

Community Development
 4119 Adrian Street
 Tucker, GA 30084
 Phone: 678-597-9040
 Email: permits@tuckerga.gov
 Website: www.tuckerga.gov

Land Use Petition Application

Type of Application: Rezoning Comprehensive Plan Amendment Special Land Use Permit Concurrent Variance

APPLICANT INFORMATION		
Applicant is the: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: Megan Thomas		
Address: 1940 Idlewood Rd		
City: Tucker	State: GA	Zip: 30084
Contact Name: Megan		
Phone: 770-778-9118	Email: megandyt@gmail.com	
OWNER INFORMATION		
Name: William Thomas (spouse) Megan Thomas		
Address: 1940 Idlewood Rd		
City: Tucker	State: GA	Zip: 30084
Contact Name: Megan		
Phone: 770-778-9118	Email: Megan Thomas	
PROPERTY INFORMATION		
Property Address: 1940 Idlewood Rd		
Present Zoning District(s): R-75	Requested Zoning District(s): R-75	
Present Land Use Category: SUBURBAN	Requested Land Use Category: SUBURBAN	
Land District: 18	Land Lot(s): 186	Acreage: 0.69
Proposed Development:		
Concurrent Variance(s):		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: 1	Dwelling Unit Size (Sq. Ft.): 2200	Density: 2300 sq. ft.
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots:	Total Building Sq. Ft.:	Density:

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LAND USE PETITION APPLICATION

Community Development
 Department
 SLUP-19-0004

PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

I, William Thomas, authorize, Megan Thomas
(Property Owner) (Applicant)

to file for SLUP, at 1940 Idlewood Rd
(RZ, CA, SLUP, CV) (Address)

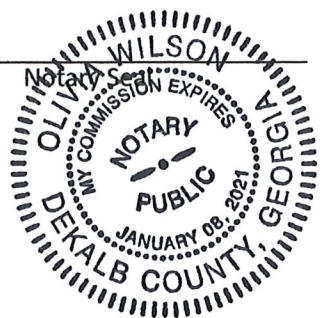
on this date February, 28, 2019
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

William P Thomas 2-28-2019
Signature of Property Owner Date

William P Thomas
Type or Print Name and Title

Olivia Wilson 2/28/19
Signature of Notary Public Date



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APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

Megan Thomas _____
Signature of Applicant Date 7-20-2018

Megan Thomas, Owner _____
Type or Print Name and Title

Olivia Wilson _____
Signature of Notary Public Date 2/28/19 Notary Seal



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SLUP-19-0004

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); NO (if NO, complete only point 4)

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1. CIRCLE ONE: **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

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SLUP-19-0004

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

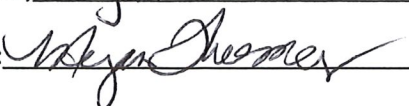
- | | |
|--------------------------------------|-----------------|
| 1. William Thomas - owner | 5. |
| 2. Megan Thomas - owner | 6. |
| 3. | 7. |
| 4. | 8. |

3. CAMPAIGN CONTRIBUTIONS: W/A

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Megan Thomas

Signature:  Date: 7/20/2019

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SLUP-19-0004

City of Tucker
SLUP/Licensing
Letter of Intent
4119 Adrian Street
Tucker, GA 30084



