

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 05 Super District 07

**Application of 3 Ladies & A Heart c/o Charika Mckenzie for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-100 (Residential Medium Lot-100) zoning district, at 1179 Old Coach Road.**

**PETITION NO:** N7-2026-0451 SLUP-26-1248019

**PROPOSED USE:** Personal care home (PCH), for up to six (6) adults.

**LOCATION:** 1179 Old Coach Road, Stone Mountain, Georgia 30083

**PARCEL NO. :** 15 222 11 109

**INFO. CONTACT:** Lucas Carter, Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of 3 Ladies & A Heart c/o Charika Mckenzie for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-100 (Residential Medium Lot-100) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (April 2026) Denial.

**PLANNING COMMISSION:** (May 5, 2026) Pending.

**PLANNING STAFF:** (May 2026) Approval with Conditions.

**STAFF ANALYSIS:** The applicant requests approval of a Special Land Use Permit to operate a small Personal Care Home for four (4) adult residents within an existing single-family residence at 1179 Old Coach Road. No new construction is proposed and the use would operate within the existing home as a residential-style care setting. The submitted floor plan shows three existing bedrooms within the residence. The applicant states the home will operate 24 hours per day, seven days per week, with rotating staff shifts and continuous supervision. According to the revised letter of intent, residents would be primarily seniors or other adults appropriate for a non-medical residential setting. The facility would provide assistance with daily living activities such as meals, hygiene support, medication reminders, supervision, and companionship. No intensive medical or institutional care may be provided on site. It appears that the proposed use is compatible with the surrounding single-family neighborhood due to its limited scale and residential character. The request is for only four residents within an existing detached house, with no exterior expansion, no commercial signage, and no change in the residential appearance of the structure. The required off-street parking may be accommodated within the existing driveway, and the submitted site photographs show substantial paved parking and maneuvering area on site. Public Works Traffic Engineering comments state that the location was checked and that no traffic concerns were found at this time. The supplemental distance requirement appears to be satisfied. Based on GIS estimates, the nearest Personal Care Home at 1198 Sharonton Drive is approximately 1,300 feet away, which exceeds the required 1,000-foot separation. In addition, the proposal is for four residents only, which is below the six-resident threshold discussed in Public Health's comments regarding on-site sewage limitations for larger facilities. The departmental review comments also indicate that sewer and water is adjacent to the property, stormwater changes are not currently needed, no flood hazard or wetlands were identified, and operation of the home is not expected to affect existing

county roads or drainage infrastructure. The applicant's materials also address operational compatibility. The revised letter of intent states that the operators collectively bring more than 60 years of caregiving-related experience and are completing all Georgia Department of Community Health requirements. The applicant further states that the home will include exterior security cameras, 24-hour on-site staff, emergency response procedures, monitored entry and exit, and ongoing property maintenance intended to preserve neighborhood standards. If properly licensed and monitored, it is not expected to generate adverse impacts beyond those normally associated with residential use. Staff is aware of concerns raised during the community council hearing regarding other potentially unlicensed personal care homes in the area and reports of wandering residents or similar disturbances. Those concerns are relevant background and reflect the importance of proper oversight. However, staff does not find that allegations regarding unrelated or potentially unlicensed operations elsewhere in the community should serve as a basis to deny this application, which proposes to proceed through the County's SLUP process and to operate in compliance with state licensing and operational requirements. Denial on that basis would effectively penalize an applicant attempting to establish the use through the correct regulatory process. Community-based residential care homes, when appropriately scaled, can provide an important housing and care option while allowing residents to remain integrated within established neighborhoods. Here, the request is modest in scope, proposes no physical intensification of the site, and is supported by adequate public utilities and transportation conditions. The use therefore appears consistent with the Suburban Character Area (DeKalb County 2050 Unified Plan, Page 41) so long as it is limited in intensity and operated in a manner that preserves the residential character of the area. In summary, the applicant requests a Special Land Use Permit to operate a Personal Care Home for four adult residents within an existing single-family home in the R-100 zoning district. Based on the small scale of the request, the apparent satisfaction of the required separation distance, the adequacy of utilities and access, and the applicant's stated commitment to licensing, supervision, and residential compatibility, Staff finds the proposed use can be accommodated at this location. Based on review of Section 7.4.6 (SLUP Criteria) and Section 4.2.41 (Personal Care Home Supplemental Regulations) staff recommends ***“Approval, with the attached conditions”***.

**PLANNING COMMISSION VOTE: (May 5, 2026) Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Denial 6-4-0.**

**SLUP-26-1248019 (2026-0451)**  
**Recommended Conditions - May 2026**  
**1179 Old Coach Road**

1. Development and use of the subject property shall be limited to a Personal Care Home for a maximum of four (4) adult residents.
2. The Personal Care Home shall be operated within the existing single-family residence only. No exterior expansion or new construction is allowed.
3. The applicant shall obtain and maintain all required state and county licenses and approvals for operation of the Personal Care Home. Failure to maintain such licensure shall constitute a violation of this approval.
4. All staff and visitor parking shall be accommodated on site.



**DeKalb County Government Services Center  
178 Sams Street, Decatur, GA 30030**

[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning) <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

**Planning Commission Hearing Date: May 5, 2026  
Board of Commissioners Hearing Date: May 28, 2026**

**STAFF ANALYSIS**

<b>CASE NO.:</b>	SLUP-26-1248019	<b>File ID #:</b> 2026-0451
<b>Address:</b>	1179 Old Coach Road, Stone Mountain 30083	Commission District:05 Super District: 07
<b>Parcel ID(s):</b>	15 222 11 109	
<b>Request:</b>	Special Land Use Permit (SLUP) to allow a Personal Care Home for four (4) adult residents within an existing single-family residence in the R-100 zoning district.	
<b>Property Owner(s):</b>	Sonia Bowen	
<b>Applicant/Agent:</b>	Charika McKenzie / 3 Ladies & A Heart, LLC	
<b>Acreage:</b>	0.38	
<b>Existing Land Use:</b>	Existing single-family residence / Residential Suburban	
<b>Surrounding Properties:</b>	North: SUB East: SUB South: SUB West: SUB	
<b>Adjacent Zoning:</b>	North: R-100 East: R-100 South: R-100 West: R-100	
<b>Existing Land Use:</b>	Suburban	X - Consistent                      Inconsistent

**STAFF RECOMMENDATION: Approval with Conditions.**

The applicant requests approval of a Special Land Use Permit to operate a small Personal Care Home for four (4) adult residents within an existing single-family residence at 1179 Old Coach Road. No new construction is proposed and the use would operate within the existing home as a residential-style care setting. The submitted floor plan shows three existing bedrooms within the residence.

