

Planning Commission Hearing Date: September 9, 2025

Board of Commissioners Hearing Date: September 30, 2025

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247606	File ID #: 2025-0965
Address:	1766 Big Valley Lane, Stone Mountain, GA 30083	Commission District: 5 Super District: 7
Parcel ID(s):	15 192 06 137	
Request:	Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for adults for up to six (6) residents in the R-85 (Residential Medium Lot-85) zoning district.	
Property Owner(s):	Kiana Mills	
Applicant/Agent:	Kiana Mills	
Acreage:	.3 acres	
Existing Land Use:	Single-Family Residential	
Surrounding Properties:	North: Residential South: Residential East: Residential West: Residential	
Adjacent Zoning:	North: R-85 South: R-85 East: R-85 West: R-85	
Comprehensive Plan:	☒ X Consistent ☐ Inconsistent	

STAFF RECOMMENDATION: APPROVAL

The applicant is requesting a Special Land Use Permit to allow a Personal Care Home (PCH) for up to six residents at 1766 Big Valley Lane in the R-85 district. The ±0.3-acre lot is developed with a one-story single-family dwelling of roughly 1,500 square feet with typical residential setbacks and a driveway that can accommodate up to four vehicles. The site is surrounded by R-75 single-family homes of similar scale and character.

The proposed use fits the established residential context and is expected to operate with low external impacts. The scale and massing are appropriate to the lot and consistent with nearby homes; no additions are proposed. Access, circulation, and off-street parking appear adequate, and the public street network and utilities can serve the use without adverse effect. No historic resources are implicated, and no adverse impacts are anticipated related to traffic, noise, odor, dust, or vibration.

The request aligns with DeKalb County's Comprehensive Plan policies that encourage housing options to support aging in place, small-scale community-based care within neighborhoods, and the integration of supportive housing types where they maintain residential character and meet locational criteria. (2050 Comp plan, page 41) As proposed, the PCH would advance those objectives by providing up to six beds in a setting that blends with surrounding homes and by leveraging existing infrastructure and services.

The application satisfies Supplemental Regulation Section 27-4.2.41, which requires a minimum 1,000-foot separation between group personal care homes. Therefore, based on review of Section 27-7.4.6 and 27-4.2.41, it is the recommendation of the Planning Department that the application be approved with conditions for a two-year sunset clause and non-transferability.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments September 2025**

D1-2024-1442 CZ-25-1247294 (7778 Pleasant Hill Rd & others): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

D2-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N1-2025-0960 Z-25-1247566 (700 Jordan Lane): Jordan Lane & Reverend D L Edwards are both classified as local roads. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N2-2025-0961 Z-25-1247624 (3507 Chamblee-Tucker Road): Old Chamblee Tucker Road is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N3-2025-0962 CZ-25-1247634 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, 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. Jordan Lane is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N4-2025-0963 SLUP-25-1247632 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, 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. Jordan Lane is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N5-2025-0964 Z-25-1247633 (3048 Lumby Dr.): Lumby Drive is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N6-2025-0965 SLUP-25-1247606 (1766 Big Valley Lane): Big Valley Lane is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N7-2025-0966 SLUP-25-1247611 (1747 Flintwood Dr.): Flintwood Drive is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts. Suggested but not required, (Children at play) signs could be added in advance of subject property in both directions.

N8-2025-0967 SLUP-25-1247631 (4077 Flat Shoals Pkwy): Flat Shoals Pkwy is classified as a Major Arterial. SLUP does not change the existing shoulders or curb cuts.

N9-2025-0968 SLUP-25-1247608 (2339 Brannen Rd, Rear): Brennen Road is classified as a Collector. SLUP does not change the existing shoulders or curb cuts.

N10-2025-0969 SLUP-25-1247629 (538 Burlington Road): Burlington Road is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N11-2025-0970 SLUP-25-1247635 (Loveless Place & Pineview Trl): Loveless Place is classified as a Local Road. Subject in the Bouldercrest Overlay District.



7/11/2025

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.

N4-2025-0963

SLUP-25-1247632

1849 Lawrenceville Highway, Decatur, Ga 30033

- See general comments

N5-2025-0964

Z-25-1247633

3048 Lumby Drive, Decatur, Ga 30034

- See general comments

N6-2025-0965

SLUP-25-1247606

1766 Big Valley Lane, Stone Mountain, GA 30083

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

LAND DEVELOPMENT ANALYSIS

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

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.