MEGAN THOMAS

Owner/Director

Ms. Megan's Childcare Center
an In-Home Quality Rated Cntr

MEGAN

PHONE:
770-778-9118
1940 Idlewood Rd.
Tucker, GA 30084

EMAIL:
megandyt@gmail.com

My name is Megan Thomas, a longtime resident and business owner in Tucker. I am requesting a SLUP for my In-Home Childcare to be permitted at 1940 Idlewood Rd. This September I will have had my highly desired reputable childcare for 13 years. We – my husband and I – recently inherited the family farm and the house at 1940 Idlewood Rd and I would like to continue my Quality Rated childcare at this new address. My roster consists of mainly teacher's children and a few doctors, and corporate business parent's too. Over the last 13 years I have been licensed, nationally rated, and Quality Rated which takes many hours of schooling and practical experience. My education background is in Early Childhood Education. Inheriting this home and the surrounding 8 acres of our 16-acre farm is perfect because I teach farm-to-table, STEM, and nurturing nature concepts all of which are hands-on. Having the immense space and privacy of a true farm makes this ideal. I have high ratings with BFTS and QCC which both monitor and inspect me on a quarterly basis. As a highly rated provider, I work side by side with the Governor's administration to bring Early Education to the forefront of our state's childcare and in doing so I am trained to specialize in special education inclusion care which is hard to find in a private setting. I am often asked to help train new providers, participate in research studies, and help on special committees. I care for only a handful of young ones between ages of 3 months to 5 years (usually 4 to 5 children). This allows me to provide the very best nurturing and well-rounded care in a home setting where each child is an individual and can grow and learn to be the best they can be and not get lost in a big box center with high turn-overs. In the last 12 years I have had a waiting list of families eager to have their children placed in my care, and my alumni still stay in touch like extended family. I have close ties with the local businesses, the schools, and churches and they know of me and my center in a positive light often calling on me for referrals or childcare space. My home is situated 100 feet away from the road and I have two double car width turn-arounds so traffic will never be impacted by the 4 or 5 cars that come and go twice a day. I have a private side entrance and acres of space all around that I can utilize for teaching. There is no visibility to anyone other than my family, so it is not going to impact any neighbor or drivers passing by my address. My business will continue to be an

asset to our City and the neighborhood, and I look forward to the approval of the requested SLUP for zoning and licensing purposes.

Thank you for taking the time to read my letter of intent.



Megan Thomas

Ms. Megan's Childcare Learning Center

Quality Rated

State Licensed

ECE

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CRITERIA to be CONSIDERED for SLUP for In Home Childcare, 1940 Idlewood Rd

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SLUP-19-0004

Section 4.2.19 Child day care facility (up to 6 children)

Each child day care facility and child day care center shall be subject to the following requirements. A child day care facility or center may also be a kindergarten or preschool.

- A. Each child day care facility and child day care center shall comply with all applicable state day care requirements for standards, licensing and inspection. A City of Tucker business license is required.

YOUR RESPONSE. **I am licensed by the State of GA, Bright from the Start. My license # is FR-17785 and I included a copy. Above and beyond this stringent licensing I am also Nationally Quality Rated which is a rigorous process of certification showing I am the best of the best.**

- B. Prior to the issuance of a business license for a child day care facility or child day care center, the necessary licensing from the State of Georgia shall be obtained, including compliance with all requirements related to minimum area for classrooms, play areas, and fencing. Each child day care facility and child day care center shall provide off-street parking spaces as required by the applicable zoning district. Each child day care center shall provide an adequate turnaround on the site.

YOUR RESPONSE. **I have a long driveway of ### feet from the street to my garage door. I also have two double-car width turnarounds providing ample space for not only parking but safe ingress and egress. Absolutely no traffic impediments whatsoever. I am also inspected quarterly by BFTS (The licensing branch of the State) and this is public record.**

- C. The exterior appearance of any child day care facility located in a residential district shall be maintained as a residential structure, and no signs other than those otherwise authorized within the applicable zoning district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises).

YOUR RESPONSE. **I do not use signage as I am a private, small, in-home childcare.**

- D. No child day care facility shall be located within one thousand (1,000) feet of another child day care facility.

YOUR RESPONSE.

There are no registered or licensed childcare facilities within well over 15—feet of my home address.

1500

- E. See also additional approval criteria in Article 7, Administration.

As part of staff review of the proposed application, you must also address the Criteria for making Land Use Decisions (found in Section 7.4.6 Special Land Use Permit:

Criteria to be Considered—criteria A through T) found below (italicized) or online at the following link: <http://tuckerga.gov/criteria-making-land-use-decisions/>

Section 7.4.6 Special Land Use Permit:

Criteria to be Considered

The following criteria shall be considered by the community development department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and

arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4:

- 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, and all other applicable requirements of the zoning district in which the use is proposed to be located.

