

SPECIAL LAND USE PERMIT (SLUP) APPLICATION
PCH/CCI (4-6 Clients)

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

Applicant/Owner Name: Erin Royster

Distance to the closest Personal Care Home/Child Care Institution: 4,224 feet

Subject Property Address: 3887 Kirksford Dr

City: Decatur State: GA Zip: 30035

Parcel ID Number(s): 15 189 03 002

Acreage: .25 Commission District(s): 5 & 7 Super District:

Existing Zoning District(s): R-75 Proposed Zoning District(s): R-75

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): SUB (if applicable)

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

Owner Agent Erin Royster 6/15/26
Date

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:
\$400.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Notice of Special Land Use Permit (SLUP) Application Community Meeting

Dear Property Owner,

I am planning to apply for a DeKalb County Special Land Use Permit (SLUP) to operate a small in-home childcare program at my residence located at:

**3887 Kirksford Drive
Decatur, GA 30035**

You are invited to attend a community meeting to learn more about the proposed request, ask questions, and share your input.

Date: June 3, 2026

Time: 7:30 PM EST

Location: Virtual Meeting via Zoom

Zoom Link:

<https://us05web.zoom.us/j/3360280447?pwd=bTlzTFBRY0tiRmR1cUhVRGRoRHlvQT09&omn;=82357683653>

Meeting ID: 336 028 0447

Passcode: 5666eT

If you experience any technical difficulties accessing the meeting, please contact me directly.

Phone: [REDACTED]

Email: [REDACTED]

I appreciate your time and welcome your participation.

Sincerely,

Erin Royster

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Hubert Oneal Jr
3878 Kirsford Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Bertha Mae Jones
1781 Woodside Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Floyd A Walker
3994 Kirsford Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Tina M Boyd
1775 Woodside Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Lajoyce B Lowe
3902 Kirsford Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Carlotta Richardson
1749 Woodside Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Eleza Glover
3908 Kirsford Dr
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

James R Ginter
6001 Snodburn Ferry Rd
Buford, GA 30518

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

J Mow Holdings LLC
227 Sandy Springs Pl Ste D 113
Sandy Springs, GA 30328

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Peachcrest Management LLC
4477 Sims Ct
Tucker, GA 30084


Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Charniell Tripp
121 Glen Acres Ct
Decatur, GA 30035

Erin Royster
3887 Kirsford Dr
Decatur, GA 30035

Star 2072 SFR3 Borrower LP
P.O. Box 4400
Scottsdale, AZ 85261

DGW

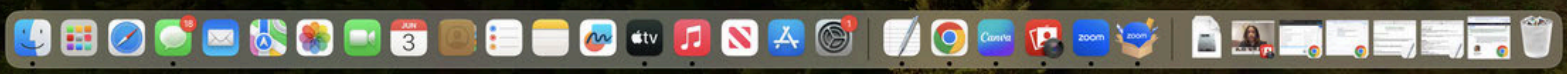


Erin Royster

Participants (2)

- Erin Royster (Host, me)
- DGW

Invite Mute all More



LETTER OF APPLICATION

Special Land Use Permit Request

Tiny Sprouts In-Home Daycare

To Whom It May Concern,

I respectfully request approval of a Special Land Use Permit to operate a Family Child Care Learning Home at my residence located at 3887 Kirksford Drive, Decatur, Georgia.

My goal is to provide a safe, nurturing, and high-quality early childhood environment for families in the local community. Many working parents face challenges finding affordable, reliable, and individualized childcare. A small home-based childcare setting offers children a consistent, family-oriented environment while supporting the needs of local families.

Qualifications

- Georgia CDA Credential.
- CPR and First Aid Certification.
- Professional childcare experience in licensed and home settings.
- Ongoing early childhood training.
- Parent of two children.

Three Key Functions

1. Safe and attentive supervision.
2. Developmentally appropriate educational and play-based activities.
3. Dependable communication and service for families.

Impact on Neighbors

The daycare will operate on a small scale with limited enrollment. Pick-up and drop-off times are staggered to reduce traffic. Outdoor activities will occur during reasonable daytime hours, and the property will maintain the appearance of a single-family residence.

Addressing Community Concerns

I will maintain communication with neighbors, supervise children at all times, minimize traffic impacts, maintain the property, and comply with all state and local regulations.

Proposed Use

Number of rooms: Designated indoor childcare and rest areas.

Number served: Within Georgia Family Child Care Learning Home limits.

Employees: One owner/operator.

Residents served: Primarily infants, toddlers, and preschool-aged children.