Case # and Address/Parcel: _____

• Transportation/Access/Row

• Stormwater Management

• Flood Hazard Area/Wetlands

• Landscaping/Tree Preservation

• Tributary Buffer

• Fire Safety

DEPARTMENT OF PLANNING & SUSTAINABILITY

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PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

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PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247606

Parcel ID#: 15 192 06 137

Address: 1766 Big Valley Lane, Stone Mountain 30083

Adjacent Roadway(s):

Classification:

Capacity (TPD): _____

Capacity (TPD): _____

Latest Count (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition 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: No traffic engineering concerns at this time.

Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes _____ No _____ If no, distance to nearest line: _____

Water Treatment Facility: _____ Adequate? Yes _____ No _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: Kiana Mills
Applicant Email Address: Kianamills10@gmail.com
Applicant Mailing Address: 1766 Big Valley Lane
Stone Mountain GA 30083
Applicant Phone Number: 404-944-0803

Owner Name: Kiana Mills
(If more than one owner, attach list of owners.)
Owner Email Address: Kianamills10@gmail.com
Owner Mailing Address: 1766 Big Valley Lane
Stone Mountain GA 30083
Owner Phone Number: 404-944-0803

Subject Property Address: 1766 Big Valley Lane
Stone Mountain GA 30083

Parcel ID Number(s): 15 192 06 137

Acreage: 0.30 Commission District(s): 3 Super District: 7

Existing Zoning District(s): R-100 Proposed Zoning District(s): _____

Existing Land Use Designation(s): Residential Proposed Land Use Designation(s): _____ (if applicable)

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

Owner: KM Agent: _____
Signature of Applicant: K. Mills

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

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 Name: Kiana Mills Phone: 404-944-0803 Email: kianamills10@gmail.com

Property Address: 1766 Big Valley Lane, Stone Mountain 30083

Tax Parcel ID: 15 192 06 137 Comm. District(s): 5 & 7 Acreage: 0.30

Existing Use: _____ Proposed Use: PCH, 4-6, senior adults

Supplemental Regs: Sec. 4.2.41. Overlay District: No DRI: No

Rezoning: Yes _____ No X

Existing Zoning: R-85 Proposed Zoning: R-85 Square Footage/Number of Units: _____

Rezoning Request: N/A

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: SUB Proposed Land Use: SUB Consistent X Inconsistent _____

Special Land Use Permit: Yes X No _____ Article Number(s) 27- _____

Special Land Use Request(s): Personal care home for senior adults, up to 6.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:
N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: X PC: 9/9/2 BOC: 9/25/2
Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X
Zoning Conditions: N/A Community Council Meeting: 8/11/25 Public Notice, Signs: X
Tree Survey, Conservation: N/A Land Disturbance Permit (LDP): N/A Sketch Plat: N/A
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: One, combined PDF.

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: LaSondra Hill, Admin Specialist Date: 05/01/2025

FILING FEES

REZONING:		
RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1		\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5		\$750.00
OI, OD, OIT, NS, C1, C2, M, M2		\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

Community Meeting Notice

Proposed Personal Care Home for Seniors at 1766 Big Valley Lane, Stone Mountain, GA 30083

Dear Property Owner,

You are invited to join our Google Meet virtual meeting on Wednesday, June 4th, 2025, from 6:30 PM to 7:30 PM, to discuss a proposed personal care home for seniors located at 1766 Big Valley Lane, Stone Mountain, Georgia 30083.

Aging Grace Senior Living is seeking to open a new personal care home—a safe, supportive place where seniors can live with dignity and receive the care they deserve. Founded by a local gerontologist, this home is built on compassion, community, and respect for our elders. We are requesting to change the home from a rental property to a licensed personal care home for seniors.

Meeting Instructions:

There are multiple ways to join the meeting: by computer, tablet, or cell phone—with or without video. If you are unable to attend but would like to learn more, please contact Kiana Mills with Aging Grace Senior Living at 404-944-0803 or email kianamills10@gmail.com to receive a summary of the meeting.

