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**SPECIAL LAND USE PERMIT ANALYSIS**

**Prepared By:** Felleshia Blair, Planner

**Petition Number:** SLUP 24-009

**Applicant:** Carole Dortch  
1273 Springhouse Lane  
Atlanta, GA 30311  
[permits@gosolapower.com](mailto:permits@gosolapower.com)

**Property Owner:** Leatha Forehand Spivey – Peaches and Cream Academy  
3356 Panola Road  
Lithonia, GA 30038  
[cdelasin@urbanretail.com](mailto:cdelasin@urbanretail.com)

**Project Location:** 3356 Panola Road (Parcel ID 16 043 03 079)

**District:** 3 – Councilwoman Alecia Washington

**Acreage:** +/- 1.68 acres

**Existing Zoning:** R-100 (Residential Medium Lot) District

**Overlay:** N/A

**Future Land Use:** Suburban (SUB)

**Proposed Development/Request:** The applicant is seeking to operate as a Type 2 Home Occupation for a child daycare.

**CPIM:** February 13, 2025

**Planning Commission:** March 4, 2025

**Mayor & City Council:** March 24, 2025

**Sign Posted/ Legal Ad(s) submitted:** January 27, 2025

**Staff Recommendations:** **APPROVAL WITH CONDITIONS**

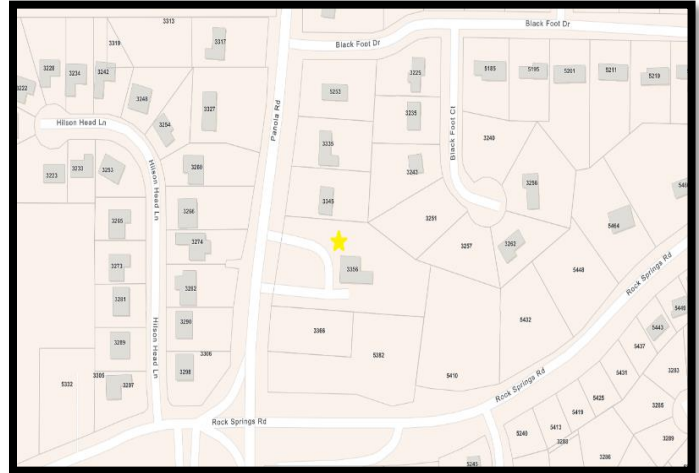
**Planning Commission:** **APPROVAL WITH CONDITIONS** as outlined by Staff.

## PROJECT OVERVIEW

### Location

The subject property is located at 3356 Panola Road, Stonecrest, GA 30038. The property is near the intersection of Panola Road and Rock Springs Road. Panola Road is classified as a Major Arterial and Rock Springs Road is classified as a Collector Road.

The property zoned R-100 (Residential Med Lot) zoning district, and all of the surrounding properties are zoned R-100 (Residential Me Lot).



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot) District	Residential (Single Family Home)
Adjacent: West	R-100 (Residential Med Lot) District	Residential (Single Family Home)
Adjacent: East	R-100 (Residential Med Lot) District	Residential (Single Family Home)
Adjacent: South	R-100 (Residential Med Lot) District	Undeveloped Land

### Background

The subject property zoning classification is R-100 – Residential Med Lot.

The property is developed as a single family home. The property has been used as a residence for the applicant for many year in conjunction to the daycare use. The has been operating, however all of the proper licenses were not acquired from the City of Stonecrest. The proposed request is to bring the daycare use into compliance with the City of Stonecrest’s ordinances and regulations. The applicant has had some approvals from the State of Georgia over the years.



According to [Division 5, Section 2.5.1](#) the purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; B. To provide for compatible infill development in neighborhoods; C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities; D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and G. To implement the future development map of the city's comprehensive plan.



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## DIVISION 2. - SUPPLEMENTAL USE REGULATIONS

### **Sec. 4.2.19. - Child daycare facility (up to six children), or child daycare center (seven or more children).**

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

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

B. Prior to the issuance of a business license for a child daycare facility or child daycare 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 daycare center and child daycare center shall provide off-street parking spaces as required by the applicable zoning district. Each child daycare center shall provide an adequate turnaround on the site.

C. The exterior appearance of any child daycare center 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).

D. No child daycare center shall be located within 1,000 feet of another child daycare center.

E. See also additional approval criteria in [article 7](#) of this chapter, administration.

Additional information from the Georgia Department of Early Care and Learning (*Bright from the Start*)

“Family Child Care Learning Home” or “Home” means a private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three but not more than six Children under 13 years of age who are not Related to such persons and whose Parent(s) are not residents in the same private residence as the Provider and which is required to be licensed; provided, however, that the total number of unrelated Children cared for in such Home, for pay and not for pay, may not exceed six Children under 13 years of age at one time, except that a Provider may care for two additional children three years of age or older for two designated one hour periods daily upon approval by the Department.