YOUR RESPONSE. **I live on one acre that is abutting my 15 more acres of undeveloped farm land. I have more than enough space and comfort for my family, my in-home childcare, and far from neighbors on either side. My home is 2200 sq feet. Each room I use is over 160 sq feet and the outside area is massive.**

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

YOUR RESPONSE. **There is no other in-home licensed childcare facility anywhere nearby. I am the first to request this SLUP for an in-home daycare since the City formed. I have been a provider for almost 13 years and have a waiting list. I have the perfect layout for this business with a separate entrance away from the street view and privacy for all.**

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

YOUR RESPONSE. **I am not a public facility, but rather a private in-home service. I definitely have adequate utilities just as any other fine home in Tucker: 3 bathrooms, a full kitchen, a longer than most driveway, and acres of land.**

- 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.

YOUR RESPONSE. **I have a long driveway of 100 feet from the street to my garage door. I also have two double-car width turnarounds providing ample space for not only parking but safe ingress and egress. Absolutely no traffic impediments whatsoever and thus no congestion concerns. I have a few students and their parents come at staggering times, so 4 cars in and out at varying times a day.**

- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

YOUR RESPONSE. **Not. See answer above.**

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

YOUR RESPONSE. **We have a fire hydrant on the property and as stated above, I have plenty of space, footage, and 2 turn arounds available for all incoming and outgoing cars. I have staggered arrival and departure time between the hours of 7:15am and 5pm. I have a front door and a double car garage in the front of the house as well as a side door and 3 back doors in the back of the house plus 12 large windows all accessible to the firemen or other emergency personnel for entrance or exit. I am Fire Safety Certified and conduct monthly fire and emergency drills.**

- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

YOUR RESPONSE. **There will be no adverse impacts and I am surrounded by my own acres of land so there is no one to impact. My neighbors are all very happy to have me and my small childcare on site and have expressed their warm welcome as well as a relief that we as a family are living their full time now, rather than just on weekends.**

- H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.
YOUR RESPONSE. **None**
- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.
YOUR RESPONSE. **None**
- J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
YOUR RESPONSE. **I believe so, yes.**
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.
YOUR RESPONSE. **I believe so, yes.**
- L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. YOUR RESPONSE. **N/A**
- M. Whether or not there is adequate provision of refuse and service areas. YOUR RESPONSE. **Yes there is.**
- N. Whether the length of time for which the special land use permit is granted should be limited in duration.
YOUR RESPONSE. **No**
- O. Whether or not 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.
YOUR RESPONSE. **N/A**
- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources. YOUR RESPONSE. **N/A**
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
YOUR RESPONSE. SEE ABOVE Section 4.2.19 Child day care facility (up to 6 children) **YES**
- R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. YOUR RESPONSE. **N/A**
- S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area; YOUR RESPONSE. **No it will not.**
- T. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan. YOUR RESPONSE. **Yes, Absolutely my in-home childcare learning center is most definitely consistent with the needs of the neighborhood and City. I have been in business of Early Care and Education of babies up to age 5 for over 12 years, specializing in the care of fellow teachers' children as well as other Tucker families and I always have a wait list of those wanting their children in my care. I provide safe, nurturing, intimate, loving care in a home environment of education which is the very building block of the education of our future Tucker's Best!**

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CRITERIA –APPLICANT RESPONSE— Section 7.4.6 Special Land Use Permit

Community Development
Department

SLUP-19-0004

Criteria to be Considered

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- 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, and all other applicable requirements of the zoning district in which the use is proposed to be located.

RESPONSE. I live on one acre that is abutting my 15 more acres of undeveloped farm land. I have more than enough space and comfort for my family, my in-home childcare, and far from neighbors on either side. My home is 2200 sqr feet. Each room I use is over 160 sqr feet and the outside area is massive.

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RESPONSE. There is no other in-home licensed childcare facility anywhere nearby. I am the first to request this SLUP for an in-home daycare since the City formed. I have been a provider for almost 13 years and have a waiting list. I have the perfect layout for this business with a separate entrance away from the street view and privacy for all.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

RESPONSE. I am not a public facility, but rather a private in-home service. I definitely have adequate utilities just as any other fine home in Tucker: 3 bathrooms, a full kitchen, a longer than most driveway, and acres of land.

- 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.

RESPONSE. I have a long driveway of 100 feet from the street to my garage door. I also have two double-car width turnarounds providing ample space for not only parking but safe ingress and egress. Absolutely no traffic impediments whatsoever and thus no congestion concerns. I have a few students and their parents come at staggering times, so 4 cars in and out at varying times a day.