Date: Wednesday, June 4th, 2025

Time: 6:30 PM Eastern Time (US & Canada)

Join the meeting at:

<https://meet.google.com/xrd-vvej-pmq>

Please contact our offices if you have any questions regarding the meeting.

Scan the QR code below to join the meeting:





Kiana Mills <kianamills10@gmail.com>

Aging Grace Senior Living Community Meeting Notice

Kiana Mills <kianamills10@gmail.com>

Sun, May 18 at 4:07 PM

To: <aginggraceliving@gmail.com>, Kiana Mills <kianamills10@gmail.com>
Bcc: Hill, LaSondra <lahill@dekalbcountyga.gov>, <Tuemergencyvet@gmail.com>, <bernicetaj@yahoo.com>, Saraine Ross <blkrain51@gmail.com>, <cellasalt5@yahoo.com>, <coleslaw4t4@yahoo.com>, <cthompson131920@yahoo.com>, <denisetraavis74@gmail.com>, <dennisallen05@comcast.net>, <dstbc@bellsouth.net>, <ellison.taneisha@gmail.com>, <erica_weaver@yahoo.com>, <ghhcdc@gmail.com>, <harold53@hotmail.com>, <hlove1223@aol.com>, <janrcostello@gmail.com>, <kbarksdal22@gmail.com>, <konceptatlanta@bellsouth.net>, <manghamlaw@att.net>, <marshallenglishsr@yahoo.com>, <mhdalrym@dekalbcountyga.gov>, <mstonya@earthlink.net>, <oneiloooo4@comcast.net>, <ourbenevolentneighborsociety@aol.com>, <pedge@urbanretail.com>, <plbailey@dekalbcountyga.gov>, <pvalle@dekalbcountyga.gov>, <stonecrestalive@gmail.com>, <tcmg27@gmail.com>, <terrell.steen@gmail.com>, <topdawgmo@yahoo.com>, <vickymooreesbb@yahoo.com>, <w_duane_williams@yahoo.com>, <jmhester59@yahoo.com>, <janelle.e.gore@gmail.com>, <andrewse199@gmail.com>, <fshafiq@msn.com>, <loviebarbara1@gmail.com>, <lmellis@lspmconsulting.com>, <maliaevans@comcast.net>, <lindajones3502@comcast.net>, Leona Perry <Perry_leona@bellsouth.net>, <mtaylor7907@gmail.com>

Community Meeting Notice

Dear Property Owner,

You are invited to join our Google Meet virtual community meeting on Wednesday, June 4th, 2025, from 6:30 PM to 7:30 PM, to discuss a proposed personal care home for older adults located at 1766 Big Valley Lane, Stone Mountain, Georgia 30083.

Aging Grace Senior Living is seeking to open a new personal care home—a safe, supportive place where seniors can live with dignity and receive the care they deserve. Founded by a local gerontologist, this home is built on compassion, community, and respect for our elders. We are requesting to change the home from a rental property to a licensed personal care home for seniors and would like your input and suggestions.

Meeting Instructions:

There are multiple ways to join the meeting: by computer, tablet, or cell phone—with or without video. If you are unable to attend but would like to learn more, please contact Kiana Mills with Aging Grace Senior Living at 404-944-0803 or email kianamills10@gmail.com to receive a summary of the meeting.

Date: Wednesday, June 4th, 2025

Time: 6:30 PM Eastern Time (US & Canada)

Join the meeting at:

<https://meet.google.com/xrd-vvej-pmq>

Meeting ID and QR Code will be provided in attachment.

Please contact our offices if you have any questions regarding the meeting.

Scan the QR code below to join the meeting:

Best regards,



VIRTUAL COMMUNITY MEETING INVITATION

6/4/2025

Join us for a virtual meeting to learn about a new personal care home coming to Stone Mountain (30082)—a safe, supportive place where seniors can live with dignity and receive the care they deserve.

Founded by local gerontologist Kiana Mills, this home is built on compassion, community, and respect for our elders.

We'd love your input as we bring this vision to life.