Operations: Supervised play, early learning, reading, arts and crafts, recreation, meals/snacks, rest periods, and developmental activities.

Hours: Monday-Friday, 7:30 AM to 6:00 PM.

Security: Appropriate safety and security measures are utilized.

Parking: Off-street parking is available.

Conclusion

Tiny Sprouts In-Home Daycare seeks to provide a valuable neighborhood service while preserving the residential character of the community and complying with all applicable regulations. I respectfully request approval of this Special Land Use Permit.

Thank you for your consideration.

Sincerely,

Erin Royster

Owner/Operator

Tiny Sprouts In-Home Daycare

SPECIAL LAND USE PERMIT CRITERIA RESPONSE

Tiny Sprouts In-Home Daycare

Tiny Sprouts In-Home Daycare

3887 Kirksford Drive, Decatur, Georgia

The following responses address the Special Land Use Permit criteria established by DeKalb County.

A. Site Adequacy

The property is adequate for the proposed Family Child Care Learning Home. The residence provides sufficient indoor and outdoor space for childcare activities while preserving the residential character of the neighborhood. The program does not intend to exceed six children and approximately four off-street parking spaces are available within the driveway for residents and daycare operations.

B. Compatibility

The proposed use is compatible with surrounding residential properties. Tiny Sprouts will operate on a small scale with limited enrollment. Traffic impacts will be minimized through staggered arrivals and departures. The use will not generate excessive noise, odors, dust, smoke, or vibration beyond normal residential activity.

C. Public Services

Existing public utilities and emergency services adequately support the proposed use.

D. Traffic Capacity

Existing public streets are adequate to accommodate the limited traffic associated with a Family Child Care Learning Home. Drop-off and pick-up periods are brief and staggered.

E. Ingress and Egress

Safe ingress and egress are available for vehicles and pedestrians. Off-street parking is provided and emergency access will be maintained.

F. Hours of Operation

Hours will be Monday through Friday, 7:30 a.m. to 6:00 p.m. Activities will be supervised and conducted with consideration for neighboring properties.

G. Zoning Consistency

The proposed Family Child Care Learning Home is an appropriate residential use subject to approval of the SLUP.

H. Comprehensive Plan

The proposed use supports neighborhood-serving services by expanding access to quality childcare for local families.

I. Refuse and Service Areas

Normal residential refuse collection services are adequate and waste will be managed in a sanitary manner.

J. Duration

The applicant respectfully requests long-term approval subject to continued compliance with all applicable regulations.

K. Size and Scale

No substantial exterior changes are proposed. Operations will occur within the existing residence and no adverse visual or shadow impacts are anticipated.

L. Historic Resources

The proposed use will not adversely affect historic or archaeological resources.

M. Supplemental Regulations

Tiny Sprouts will comply with all applicable DeKalb County and State of Georgia childcare regulations.

N. Community Need

Tiny Sprouts addresses a community need by providing safe, reliable, high-quality childcare in a family-oriented setting for working families while maintaining neighborhood compatibility.

Conclusion

Tiny Sprouts In-Home Daycare represents a low-impact, neighborhood-compatible use that provides an important community service. The applicant respectfully requests approval of the Special Land Use Permit.

Respectfully submitted,

Erin Royster

Owner/Operator

Tiny Sprouts In-Home Daycare

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.

06/15/2026
Date

TO WHOM IT MAY CONCERN:

I/We Chieu Sok *Chieu Sok*
Name of Owner(s)

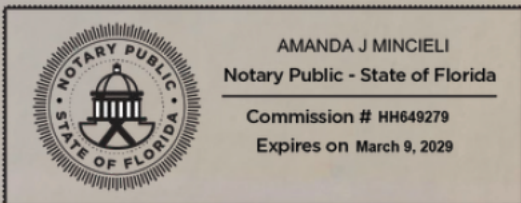
being owner of the above-mentioned subject property hereby delegate authority to:

Erin Royster
Name of Agent or Representative(s)

to file an application on my/our behalf.