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#### 290-2-3-.04 Requirements for Applications and Licenses

(1) General (d) Any Person that provides care for more than six children for pay, related or unrelated, as defined in these rules, shall make application to the Department for a License to operate a Child Care Learning Center, except as provided in 290-2-3-.07(15).

#### 290-2-3-.07 Staffing and Supervision

(15) The total number of Children not Related to the Provider in the Family Child Care Learning Home, for pay or not for pay, cannot exceed six Children, except that a Provider may care for two additional children who are three years of age or older for two designated one hour periods daily upon approval by the Department.

## STONECREST 2038 COMPREHENSIVE PLAN 5-YEAR UPDATE



Caption: An example Suburban Neighborhood Land Use in Stonecrest, GA

**Suburban Neighborhood (SN):** The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

**Use Descriptions:** SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

**Maximum Density, Units/Acre:** 4 to 8 du/ac

**Permitted Districts:** OI, OIT, NS, RSM, R100, R85, R75, R60, RNC

### Zoning Classifications Legend

C-1: Local Commercial  
 C-2 General Commercial  
 HR-1: High-density Residential 1  
 HR-1: High-density Residential 2  
 HR-1: High-density Residential 3  
 M: Light Industrial  
 M-2 Heavy Industrial  
 MR-1: Medium-density Residential 1  
 MR-2: Medium-density Residential 2

MU-1: Mixed-use Low Density  
 MU-2: Mixed-use Low-Medium Density  
 MU-3: Mixed-use Medium Density  
 MU-4: Mixed-use High Density  
 MU-5: Mixed-use Very High Density  
 NS: Neighborhood Shopping  
 OD: Office-distribution  
 OI: Office-Institutional  
 OIT: Office-Institutional Transitional

R-60: Residential Medium Lot-60  
 R-75: Residential Medium Lot-85  
 R-85: Residential Medium Lot-85  
 R-100: Residential Medium Lot-100  
 RE: Residential Estate  
 RLG: Residential Large Lot  
 RNC: Residential Neighborhood Conservation  
 RSM: Small Lot Residential Mix



# SLUP 24-009

ADDRESS: 3356 Panola Road

CURRENT ZONING: R-100 (Residential Med Lot) District

OVERLAY: None

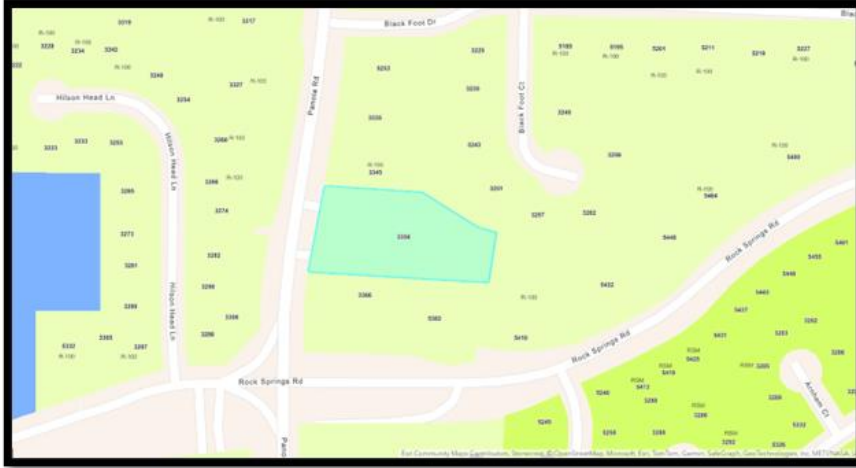
FUTURE LAND USE: Suburban (SUB)