The applicant states the home will operate 24 hours per day, seven days per week, with rotating staff shifts and continuous supervision. According to the revised letter of intent, residents would be primarily seniors or other adults appropriate for a non-medical residential setting. The facility would provide assistance with daily living activities such as meals, hygiene support, medication reminders, supervision, and companionship. No intensive medical or institutional care may be provided on site.

It appears that the proposed use is compatible with the surrounding single-family neighborhood due to its limited scale and residential character. The request is for only four residents within an existing detached house, with no exterior expansion, no commercial signage, and no change in the residential appearance of the structure. The required off-street parking may be accommodated within the existing driveway, and the submitted site photographs show substantial paved parking and maneuvering area on site. Public Works Traffic Engineering comments state that the location was checked and that no traffic concerns were found at this time.

The supplemental distance requirement appears to be satisfied. Based on GIS estimates, the nearest Personal Care Home at 1198 Sharonton Drive is approximately 1,300 feet away, which exceeds the required 1,000-foot separation. In addition, the proposal is for four residents only, which is below the six-resident threshold discussed in Public Health’s comments regarding on-site sewage limitations for larger facilities. The departmental review comments also indicate that sewer and water is adjacent to the property, stormwater changes are not currently needed, no flood hazard or wetlands were identified, and operation of the home is not expected to affect existing county roads or drainage infrastructure.

The applicant's materials also address operational compatibility. The revised letter of intent states that the operators collectively bring more than 60 years of caregiving-related experience and are completing all Georgia Department of Community Health requirements. The applicant further states that the home will include exterior security cameras, 24-hour on-site staff, emergency response procedures, monitored entry and exit, and ongoing property maintenance intended to preserve neighborhood standards. If properly licensed and monitored, it is not expected to generate adverse impacts beyond those normally associated with residential use.

Staff is aware of concerns raised during the community council hearing regarding other potentially unlicensed personal care homes in the area and reports of wandering residents or similar disturbances. Those concerns are relevant background and reflect the importance of proper oversight. However, staff does not find that allegations regarding unrelated or potentially unlicensed operations elsewhere in the community should serve as a basis to deny this application, which proposes to proceed through the County's SLUP process and to operate in compliance with state licensing and operational requirements. Denial on that basis would effectively penalize an applicant attempting to establish the use through the correct regulatory process.

Community-based residential care homes, when appropriately scaled, can provide an important housing and care option while allowing residents to remain integrated within established neighborhoods. Here, the request is modest in scope, proposes no physical intensification of the site, and is supported by adequate public utilities and transportation conditions. The use therefore appears consistent with the Suburban Character Area (DeKalb County 2050 Unified Plan, Page 41) so long as it is limited in intensity and operated in a manner that preserves the residential character of the area.

In summary, the applicant requests a Special Land Use Permit to operate a Personal Care Home for four adult residents within an existing single-family home in the R-100 zoning district. Based on the small scale of the request, the apparent satisfaction of the required separation distance, the adequacy of utilities and access, and the applicant's stated commitment to licensing, supervision, and residential compatibility, Staff finds the proposed use can be accommodated at this location. Based on review of Section 7.4.6 (SLUP Criteria) and Section 4.2.41 (Personal Care Home Supplemental Regulations) staff recommends ***“Approval, with the following conditions”***:

1. Development and use of the subject property shall be limited to a Personal Care Home for a maximum of four (4) adult residents.
2. The Personal Care Home shall be operated within the existing single-family residence only. No exterior expansion or new construction is allowed.
3. The applicant shall obtain and maintain all required state and county licenses and approvals for operation of the Personal Care Home. Failure to maintain such licensure shall constitute a violation of this approval.
4. All staff and visitor parking shall be accommodated on site.

The property shall be maintained in a clean, orderly, and residential manner, and the use shall comply with all applicable County codes and ordinances.

This Special Land Use Permit shall be non-transferable and shall expire eighteen (18) months from the date of approval by the Board of Commissioners. Continued operation beyond that date shall require approval of a new Special Land Use Permit application prior to expiration.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Zoning Comments May 2026

**N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:**

Columbia Drive is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:**

N. Druid Hilla Road is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

**N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:**

Hillmont Avenue is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:**

E. Ponce Leon is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:**

Old Coach Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:**

Kelly Lake Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:**

**SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)**

Memorial Drive is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO. Collingwood Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).



Wednesday, March 18, 2026

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Director, Division of Environmental Health  
Cc: Alan Gaines, Deputy Director, Division of Environmental Health  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**SLUP-26-1248019 (1179 Old Coach Road)**

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The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- Transportation/Access/Row

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- Storm Water Management

**No changes to the structure or property stormwater isn't need at the moment**

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- Flood Hazard Area/Wetlands

**There is not flood hazard or wetland on the property**

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- Landscaping/Tree Preservation

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- Tributary Buffer

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**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-26-1248019 Parcel I.D. #: 15 222 11 109

Address: 1179 Old Coach Road, Stone Mountain 30083

Drainage Basin: Snapfinger Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no report of flood, erosion and sedimentation on this property under existing zoning.

Required detention facility(s): N/A

**COMMENTS:**

Operation of a personal care home under this SLUP application will not affect existing county roads and drainage infrastructure if approved.