Amanda J. Mincieli
Notary Public

Chieu Sok 06/15/2026
Owner Date

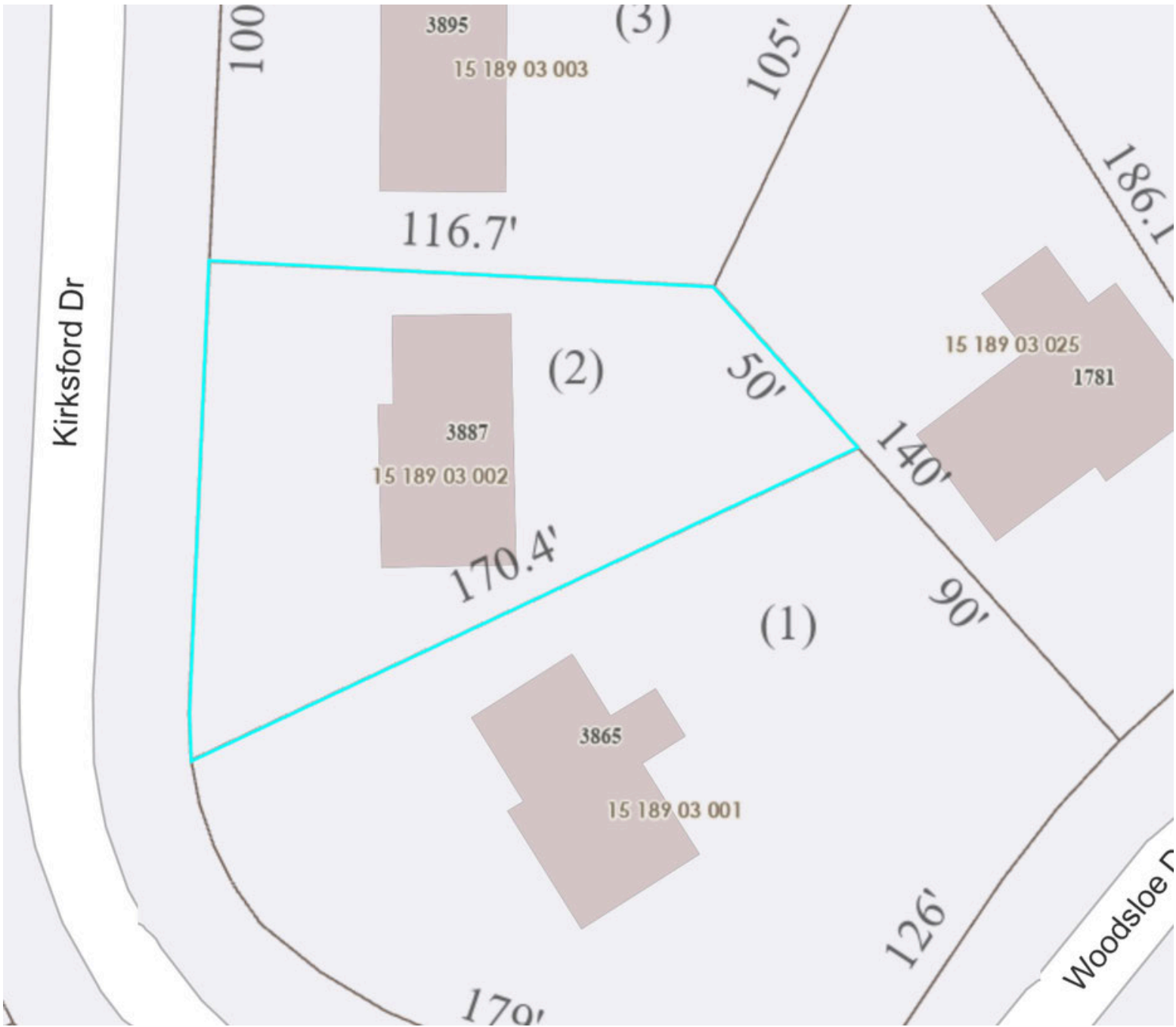


Notarized remotely online using communication technology via Proof.









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: Erin Royster Phone: [REDACTED]

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

Property Address: 3887 Kirksford Drive, Decatur 30035

Tax Parcel ID: 15 189 03 002 Acreage: 0.25

Existing Use: _____ Proposed Use: Child daycare, up to six.

Supplemental Regs: _____ Overlay District: No

Rezoning: Existing Zoning: R-75 Proposed Zoning: R-75

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: n/a

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

Land Use Amendment Request: n/a

Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): Child daycare, 4-6 children.

Major Modification - Existing Zoning Conditions: None

Major Modification Request: 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: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.10.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

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: I provided incorrect information during the pre-application meeting in regards to being allowed to have 1-3 children. After speaking with the designated Staff member, Ms. Shanikia Colbert, I learned that process is only for personal care homes for adults. Therefore, the option of only having/beginning with 1-3 children, is not allowed.

Planner: LaSondra Hill, Admin

Date: April 9, 2026