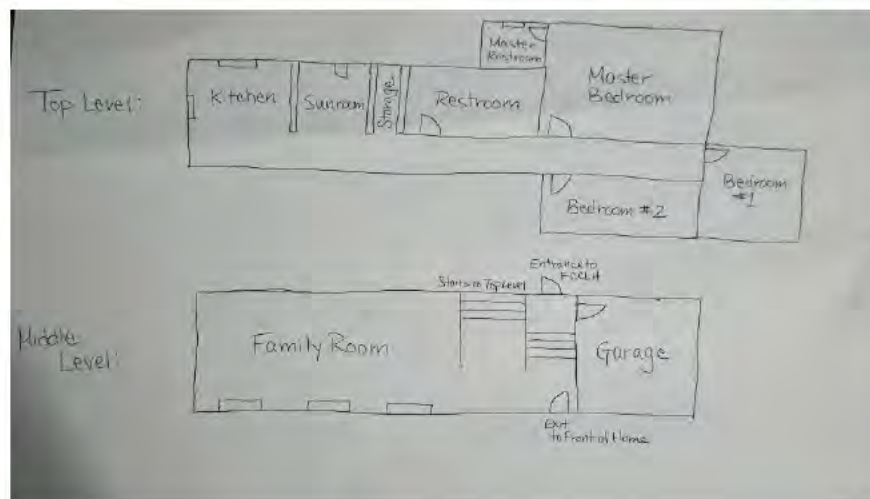
# Love Bugs Learning Home

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





**BELIEVE**  
in Yourself  
**NOTHING**  
is  
**IMPOSSIBLE**  
Go for it!



## 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