MEETING TIME : 6:30 PM

SCAN THE QR CODE OR USE THIS LINK

[HTTPS://MEET.GOOGLE.COM/XRD-VVEJ-PMQ](https://meet.google.com/XRD-VVEJ-PMQ)



Kiana Mills
Aging Grace Senior Living
1766 Big Valley Lane
Stone Mountain, Ga 30083

HUDSON CURTIS LIVING TRUST
4040 BIG VALLEY TRL
STONE MOUNTAIN, GA 30083



Consuelo Espinoza Godden
6720 Marbut Road
Lithonia GA 30058

ATKINS JESSE W
4665 BIG VALLEY CT
STONE MOUNTAIN, GA 30083

ADAMS OSCAR
49 WATERBURY WAY
FAYETTEVILLE, GA 30083

Kiana Mills
Aging Grace Senior Living
1766 Big Valley Lane
Stone Mountain, Ga 30083

7 1/2
10 1/2 x 5 1/2 in
184 mm x 141 mm
40
ENVELOPPES
DE SECOURS
015317
cm x 24,1 cm
pour aux E.-U.



JOHN J. CHURCH
2000 10th Street, Suite 100
Baltimore, MD 21201


FREEDOM

Elizabeth S. S. S. S. S.
1700 10th Street
Baltimore, MD 21201


FREEDOM

FLOWERS MART C II
1775 BIG VALLEY LN
STONE MOUNTAIN, GA 30083


FREEDOM

Kurtz AGO
Appt. Green Street Living
1700 Big Valley Lane
Stone Mountain, GA 30083

CEU STEVEN THAN
1565 STONEHEDGE CT
GREENWOOD, GA 30083


FREEDOM

Kurtz AGO
Appt. Green Street Living
1700 Big Valley Lane
Stone Mountain, GA 30083

CEU STEVEN THAN
1565 STONEHEDGE CT APT C
GREENWOOD, IN 30083


FREEDOM


FREEDOM

Aging Grace Senior Living – Community Meeting Agenda

0:00 - 0:05 | Welcome and Meeting Purpose

Welcome attendees or introduce the recording. State purpose: community outreach for special land use permit. Confirm requirement to hold this meeting. Share your appreciation for community engagement.

0:05 - 0:15 | Personal Background & Passion for Senior Care

Education: B.A. in Psychology, Master's in Gerontology. 7 years in senior living: roles and types of care settings. Why you're opening Aging Grace Senior Living: personal calling, desire to provide high-quality home-style care.

0:15 - 0:25 | Overview of Aging Grace Senior Living

Residential personal care home (not a facility). Planned opening: Next Year. Number of residents: 4-6. Home-style environment with staff presence. Residential feel, not institutional.

0:25 - 0:40 | Anticipated Concerns & Community Reassurance

- * Traffic & Parking: Minimal staff, no resident vehicles, limited visitors.
- * Noise & Disruption: Quiet, peaceful environment.
- * Property Maintenance: Committed to appearance and cleanliness.
- * Safety: 24/7 staff, emergency protocols, security measures.
- * Home Values: Neutral or positive impact based on studies.
- * Licensing: State-licensed, regularly inspected.
- * Zoning: Special land use permit, not rezoning.

0:40 - 0:50 | Services Offered to Residents

Medication assistance, bathing/dressing, three home-cooked meals and snacks, enrichment activities, medical coordination, family updates, and compassionate care.

0:50 - 0:57 | Q&A or Anticipated Questions

Invite live questions. If no attendees: answer common FAQs (traffic, appearance, safety, home values).

0:57 - 1:00 | Closing Remarks

Recap mission. Reassure community-friendly goals. Provide contact info. Thank everyone for their time.

8:03

5G 22



GMAIL VIDEO

Pre- Submittal Community Meeting



message



call



video



mail



pay

Yesterday

6:18 PM **Outgoing Call**
37 minutes

Social profile **RECENT**

0AB53B66-A105-43C2-943C-2F11DE460...