Subject Property



**CURRENT ZONING**



R-100 - Residential Med Lot

**FUTURE LAND USE**



Suburban



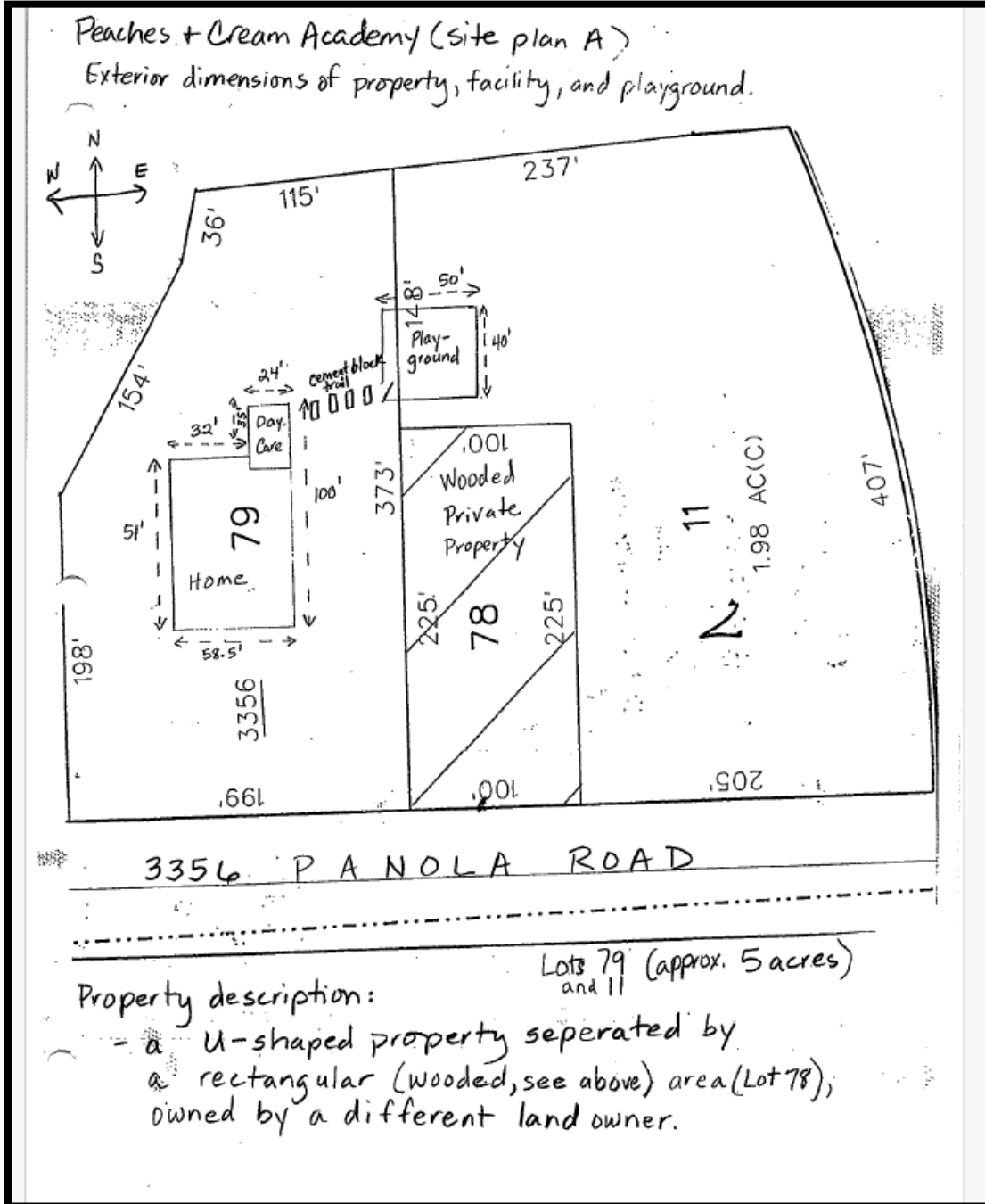
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### **Public Participation**

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July. The Community Planning Information Meeting (CPIM) was held on July 7, 2024, at 6:00 pm at city hall. There were no residents in attendance at the meeting to discuss this case.