CRITERIA –APPLICANT RESPONSE— Section 7.4.6 Special Land Use Permit

- E. *Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.*

RESPONSE. Not. See answer above.

- F. *Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.*

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- H. *Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.*

RESPONSE. None

- I. *Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.*

RESPONSE. None

- J. *Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.*

RESPONSE. I believe so, yes.

- K. *Whether or not the proposed use is consistent with the policies of the comprehensive plan.*

RESPONSE. I believe so, yes.

CRITERIA –APPLICANT RESPONSE— Section 7.4.6 Special Land Use Permit

- L. *Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.*

RESPONSE. N/A

- M. *Whether or not there is adequate provision of refuse and service areas.*

RESPONSE. Yes there is.

- N. *Whether the length of time for which the special land use permit is granted should be limited in duration.*

RESPONSE. No

- O. *Whether or not 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.*

RESPONSE. N/A

- P. *Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.*

RESPONSE. N/A

- Q. *Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.*

RESPONSE. SEE ABOVE Section 4.2.19 Child day care facility (up to 6 children) YES

- R. *Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.*

RESPONSE. N/A

- S. *Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area;*

RESPONSE. No it will not.

- T. *Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.*

RESPONSE. Yes, Absolutely my in-home childcare learning center is most definitely consistent with the needs of the neighborhood and City. I have been in business of Early Care and Education of babies up to age 5 for over 12 years, specializing in the care of fellow teachers' children as well as other Tucker families and I always have a wait list of those wanting their children in my care. I provide safe, nurturing, intimate, loving care in a home environment of education which is the very building block of the education of our future Tucker's Best!

Property Appraisal Department

[Property Overview](#)

3/1/2019 1:49:41 PM

Close

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Parcel ID: 18 186 01 059

To view map, click on parcel ID number.

Owner Information

Tax District 90 - TUCKER
Jan. 1st Owner THOMAS WILLIAM PAUL
Co-Owner
Current Owner THOMAS WILLIAM PAUL
Co-Owner
Owner Address 1940 IDLEWOOD RD
 TUCKER GA 30084-6421
Property Address 1940 IDLEWOOD RD

Zoning R75 - SF RES DIST
Land Use 101 - Residential 1 family
Land Unit 1 LOT
Calculated Acreage 0
Decded Acreage 0.7
Neighborhood 0520
Property Class R3 - RESIDENTIAL LOT

Appeal Status

Date Notice Mailed 6/1/2018
2018
 B - Appeal to Board of Assessors
 A4 - Appeal Value Changes- Real Estate

2017
 N - C.O.A. Notice

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SLUP-19-0004

Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at 

Tax Year - ASMT Notice or Letter

- 2018 - Notice 1
- 2017 - Notice 1
- 2016 - Notice 1
- 2018 - Letter 1

Building Characteristics

Year Built 1963
Condition Code GOOD
Quality Grade AVERAGE
Air Conditioning YES
Fireplace 2
Stories 1

Square Footage 2,776
Unfinished Basement 0 Sq. Ft.
Finished Basement 0 Sq. Ft.
Bedrooms 3
Bathrooms 2

→ 2300 after fire rebuild

Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)	Value Code
2018	\$206,100	\$39,200	\$166,900	\$206,100	\$82,440	B18

Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
25567 - 00512	11-05-2015	DA - DEED OF ASSENT	X - ESTATE EXEC ADMIN DEED	\$0.00
14825 - 00538	05-29-2003	QC - QUIT CLAIM DEED	1 - MULTIPLE PARCEL SALE	\$0.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

Sales Data Search

Detailed Property Data

Property Tax Data

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QUALITY CARE
for CHILDREN

October 17, 2016

Megan Thomas #9387
1269 Drayton Woods Drive
Tucker, GA 30084

Dear Ms. Thomas:

 Congratulations on receiving Quality Rated status by Bright from the Start, Georgia Department of Early Care and Learning.

We appreciate your hard work to achieve such an accomplishment; it is a reflection of quality child care and it gives us great pride to work with you as a participant in our food program.

The children, parents and community all benefit from your quality service and Quality Care for Children is proud of your efforts.

Congratulations, again, and keep up the good work!

Sincerely,

Reynaldo Green
Vice-President of Health & Nutrition

cc: Gina Cook

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