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Signature: Akin A. Akinsola



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-26-1248019 Parcel I.D. #: 15 222 11 109

Address: 1179 Old Coach Road  
Stone Mountain, GA 30083

**WATER:**

Size of existing water main: 8" CI (adequate/inadequate)  
Distance from property to nearest main: adjacent Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Upper snapfinger creek  
Is sewer adjacent to property: Yes  No \_\_\_\_\_ If no, distance to nearest line: \_\_\_\_\_  
Water Treatment Facility: Snapfinger Creek adequate \_\_\_\_\_ inadequate \_\_\_\_\_  
Sewage Capacity: 28 (MGPD) Current Flow: 36 (MGPD)

**COMMENTS:**

Operation of a personal care home under this SLUP application will not affect existing county roads and drainage infrastructure if approved.

Signature: Yola Lewis



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1248019 Parcel I.D. #: 15 222 11 109  
Address: 1179 Old Coach Road, Stone Mountain 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

**Please provide additional information relating to the following statement.**

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Location was checked, no traffic concern were found at this time

Signature: R. Landell



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: 1179 Old Coach Road Stone Mountain, GA 30083

Distance to the closes Personal Care Home/Child Care Institution: To be determined by Planning Dept.

Parcel ID Number(s): 15 222 11 109

Acreage: 0.38 Commission District(s): 5 Super District(s): 7

Zoning Designation: R-100 Land Use Designation: Residential SUB

Applicant(s) Name: Chanka McKenzie - 3 Ladies & A Heart, LLC

Applicant Mailing Address: 1179 Old Coach Rd. Stone Mountain, GA 30083

Application Phone: [REDACTED] Applicant Email: [REDACTED]

Owner(s) Name: Sonia Bowen

(if more than one owner, attach list of owners and contact information)

Owner(s) Mailing Address: 4198 Autumn Hill Dr. Stone Mountain, GA 30083

Owner(s) Phone: [REDACTED] Owner(s) Email: [REDACTED]

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

Owner  Agent

Chanka McKenzie 2/10/2020  
Applicant/Agent Signature Date



DeKalb County  
GA 30143

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
170 Lawrence Street  
Atlanta, GA 30334  
Phone: 404.521.1500

Chief Executive Officer  
Executive Director

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Director  
Planning & Zoning

### Authorization

The property owner should complete this form in a single signed and returned form if the individual who will file the application with the County is not the property owner.

01/07/2026

Date

TO WHOM IT MAY CONCERN

I/We Sonia Bowen

Name of Owner(s)

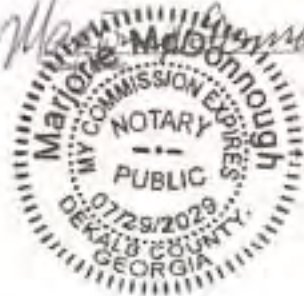
being owner of the above-mentioned subject property hereby authorize authority to

Howard Young

Name of Agent or Representative

to file an application on my/our behalf

*Marjorie McDonough* *Sonia Bowen* 1/8/26  
Name Date





**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

Notary

Charika McKenzie  
Applicant/Agent Signature

2/10/2026  
Date

Check one:  Owner  Agent

Expiration Date/ Seal

## 3 Ladies & A Heart, LLC

Your Loved One, Our Heart's Priority.

1179 Old Coach Rd  
Stone Mountain, GA

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

To: \_\_\_\_\_

We are planning to apply for a DeKalb County Special Land Use Permit (SLUP) to operate a **Personal Care Home serving 4-6 adult residents** at the property located at **1179 Old Coach Rd, Stone Mountain, GA.**

We invite you to learn more about the proposed project, ask questions, and share your comments at the following community meeting:

**Date:** Saturday, February 7, 2026

**Time:** 1:00 PM

**Location:** Virtual Meeting via Zoom  
Zoom Meeting ID: 857-9398-7687  
Passcode: 164399

If you have any questions about this meeting, please call [REDACTED] or email [REDACTED]

We look forward to speaking with you and appreciate your time and participation.