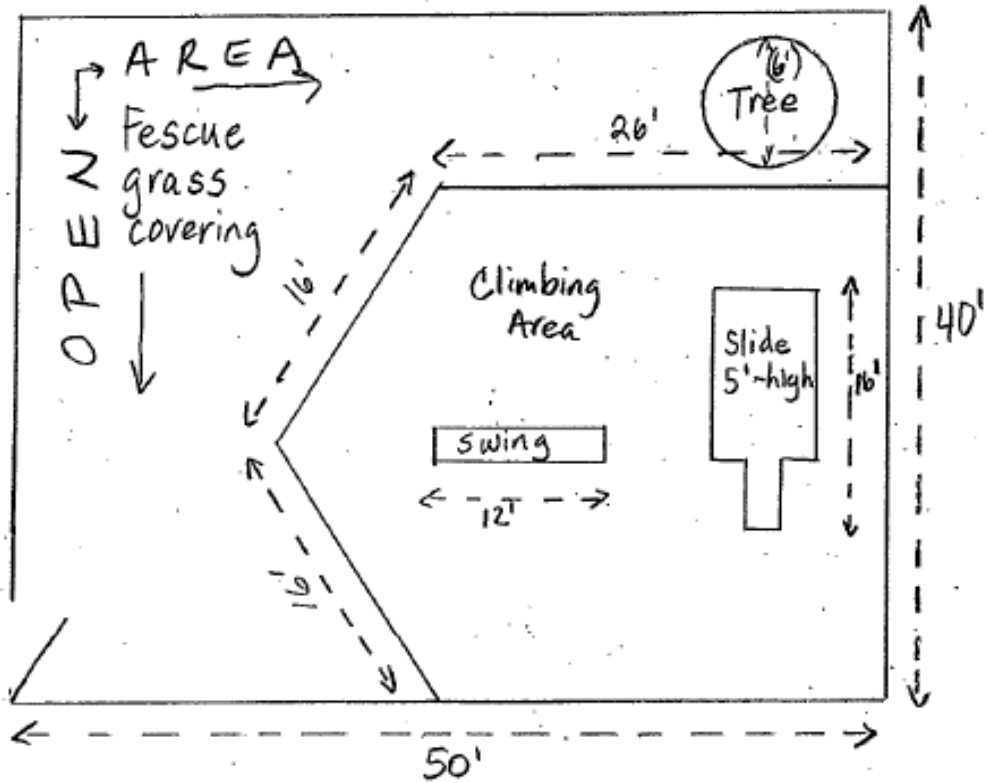


**SITE PLAN**



SITE PLAN

Peaches & Cream Academy  
Playground (site plan C)



Area -  $2000\text{ft}^2$   
50' (length) x 40' (width)

Six (6) inches (depth) of wood chips in Climbing Area  
5' Fencing, black vinyl-coated chain link



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## **STANDARDS OF REZONING REVIEW**

*Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff 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, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The property was developed in 1996 with a single-family dwelling. The subject property consists of approximately +/- 1.68 acres of residential zone land. The lot is more than adequate with its size and setbacks exceeding all lot dimensional requirements as per Division 2, Section 2.2.1 – Dimensional Requirements. The lot has appropriate parking for four (4) vehicles. The length of the driveway allows for the flow of the vehicles for one-way in and one-way out ensuring safety of entering and existing vehicles during drop-off/pick-up. A secure 2,000 sq. ft. fenced outdoor play area is provided from public view within the rear side yard area. The house floor plan has 3,847 square feet of enclosed floor space consisting of dedicated learning area, 1/2 bath accommodation of toilet, full kitchen for prep and cooking meals. The conditions of the home and lot as-is don't affect the need or requirements of any interior or exterior alterations or changes to modify the current residential characteristics for the special land use request.

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

The proposal is consistently compatible with the residential zone district and the existing residential developed properties. The site has a single-family dwelling on the land. The proposal for a child daycare center is permitted, per Section 2.5.2 by Permitted and Special Land Uses that governs the site. Should the applicant propose seven (7) to twelve children the use shall be classified as a child daycare center. Thereby any associated activity will not be compatible with the R-100 Residential Medium Lot District Regulations.

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

The property is located off Panola Road, which is a major arterial street with access to existing developed public facilities and existing 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.**

Panola Road is an existing roadway with a varied public right-of-way width. There is adequate traffic-carrying capacity along the roadway.





**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.**

According to the applicant a “daycare” center has been operating from this location since 2020. The standard traffic volume for the visits to the site has been daily since such time for operational hours are 7a.m. through 6p.m. Monday – Friday. The existing residential land use located in the area will not be adversely affected by the character of the vehicles or volume of traffic as very little associated traffic changes will occur.

**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.**

Adequate ingress and egress are provided through two curb cuts along Panola Road onto the site via a u-shaped driveway. There are sidewalks available for pedestrian walkability along the frontage of the subject property. At the nearby intersection a traffic island for cross walk is present for pedestrian and automotive safety, traffic flow and access. The public right-of-way and driveway access is adequate in width and length for emergencies.

**Whether 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.**

The proposed use should not adversely impact adjoining land uses by reason of smoke, odor, dust, or vibration generated for child day care center. Noise may be a factor to consider during the hours of pick up and drop off along with outdoor activities for the children.

**G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The proposed use hours of operation 7am – 6 pm and should not create adverse impacts upon any adjoining land use. However, consideration should be given to the hours of pick up and drop off along with outdoor activities for the children.

**H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The proposed use will not adversely impact any adjoining land use by reason of manner of operation. The property is a single-family dwelling proposing to provide child care service to six or seven children not of school age. Noise may be a factor to consider during the hours of pick up and drop off along with outdoor activities for the children.

**I. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**



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The proposed use is permitted per Article 4 – Use Regulations Table 4.1 – Use Table. Although this proposed use is permitted, there has not been any similar use developed in the area.