Share Contact

Create New Contact

Add to Existing Contact



Favorites



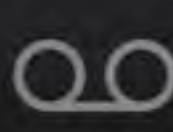
Recents



Contacts



Keypad



Voicemail



Kiana Mills <kianamills10@gmail.com>

Friendly Reminder! Virtual Community Meeting Tomorrow

Kiana Mills <kianamills10@gmail.com>

Tue, Jun 3 at 6:06 PM

To: Kiana Mills <kianamills10@gmail.com>

Bcc: <Tuemergencyvet@gmail.com>, <bernicetaj@yahoo.com>, Saraine Ross <blkrain51@gmail.com>, <cellasalt5@yahoo.com>, <coleslaw4t4@yahoo.com>, <cthompson131920@yahoo.com>, <denisetravis74@gmail.com>, <dennisallen05@comcast.net>, <dstbc@bellsouth.net>, <ellison.taneisha@gmail.com>, <erica_weaver@yahoo.com>, <ghhcdc@gmail.com>, <harold53@hotmail.com>, <hlove1223@aol.com>, <janrcostello@gmail.com>, <kbarksdal22@gmail.com>, <konceptatlanta@bellsouth.net>, <manghamlaw@att.net>, <marshallenglishsr@yahoo.com>, <mhdalrym@dekalbcountyga.gov>, <mstonya@earthlink.net>, <oneiloooo4@comcast.net>, <ourbenevolentneighborsociety@aol.com>, <pedge@urbanretail.com>, <plbailey@dekalbcountyga.gov>, <pvalen@dekalbcountyga.gov>, <stonecrestalive@gmail.com>, <tcmg27@gmail.com>, <terrell.steen@gmail.com>, <topdawgmo@yahoo.com>, <vickymooresbb@yahoo.com>, <w_duane_williams@yahoo.com>, <jmhester59@yahoo.com>, <janelle.e.gore@gmail.com>, <andrewse199@gmail.com>, <fshafiq@msn.com>, <loviebarbara1@gmail.com>, <lmellis@lspmconsulting.com>, <maliaevans@comcast.net>, <lindajones3502@comcast.net>, Leona Perry <Perry_leona@bellsouth.net>, <mtaylor7907@gmail.com>

Dear Property Owner,

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Please RSVP by responding to this email.

Meeting Instructions:

There are multiple ways to join the meeting: by computer, tablet, or cell phone—with or without video. If you are unable to attend but would like to learn more, please contact Kiana Mills with Aging Grace Senior Living at 404-944-0803 or email kianamills10@gmail.com to receive a summary of the meeting.

Date: Wednesday, June 4th, 2025

Time: 6:30 PM Eastern Time (US & Canada)

Join the meeting at:

<https://meet.google.com/xrd-vvej-pmq>

Meeting ID and QR Code will be provided in attachment.

Please contact our offices if you have any questions regarding the meeting.

Scan the QR code to join the meeting or click the link above.

Best regards,

Letter of Application for Special Land Use Permit

I am submitting this application to request a Special Land Use Permit (SLUP) for the property located at 1766 Big Valley Lane, Stone Mountain, GA 30083. The intent of this application is to obtain the appropriate zoning authorization to establish and operate a personal care home for seniors within this residential neighborhood.

Proposed Zoning Classification:

The requested zoning classification is to allow a Special Land Use Permit for a personal care home for seniors within the existing residential zoning district.

Reason for SLUP Request:

The purpose of this SLUP request is to convert the use of the property from a single-family residence to a licensed personal care home. This facility will serve the community by providing safe and supportive housing for elderly individuals in a neighborhood setting, promoting aging in place.

Existing and Proposed Use of the Property:

The property is currently used as a single-family residential home. Under the proposed use, the home will operate as a small-scale personal care facility for seniors, offering 24/7 care and assistance with daily living activities.

Characteristics of the Proposed Use:

- Floor Area: Approximately 1,499 square feet
- Building Type: Single-story, single-family home
- Number of Units: One unit- Mix of Unit Types: The home will maintain its existing layout, accommodating private or semi-private rooms for senior residents
- Number of Employees: 2 to 3 caregivers
- Hours of Operation: 24 hours a day, 7 days a week
- Accessibility: The home is wheelchair accessible and has been recently renovated to ensure safety and comfort for senior residents.

This personal care home will operate in a manner consistent with residential character while providing essential services to seniors in need of care. It is designed to have minimal impact on the neighborhood, with adequate parking available on-site and along the street.

Thank you for your consideration of this request. I am committed to operating a high-quality care facility that will serve the needs of the elderly and contribute positively to the community.

Impact Analysis

Use: Personal Care Home for Seniors

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available...