Sincerely,  
Charika McKenzie, Lydia Justice, Wendy Parker



Tuesday, January 20, 2026



**LOCATION**

**Property Address** 1179 Old Coach Rd  
Stone Mountain, GA 30083-5254

**Subdivision**

**County** Dekalb County, GA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 15 222 11 109

**Alternate Parcel ID**

**Account Number**

**District/Ward** Unincorporated

**2020 Census Trct/Blk** 232.15/3

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Residential

**Land Use** Residential Lots

**Improvement Type** Ranch

**Square Feet** 1766

**CURRENT OWNER**

**Name** Bowen Sonia

**Mailing Address** 4198 Autumn Hill Dr  
Stone Mountain, GA 30083-5244

**SCHOOL ZONE INFORMATION**

**Rowland Elementary School** 0.4 mi  
Elementary: Pre K to 5 Distance

**Mary McLeod Bethune Middle School** 1.9 mi  
Middle: 6 to 8 Distance

**Towers High School** 1.5 mi  
High: 9 to 12 Distance

**SALES HISTORY THROUGH 12/24/2025**

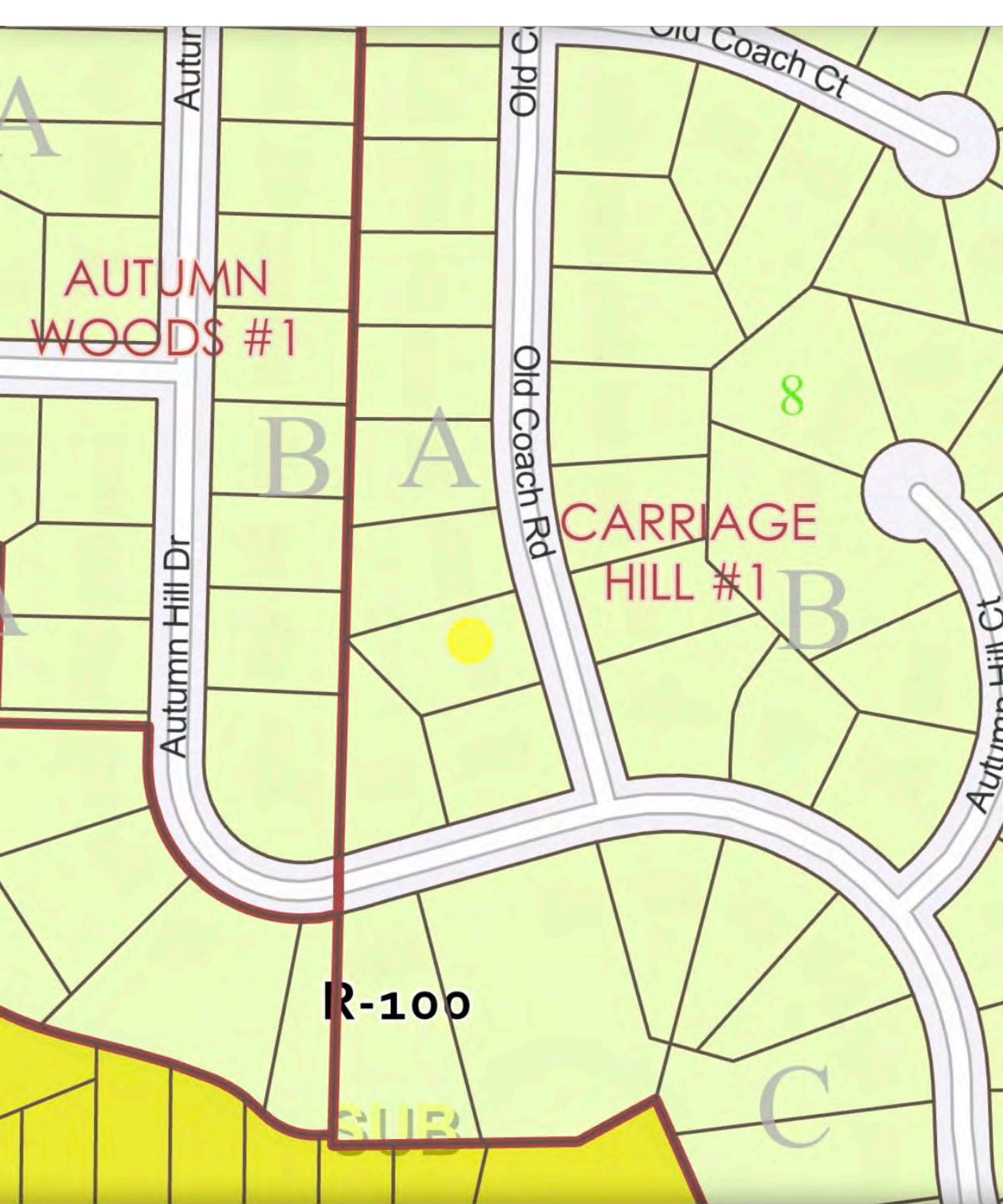
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/15/2022	\$10	Bowen Sonia	Boston Isola Y Estate & Bowen Sonia Executor	Warranty Deed		30565/663 2022-022976
8/9/2006		Boston Isola Y	Boston John W	Quit Claim Deed		19020/262
12/14/1987	\$90,000	Boston John W	Henderson Victor H	Warranty Deed		6021/313
12/31/1974				Warranty Deed		3279/35