**J. Whether the proposed use is consistent with the policies of the comprehensive plan.**

The use is consistent with the policies of the comprehensive plan and is permitted by the zoning ordinance with an approved special land use permit. The comprehensive plan states “ *those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility.*” The existing structure was developed as a traditional suburban land use pattern.

**K. Whether 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.**

The proposed use would be in an existing neighborhood and has adequate required space for the proposed use. The uses in the surrounding neighborhood are all similar in nature.

**L. Whether there is adequate provision of refuse and service areas.**

There are currently refuse and services provided at the property. The use would not change any of the current services.

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

The Special Land Use Permit will be granted to the applicant for the requested use and is not transferable. If the uses is discontinued, the permit will expire.

**N. 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.**

The size, scale and mass of the proposed development are appropriate in relation to the size of the subject property and in relation to the size and scale of the adjacent and nearby lots and residential structures.

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

At the time of this report, there are no historical buildings or archeological resources that staff are aware of in the area.

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

The proposed use does meet the requirements of the supplemental regulations.

**Q. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**



The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of building height. The building height is not proposing to change with this request.

**R. 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.**

The proposed use may be a benefit to the community as a whole by producing childcare services for the existing community. The use would be compatible with the neighborhood and is not in conflict with the overall objective of the comprehensive plan.

**STAFF RECOMMENDATION (Amended 3/4/2025)**

Staff recommends **APPROVAL** with the following conditions;

1. The child daycare center **owner/manager/administrator** shall comply with all applicable state Georgia Department of Early Care (*Bright from the Start*) and Learning Rules and Regulations for Child Care Learning Centers and all local daycare requirements for standards, licensing and inspection **before** the issuance of a City of Stonecrest business license. **290-2-3-.04 Requirements for Applications and Licenses (1) General**
  - a. **(a) No person shall operate a Family Child Care Learning Home in the State of Georgia unless a License has been obtained from the Department.**
  - b. **(b) A License is nontransferable. A License to operate a Home is not transferable in any way. A change of residence or address or Provider requires a new License. Each License shall become invalid immediately upon the final closure of the Home, or the final suspension, revocation, or restriction of the License in accordance with Georgia law.**
  - c. **(c) Any person that provides care for at least three but not more than six Children for pay under 13 years of age who are not Related to such persons and whose Parent(s) are not residents in the same private residence as the Provider shall make application to the Department for a License to operate a Family Child Care Learning Home.**
  - d. **(d) No Home shall claim to be a licensed Family Child Care Learning Home unless it has been issued a current and valid License by the Department.**
2. A City of Stonecrest business license is required and shall be maintained annually for compliance.
3. Prior to the issuance of a business license for the child daycare center, the necessary licensing including compliance with all requirements related to minimum area for classrooms, play areas, and fencing.
4. The child daycare center and child daycare center shall provide off-street parking spaces as required by the applicable zoning district.
5. The child daycare center shall provide an adequate turnaround on the site.
6. The exterior appearance of any child daycare center 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).
7. No child daycare center shall be located within 1,000 feet of another child daycare center.



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8. The owner/manager/administrator/license holder shall adhere to the Georgia Department of Early Care and Learning Rules and Regulations for Child Care Learning Centers.

**PLANNING COMMISSION RECOMMENDATION – 3/4/2025**

The Planning Commission recommends **APPROVAL** with the conditions as outlined by Staff.





**ATTACHMENTS: SLUP 24-006 Application Materials**



## Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



### Amendment Application

PROPERTY			
Site Address(es): 3356 Panola Road, Stonecrest		Parcel #: 16 043 03 079	Zip: 30038
Project Name (If applicable): R-100-Residential Med. Lot			
Current Zoning		Proposed Zoning	
Current Use	child daycare	Proposed Use	child daycare
OWNER INFORMATION			
Name:	Leatha Forehand Spivey		
Address:	3356 Panola Road, Stonecrest, GA 30038		
Email:	leathaspivey@aol.com	Phone:	770.593.9808
APPLICANT			
Name:	Leatha Forehand Spivey		
Address:	3356 Panola Road, Stonecrest, GA 30038		
Email:	leathaspivey@aol.com	Phone:	404.403.6258

#### AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Leatha Forehand Spivey	
Applicant's Signature:	<i>Leatha Forehand Spivey</i>	Date: 11-24-24

#### NOTARY

Sworn to and subscribed before me this	24 <sup>th</sup> Day of November 2024
Notary Public:	Jewell Grubbs
Signature:	<i>Jewell Grubbs</i> NOTARY PUBLIC
	Date: 11-24-2024

Fulton County, GEORGIA

My Commission Expires 05/29/2027



## Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



### Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

#### Property Owner

Name:	Leatha Forehand Spivey		
Address:	3356 Panola Road	City, State: Stonecrest, GA	Zip: 30038
Signature:	<i>Leatha Forehand Spivey</i>	Date:	11-24-24
Sworn to and subscribed before me this <u>24<sup>th</sup></u> day of <u>November</u> , 20 <u>24</u>			
Notary Public:	<i>Jewell Grubbs</i>	Jewell Grubbs NOTARY PUBLIC Fulton County, GEORGIA My Commission Expires 05/29/2027	

#### Additional Property Owner (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

#### Additional Property Owner (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



## Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



### Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

#### Applicant

Name:	Leatha Forehand Spivey		
Address:	3356 Panola Road	City, State: Stonecrest, GA	Zip: 30038
Signature:	<i>Leatha Forehand Spivey</i>	Date:	11-24-24
Sworn to and subscribed before me this <u>24<sup>th</sup></u> day of <u>November</u> , 20 <u>24</u>			
Notary Public: <i>Jewell Grubbs</i>		Jewell Grubbs	
NOTARY PUBLIC Fulton County, GEORGIA My Commission Expires 05/29/2027			

#### Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

#### Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	





## Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



### Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes

No

Applicant/Property Owner			
Name:	Leatha Forehand Spivey		
Address:	3356 Panola Road	City, State: Stonecrest, GA	Zip: 30038
Signature:	<i>Leatha Forehand Spivey</i>	Date:	11-24-24

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount





3356 Panola Road  
Stonecrest, GA 30038  
[leathaspivey@aol.com](mailto:leathaspivey@aol.com)  
770.593.9808  
404.403.6258 (mobile)

November 24, 2024

City of Stonecrest  
3120 Stonecrest Blvd.  
Stonecrest, GA 30038

Re: SLUP for daycare-3356 Panola Road, Stonecrest, GA 30038

To Whom It May Concern:

I am writing on behalf of Peaches and Cream Academy to humbly request your support in allowing us to continue operating within the City of Stonecrest. For over 30 years, Peaches and Cream Academy has been a pillar of this community, providing exceptional care, education, and guidance to the children entrusted to us.

Throughout our three decades of service, we have earned a strong reputation for excellence. Countless families have trusted us to nurture and educate their children, and we take immense pride in the remarkable students who have graduated from our academy. Many of these students have gone on to excel in higher education, careers, and as contributing members of society. Their success is a testament to the foundation they built during their time at Peaches and Cream Academy.

As an active member of Delta Sigma Theta Sorority, Inc., I, Leatha Spivey, have committed myself to uplifting our community not only through education but also through impactful service initiatives. From organizing back-to-school drives to hosting community events, I have worked diligently to ensure that Peaches and Cream Academy is more than just an educational institution—it is a cornerstone of community support and enrichment.

The work we do extends beyond the classroom. We provide a safe, nurturing environment for children, which enables parents to pursue their careers with peace of mind. We also partner with local organizations to foster a sense of unity and purpose among our families.



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Enclosed with this letter, I have included testimonials from parents, alumni, and community members who have directly benefited from Peaches and Cream Academy. Their words speak volumes about the impact our academy has had on their lives.

It is my sincere hope that the City of Stonecrest will recognize the significant value Peaches and Cream Academy brings to this community and allow us to continue serving families for years to come. I am happy to address any concerns or provide additional documentation as needed. Please do not hesitate to contact me at [phone number] or [email address].

Thank you for your time and consideration. I look forward to your favorable response.

Sincerely,

A handwritten signature in cursive script that reads "Leatha F. Spivey".

Leatha F. Spivey  
Owner and Director  
Peaches and Cream Academy

cc: Carole Dortch (404.276.2882)





November 25, 2024

To Whom It May Concern,

I am writing to offer my heartfelt testimony and appreciation for Ms. Leatha Spivey, the caregiver and educator at Peaches & Cream Academy, who has had a profound and lasting impact on my family. Ms. Spivey cared for all three of my children over the years, and I can say without hesitation that her nurturing spirit and dedication to the children in her care are extraordinary.

My journey with Ms. Spivey began when my first child was only six weeks old. From the very beginning, I could see that Ms. Spivey was not only a caregiver but also an educator with a deep commitment to fostering a loving and intellectually stimulating environment for her students. She went above and beyond what one might expect from a daycare teacher, always taking a personalized and thoughtful approach to each child's growth and development.

What truly stands out about Ms. Spivey is her dedication to the children well beyond the walls of Peaches & Cream Academy. She made it a point to attend activities outside of the daycare, such as church events and sports activities, even after my children had aged out of the daycare. Her support for my family extended far beyond just her work as an educator—she became a part of our family.