**TAX ASSESSMENT**

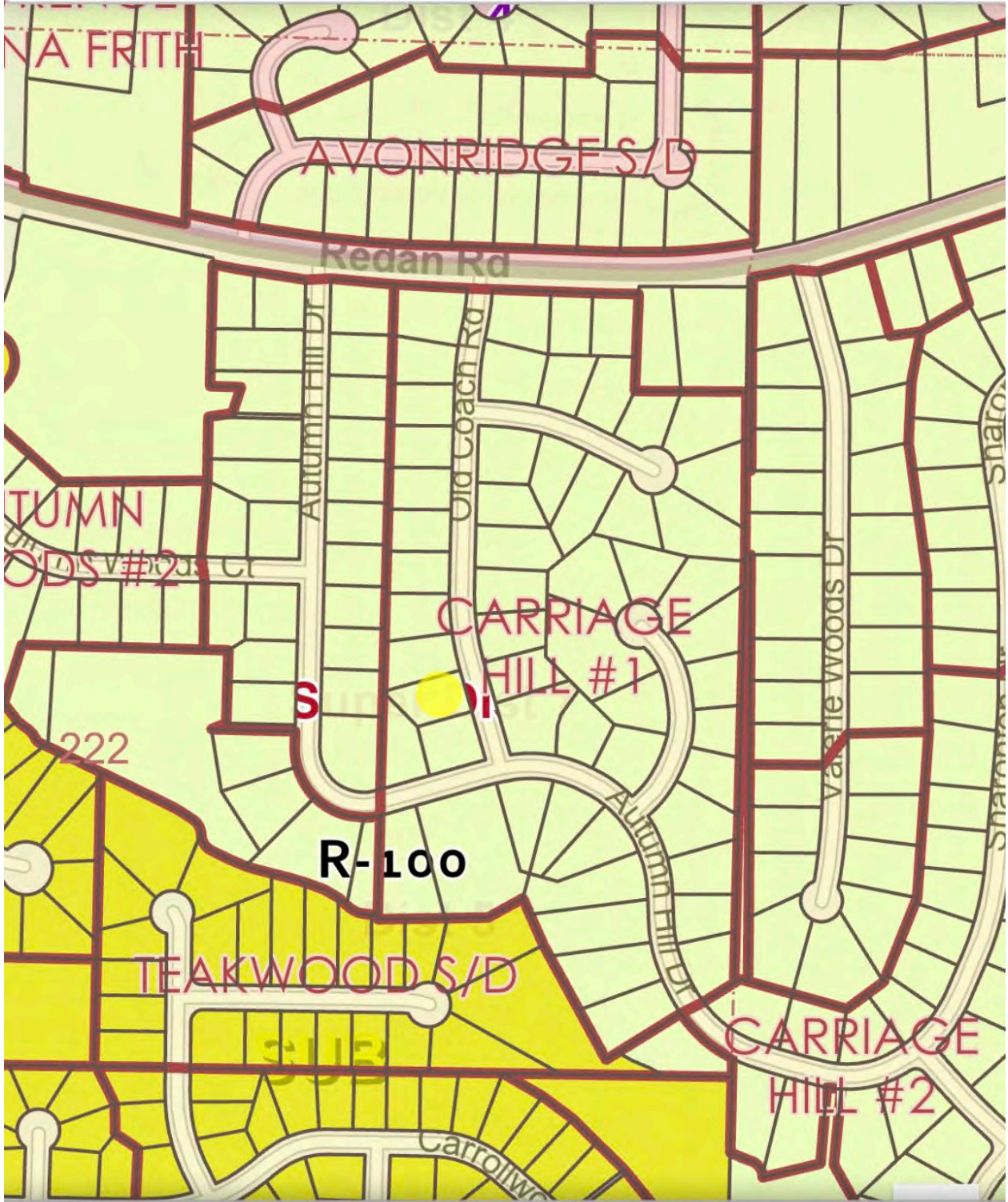
▼ Ground Floor



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Search result



Map Layers

DeKalb Address Locator



Livable Centers Initiative 2024









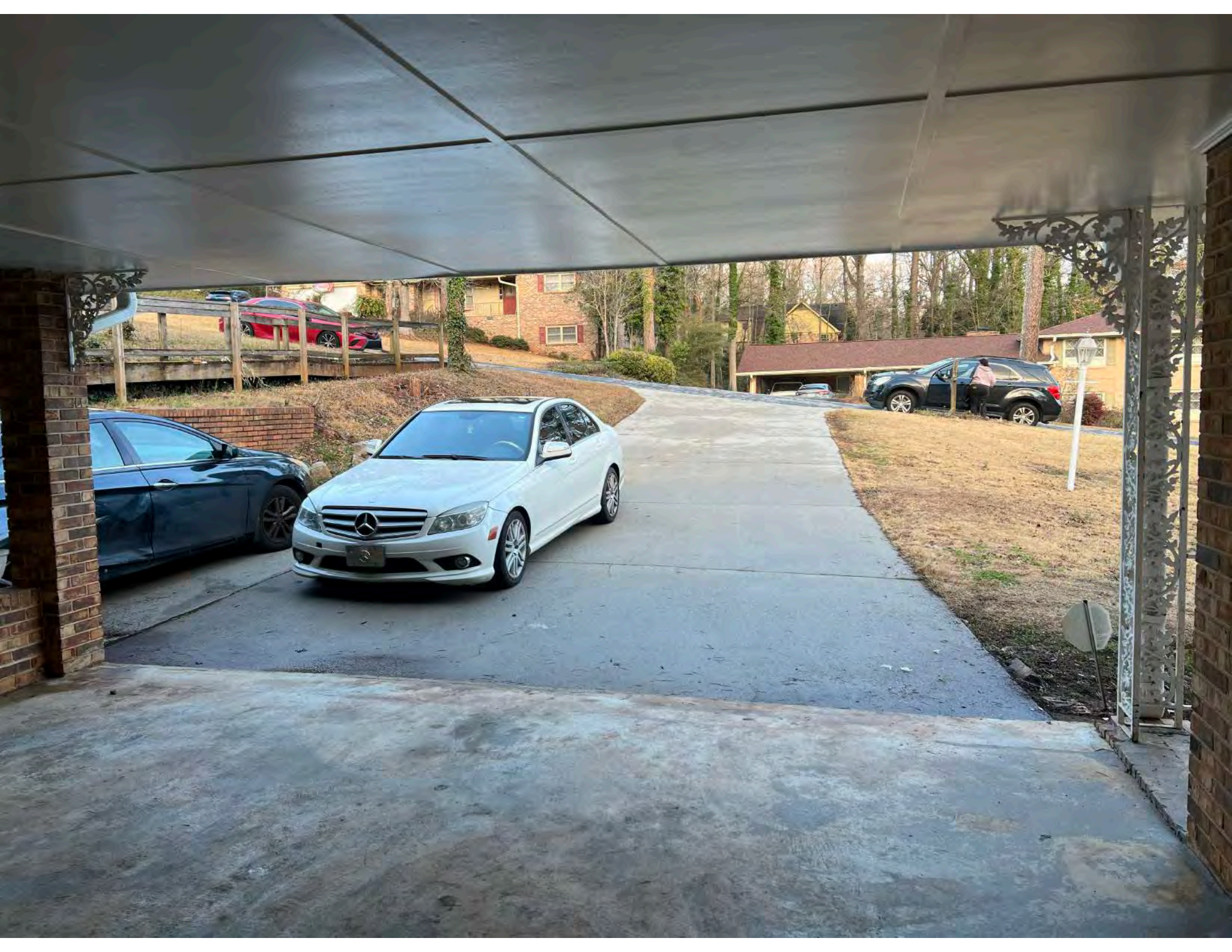








C300



# Letter of Intent

## Special Land Use Permit (SLUP)

**Applicant:** 3 Ladies & A Heart, LLC

**Property Address:** 1179 Old Coach Road, Stone Mountain, GA 30083

**Zoning District:** R-100

**Proposed Use:** Personal Care Home (Four (4) Adult Residents)

## Purpose of Request

3 Ladies & A Heart, LLC respectfully requests approval of a Special Land Use Permit to operate a small residential Personal Care Home serving Four (4) adult residents at the above-referenced property. The purpose of this request is to provide a safe, supportive, and professionally managed residential living environment for adults who require assistance with daily living activities while remaining integrated within a traditional neighborhood setting.

## Qualifications & Compliance

The ownership and management team of 3 Ladies & A Heart, LLC brings experience in caregiving, residential support services, and household management. All operations will comply with Georgia Department of Community Health (DCH) regulations, DeKalb County zoning requirements, and all applicable safety, staffing, and operational standards.

## Three (3) Key Functions of Operation

- Providing daily personal care assistance in a safe and structured residential environment.
- Maintaining a quiet, residential atmosphere that aligns with neighborhood character.
- Ensuring full compliance with all licensing, safety, staffing, and operational regulations.