One of the most remarkable aspects of her teaching was her focus on developing well-rounded individuals. Ms. Spivey had a special passion for teaching etiquette, and I recall her taking small children, including my own, to fine dining restaurants to teach them how to behave in those settings. Her patience was unparalleled—she was never too busy to offer guidance, and she always led with love and a sense of calm.

It was through Ms. Spivey's encouragement and mentorship that my daughter developed the confidence to pursue a career in acting and singing. Her belief in my daughter's potential and her ability to nurture that spark had a lasting influence on my daughter's career path.

Ms. Spivey's influence is rare and lasting. For most of the students she has served, she becomes a member of their extended family. Her love and commitment to her students are unmatched, and she is a true asset to the community. I am so grateful that my children had the privilege of being in her care, and I believe that she is the ideal caregiver and educator that every new parent dreams of.

Sincerely,

*Chang Robbins*

Chang Robbins, Parent and Educator  
Conyers, GA

404-630-2160





November 25, 2024

To Whom It May Concern,

I am writing this letter to offer my heartfelt testimony of Ms. Leatha Spivey, my first teacher and caregiver at Peaches & Cream Academy. From the age of 6 months to 3.5 years old, Ms. Spivey not only provided me with a safe and nurturing environment but also helped lay the foundation for my success in life. Her love, dedication, and exceptional teaching were invaluable, and I am deeply grateful for the profound impact she has had on me.

As a child in her care, I was not only surrounded by warmth but was also challenged intellectually. Ms. Spivey taught me to read at an early age, as well as how to count and add. She was an educator in the truest sense of the word, using a balance of patience and creativity to ensure I developed academically in a way that was both effective and enjoyable. Her passion for learning was contagious, and she instilled in me a lifelong love of knowledge.

But what I remember most about Ms. Spivey was her genuine care and loving support. She became like a second mother to me—always there when I needed guidance or reassurance. To this day, at age 25, I continue to feel her presence in my life. Her mentorship shaped me into the confident, patient, and graceful person I am today.

I am proud to say that I graduated from Clark Atlanta University, and now I live in California where I work in production for Tri Destined Studios, as well as pursue a career in acting and modeling. Much of my success can be attributed to the strong educational and moral foundation that Ms. Spivey provided during my early years at Peaches & Cream Academy in 1999.

Ms. Spivey has supported me through every stage of my life, and I can say with certainty that she is one of the reasons I chose to join my sorority. Her selflessness and dedication to service were qualities I deeply admired. She did not just care for me, but also provided the same nurturing environment for my younger brother and sister, always ensuring that we all received the attention and encouragement we needed.

I can confidently say that Ms. Spivey's influence has been instrumental in shaping my values, work ethic, and commitment to serving others. I owe much of my success to the solid foundation she helped build for me at Peaches & Cream Academy.

With utmost gratitude and respect,

A handwritten signature in black ink, appearing to read "Chara Mekai Robbins".

Chara Mekai Robbins  
Clark Atlanta University Graduate  
Production Assistant, Tri Destined Studios  
California Resident



Tara N. Terrell  
3273 Hilson Head Lane  
Lithonia, GA 30038

November 25, 2024

To Whom It May Concern,

I am writing this letter to provide a heartfelt and enthusiastic character reference for Leatha Spivey, the owner of Peaches and Cream Academy. Ms. Spivey served as the daycare provider for my children Miles Terrell (2002) and Olivia Terrell (2004), starting at the age of 6 weeks, and both remained with Ms. Spivey until they started elementary school.

Leatha provided exceptional care during the formative years of my children's lives, creating a nurturing and supportive environment where they were able to thrive. She was not just a caregiver; she became a trusted second mother to my children. Her dedication, kindness, and deep concern for the well-being of the children in her care were evident every day.

Both of my children were consistently on the honor roll throughout their elementary, middle, and high school years, a testament to the solid foundation and values Leatha instilled in them. She encouraged their academic and personal growth, fostering a sense of responsibility and a love for learning. It is no exaggeration to say that her influence played a significant role in their success. As a result, both Miles and Olivia went on to attend four-year colleges, and they continue to cherish the lessons and guidance they received from Peaches and Cream Academy.

Even as they have gotten older, Leatha continues to remain an important and cherished figure in their lives. Her continued presence has been a blessing, and I genuinely believe she is like a second mother to them. The bond they continue to share with her is a reflection of her genuine love and care for them.

Peaches and Cream Academy has been a staple in our community for over 25 years and I wholeheartedly recommend Peaches and Cream Academy for any family seeking a safe, caring, and educational environment for their children. Her commitment to her work and the children she cares for is unmatched, and she has had an enduring and positive impact on my family.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tara N. Terrell".