## Detailed Characteristics of the Proposed Use

- Number of resident bedrooms: 3 existing bedrooms within the single-family residence.
- Residents served: Four (4) adult residents.
- Employees: Staff working rotating shifts as required by state regulations.
- Hours of operation: 24 hours per day, 7 days per week.

- Type of care: Assistance with daily living activities including meals, medication reminders, hygiene support, supervision, and companionship.
- Medical services: No intensive medical or institutional care will be provided on-site.
- Security: Standard residential safety measures in place as required.
- Off-street parking: Adequate on-site parking available within the driveway to accommodate staff vehicles.

## **Neighborhood Compatibility & Impact**

The proposed Personal Care Home will maintain the residential integrity of the neighborhood. No exterior structural changes are proposed, no commercial signage will be installed, and traffic generation will be consistent with normal residential activity. Outdoor activities will be limited and supervised, and ongoing property maintenance will preserve neighborhood standards.

## **Addressing Community Concerns**

3 Ladies & A Heart, LLC is committed to maintaining open communication with neighbors and community representatives. Any concerns raised will be addressed promptly and respectfully. Ongoing property maintenance and operational oversight will ensure continued neighborhood compatibility.

## **Conclusion**

3 Ladies & A Heart, LLC respectfully requests approval of this Special Land Use Permit. The proposed Personal Care Home will serve an important community need while preserving the character, safety, and integrity of the surrounding residential neighborhood.

Sincerely,

3 Ladies & A Heart, LLC

# **Impact Analysis – Special Land Use Permit (SLUP)**

## ***A. Site Size & Adequacy***

The subject property is adequate in size to support a small residential personal care home serving four (4) adult residents. Required yard space, open space, off-street parking, and buffer areas are available and compliant with zoning standards.

## ***B. Compatibility with Surrounding Uses***

The proposed use is residential in nature and compatible with surrounding single-family homes. Operations will not generate excessive traffic, noise, smoke, odor, dust, or vibration beyond typical residential levels.

## ***C. Public Services & Utilities***

Existing public utilities and services, including water, sewer, electricity, waste collection, emergency services, and public safety services, are adequate to serve the proposed use.

## ***D. Traffic & Street Capacity***

The public street serving the property has sufficient traffic-carrying capacity. Traffic impacts will be minimal and comparable to a standard residential household, with limited staff and visitor traffic.

## ***E. Ingress, Egress & Emergency Access***

The property provides safe and adequate ingress and egress for residents, staff, visitors, and emergency responders. Access supports pedestrian and vehicle safety and emergency response requirements.

## ***F. Hours & Manner of Operation***

Operations will be residential and continuous in nature, with quiet, routine daily activities. The proposed use will not create adverse impacts related to hours or manner of operation.

## ***G. Zoning Consistency***

The proposed personal care home use is consistent with the intent and requirements of the applicable zoning district, subject to approval of the Special Land Use Permit.

#### ***H. Comprehensive Plan Consistency***

The proposed use supports community stability, aging-in-place, and housing diversity goals outlined in the comprehensive plan, without detracting from surrounding residential character.

#### ***I. Refuse & Service Areas***

Adequate refuse and service areas are provided and will be maintained in a clean, orderly, and unobtrusive manner consistent with residential standards.

#### ***J. Duration of SLUP***

The applicant requests that the SLUP be granted without a specific time limitation, subject to continued compliance with all county regulations and licensing requirements.

#### ***K. Building Scale & Massing***

The existing structure is residential in scale and massing and is consistent with adjacent and nearby properties. No new construction or height changes are proposed, and no shadow impacts will occur.

#### ***L. Historic & Archaeological Resources***

The proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

#### ***M. Compliance with Supplemental Regulations***

The proposed use will comply with all supplemental regulations applicable to personal care homes and Special Land Use Permits.

#### ***N. Community Needs & Benefit***

The proposed personal care home meets an identified community need by providing safe, supportive housing for adults while maintaining neighborhood character and quality of life.

## **Letter of Intent: 3 Ladies & A Heart Personal Care Home Operations & Community Impact Plan**

Dear Community Council Members:

Thank you for your feedback. This revised letter of intent provides additional details regarding our operations and overall intent.

My name is Charika Mckenzie, and I'm joined by my partners Wendy Parker and Lydia Johnson, and we are the co-owners of 3 Ladies & A Heart, LLC. We are committed to providing safe, compassionate, and high-quality care in a structured home-like environment.

### **RESIDENTS & CAPACITY**

Our personal care home, located at 1179 Old Coach Rd. in Decatur GA, will serve a maximum of four (4) adult residents within the existing single-family residence. The home includes three (3) bedrooms, which will be appropriately arranged to ensure comfort, privacy, and compliance with all applicable regulations.

Residents will be carefully selected to ensure they are appropriate for a non-medical residential setting and can safely function in a stable, home-like setting. Maintaining a smaller number of residents allows for more one-on-one care, increased supervision, and a higher overall quality of service.

### **TYPE OF RESIDENTS**

Our home will serve adult residents, primarily ages 62 and older, who require non-medical assistance in a supportive residential setting.

Residents may include:

- Seniors who need assistance with daily living activities but prefer a home-like environment

- Veterans who would benefit from supportive housing and daily supervision
- Adults recovering from hospital stays or rehabilitation needed for a stable transition environment
- Individuals with mild mobility limitations or early-stage memory challenges
- Adults with stable mental health conditions who benefit from routine, supervision, and companionship

All residents will be carefully screened to ensure they are appropriate for non-medical personal care and do not require intensive medical or behavioral care.

### **EXPERIENCE & QUALIFICATIONS:**

Between the 3 of us, we bring over 60 years combined hands-on experience in the healthcare and caregiving field. Our backgrounds include nursing homes, assisted living facilities, private in-home care, hospital settings, home health care, and hospice care. Through this experience, we have developed a strong understanding of resident care, safety, daily routines, and the importance of providing compassionate, respectful service. We are also actively completing all requirements through the Georgia Department of Community Health (DCH) to ensure full compliance with licensing, staffing, and operational standards. This experience has prepared us to operate a well-managed, safe, and high-quality personal care home.