Tara N Terrell



Tuesday, November 26, 2024 at 07:25:59 Eastern Standard Time

**Subject:** Fwd: Letter to Stonecrest

**Date:** Tuesday, November 26, 2024 at 5:57:25 AM Eastern Standard Time

**From:** Leatha Spivey

**To:** Carole Dortch

Begin forwarded message:

**From:** AT&T Mail <[erm80146@aol.com](mailto:erm80146@aol.com)>

**Subject:** Letter to Stonecrest

**Date:** November 25, 2024 at 9:32:38 PM EST

**To:** Leatha Spivey <[leathaspivey@aol.com](mailto:leathaspivey@aol.com)>

4434 Wesleyan Pointe  
Decatur, Georgia 30034

Greetings:

Leatha Spivey is the owner and operator of Peaches and Cream Academy. She has been an outstanding pillar in the community for over thirty years. Her business has operated in Dekalb County and is now soliciting your support in allowing her to continue to operate within the City of Stonecrest.

She has a strong reputation for providing excellent care and nurturing for her babies. Many have gone on to elementary school, high school and college. She cared for two of my grandchildren when they were three years and eighteen months old. They were happy, content, and well taken care of.

I have known Ms. Spivey for over twenty years when she sought membership to Delta Sigma Theta Sorority, Inc. She has proven to be a hardworking and dedicated member. She has worked with back-to-school drives, voter registration drives and senior citizen initiatives.

I am pleased to submit this letter of request on behalf of Ms. Letha Spivey who wishes to continue her work in the City of Stonecrest as the owner and operator of Peaches and Cream Academy.

Sincerely,  
Arma W. Boyd  
770-808-5892



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**Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes**





**CITY OF STONECREST, GEORGIA**

*Community Planning Information Meeting (CPIM)*

*Summary Minutes*

February 13, 2025, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Felleshia Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician were in attendance.

The meeting was called to order at 6:00 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT – Ramona Eversley**

- III. **Item(s) of Discussion:**

**PETITION:** RZ24-005  
**PETITIONER:** Michele Battle of Battle Law, P.C  
**LOCATION:** 1810 Coffee Rd  
**PETITIONER'S REQUEST:** The request is for a rezoning and map amendment of the parcel from M-2 (Heavy Industrial) to M (Light Industrial).

Jordan Battle of Battle Law, P.C. came up to speak. It was stated that the rezoning is for the consolidation of two adjacent parcels for the development of a paved truck storage lot. The location is behind the existing PepsiCo building.

Renee Kale a resident asked about the type and amount of trucks that will be that will be parked in the storage area. She stated her concern for the surrounding residents.

Jordan Battle stated that they did not have a set time for the trucks to be parked in one of the twenty proposed spaces that deliver products for the company. It was also stated that the parcel is over 750 feet away from the nearby residential parcels.

**PETITION:** SLUP24-009  
**PETITIONER:** Leatha Spivey of Peaches and Cream Academy, Inc  
**LOCATION:** 3356 Panola Road  
**PETITIONER'S REQUEST:** The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a child daycare business.

Thomas Dortch came up to speak for Ms. Spivey. He stated that the business has been in operation for three decades. Countless families have trusted her to take care of their children and many of the students have excelled in higher education as well as careers later in their lives. The academy has also contributed to the community by hosting back-to-school drives and other events. She has been in good standing with the State



**CITY OF STONECREST, GEORGIA**

regulations.

Carol Dortch mother of Thomas Dortch stated that Ms. Spivey has done well for many years and she has many testimonials to prove it. She also stated that there was confusion due to Ms. Spivey having an up-to-date state license.

<b>PETITION:</b>	SLUP25-001
<b>PETITIONER:</b>	Rufaro Moyo of Moyo Capital, Inc
<b>LOCATION:</b>	4989 Thompson Mill Road
<b>PETITIONER'S REQUEST:</b>	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Rufaro Moyo the applicant came up to speak. The proposal will cater to those in the elderly community who are in need of assistance with day-to-day tasks. He stated that the parcel is in a good location considering that Thompsom Mill Rd has minimum traffic and the home is also near several shopping centers, pharmacies, and the hospital.

Samantha Verver a neighbor of the applicant stated that she is in support of the petition and that personal care homes are needed in the community.

Pam Alimanzi a resident also stated that she supports the petition. She has been a CNA for 20 years and from her experience in the industry knows that the proposed use is a need for the community.

**IV. ADJOURNMENT** The meeting was adjourned at 6:24 p.m.

Americans with Disabilities Act

*The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.*

*If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.*

APPROVED: <u>Ellis Still</u>	<u>2/17/2025</u>
DEPUTY DIRECTOR, PLANNING & ZONING	DATE
ATTEST: <u>Cobi Brown</u>	<u>02/17/2025</u>
SECRETARY	DATE