### **OPERATIONS:**

3 Ladies & A Heart will operate 24 hours per day, 7 days per week including all holidays. We will provide continuous supervision and support for all residents.

Care will be provided by trained staff working in rotating shifts to always ensure consistent coverage. Staff will assist residents with daily living activities, including:

- Meal preparation and assistance
- Personal hygiene and grooming

- Medication reminders
- Mobility assistance (as needed)
- Supervision and companionship

Transportation will be provided for residents as needed, including trips to medical appointments, errands, and scheduled outings. All transportation will be arranged in a safe and organized manner to support residents' health, well-being, and quality of life.

Residents will follow a supervised daily routine designed to promote stability, comfort, and overall well-being in a calm and home-like environment. The home will be maintained in clean, organized, and safe conditions always, with a focus on creating a peaceful residential atmosphere.

### **SAFETY & SECURITY:**

The safety of both residents and the surrounding community is a top priority. Our home will maintain an organized and secure environment with continuous supervision.

The property will be equipped with exterior security cameras covering the front and the rear of the home to monitor activity and ensure safety. The home will operate with 24-hour on-site staff, ensuring residents are always supervised.

Staff will follow established emergency procedures, including immediate response protocols, incident reporting, and coordination with emergency services when necessary.

Our home will also comply with all fire safety requirements, including smoke detectors, fire extinguishers, and clearly established evacuation procedures.

Entry and exits of the home will be monitored to maintain a controlled and safe environment for residents, while also ensuring the safety and comfort of the surrounding neighborhood.

### **NEIGHBORHOOD IMPACT/COMMUNITY CONTRIBUTION**

We are committed to being a positive and respectful presence within the neighborhood. Our home will operate as a quiet, well-maintained residence that is consistent with the character of the surrounding community.

There will be no excessive noise, disruption, or increase in traffic. All staff and visitors parking will be accommodated within the driveway to avoid any impact on street parking.

The property will always be well-maintained, including landscaping, cleanliness, and overall appearance, to ensure it remains aligned with neighborhood standards.

We are also committed to being responsive, respectful and considerate neighbors. We have an open-door policy and welcome communication at any time to address questions or concerns. We will promptly respond to any matters to ensure a positive and cooperative relationship with the surrounding community.

Our goal is to operate a home that not only serves residents but also contributes positively to the stability and integrity of the neighborhood.

### **COMMUNITY CONTRIBUTION:**

We are committed to being a positive addition to the neighborhood and contributing in meaningful ways. Our presence will support families in need of quality care by offering a reliable, home-based option within the community. We will sustain a clean, well-kept property that aligns with neighborhood standards and enhances the overall appearance of the area. Additionally, we aim to build respectful relationships with neighbors, promote a peaceful environment, and remain a dependable and considerate presence within the community.

We appreciate your time and consideration of our application. We are fully committed to operating a well-managed and respected personal care home that meets all required standards and reflects positively

on the community. We welcome the opportunity to move forward in this process and are available to provide any additional information if needed. Thank you again for your review and consideration.

Sincerely,

Charika Mckenzie

Wendy Parker

Lydia Johnson

3 Ladies & A Heart, LLC



### 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: Charika Mckenzie Phone: [REDACTED]

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

Property Address: 1179 Old Coach Road, Stone Mountain 30083

Tax Parcel ID: 15 222 11 109 Acreage: 0.38

Existing Use: \_\_\_\_\_ Proposed Use: PCH, more than 3.

Supplemental Regs: \_\_\_\_\_ Overlay District: No

Rezoning: Yes  No  Existing Zoning: R-100 Proposed Zoning: R-100

DRI: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: n/a

Land Use Plan Amendment: Yes  No  Existing Land Use: SUB

Proposed Land Use: SUB Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

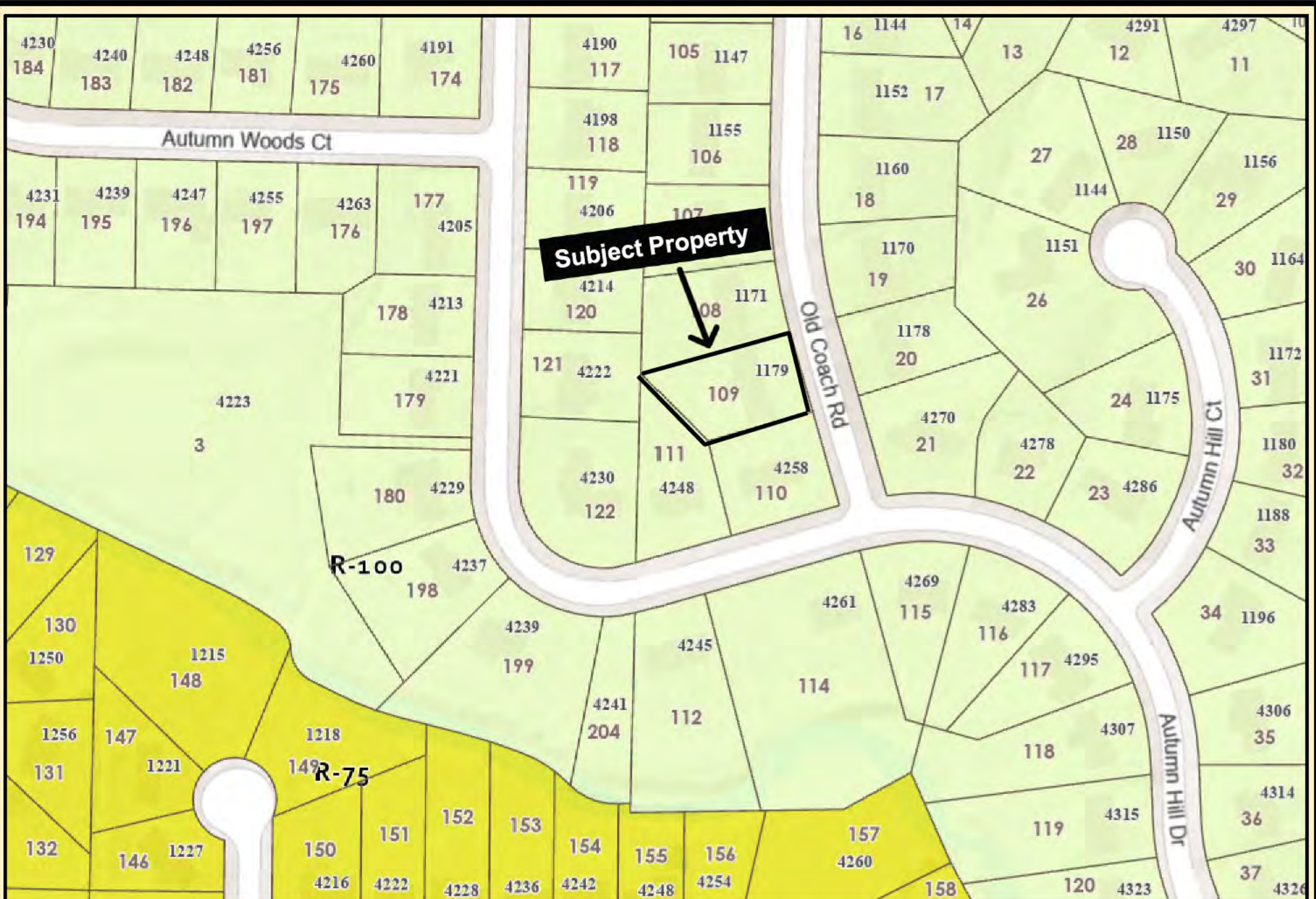
Special Land Use Permit: Yes  No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): Personal care home for four (4) adult clients.

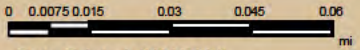
Major Modification: Yes  No  Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a



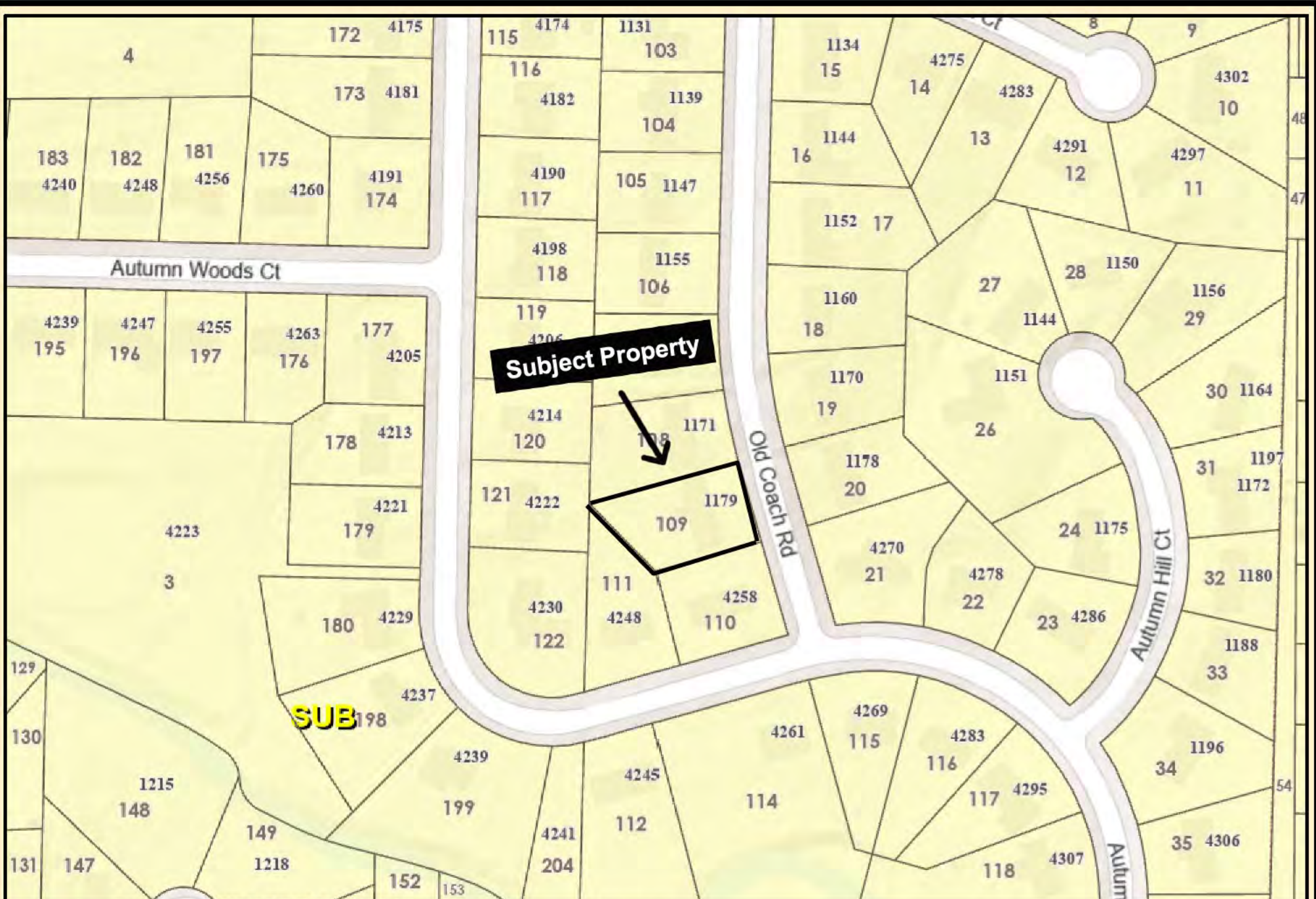
**DeKalb County Parcel Map**



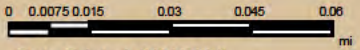
Date Printed: 2/24/2026



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**DeKalb County Parcel Map**



Date Printed: 2/24/2026

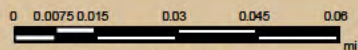


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**DeKalb County Parcel Map**



Date Printed: 3/10/2026



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