The residence at 1766 Big Valley Lane is a single-level, 4-bedroom home with approximately 1,499 square feet of living space, including a living room, dining room, and kitchen. It is wheelchair accessible and has been newly renovated. The property includes a spacious driveway and available street parking, which together provide adequate access for staff, visitors, and emergency services. The land area is sufficient to accommodate a personal care home for seniors and meets applicable zoning and development standards.

B. Compatibility of the proposed use with adjacent properties...

The home is located in a quiet, family-oriented neighborhood that includes both children and older adults. The proposed senior care home is compatible with the character of the surrounding residential properties and will not create adverse impacts. The nature of the use is low-impact and consistent with the peaceful environment of the area.

C. Adequacy of public services, public (or private) facilities, and utilities...

The surrounding area is well-served by public infrastructure, including utilities and emergency services. The property is connected to public water and sewer systems, and all necessary services are in place to support the operation of a personal care home.

D. Adequacy of the public street on which the use is proposed to be located...

Big Valley Lane is a residential street with adequate traffic capacity. Use of the home as a personal care facility will not significantly increase traffic volume. The driveway will be used for staff and visitor access, minimizing any impact on public roads.

E. Adequacy of ingress and egress...

The site has direct, unobstructed ingress and egress from Big Valley Lane. The one-level layout is ideal for safe, accessible entry and exit, including for residents with mobility needs. Emergency vehicles will have clear access to the home if needed.

F. Whether or not the proposed use will create adverse impacts upon any adjoining land...

The operation of a personal care home will not result in noise, traffic, or environmental impacts that would disturb nearby residents. Daily activity levels will remain modest, and there will be no commercial signage or modifications that alter the residential character of the home.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district...

The proposed use complies with applicable zoning regulations and is consistent with the intended residential nature of the district, subject to approval of the required special land use permit.

H. Whether the proposed use is consistent with, advances, conflicts with, or detracts from the policies of the comprehensive plan...

The proposed personal care home advances the comprehensive plan's goals of supporting aging in place, increasing access to senior services, and allowing for appropriate residential-based care facilities within neighborhoods.

I. Whether there is adequate provision of refuse and service areas...

Refuse disposal will be managed through regular residential waste collection services. There is adequate space on-site for proper storage of refuse in compliance with health and sanitation standards.

J. Whether the length of time for which the special land use permit is granted should be limited...

There is no indication that limiting the duration of the special land use permit is necessary. The use is intended to be long-term and consistent with neighborhood needs.

K. Whether the size, scale, and massing of proposed buildings are appropriate...

The home will maintain its current size and structure, with no exterior expansion or commercial features. Its scale is appropriate for the neighborhood and use. Interior modifications (if any) will be focused on accessibility and safety for elderly residents.

L. Whether the proposed use will adversely affect historic buildings, sites, or archaeological resources...

There are no known historic sites or features in the immediate area that would be impacted by this use.

M. Whether the proposed use satisfies requirements within the supplemental regulations...

The proposed use meets the requirements outlined in the supplemental regulations for personal care homes, including standards related to accessibility, staffing, resident capacity, and facility operations.

N. Whether the proposed use would be consistent with the needs of the neighborhood or community...

There is a growing need for senior housing and care services within residential communities. The proposed personal care home will provide safe, supportive housing for older adults while allowing them to live in a neighborhood setting. The use aligns with the needs and values of the local community.

Conclusion:

The proposed personal care home at 1766 Big Valley Lane is appropriate, beneficial, and

compatible with surrounding land uses. It meets all applicable zoning, infrastructure, and community standards and will enhance local access to senior care.

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 contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: ☒ _____ *

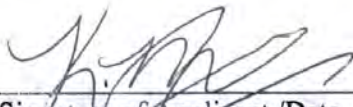
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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 the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary

 6/3/2025

Signature of Applicant /Date

Check one: Owner ☒ Agent _____



Expiration Date/ Seal

*Notary seal not needed if answer is "No".

Recorded June 16, 1973 - Theron Burgess: Clerk

CURVE	DATA			
No.	Δ	D	T	L
1	27°30'	124'00"	55'70"	110'71"
2	42°00'	204'00"	98'55"	181'52"
3	47°00'	244'00"	108'80"	195'35"
4	52°30'	284'00"	118'58"	209'50"
5	57°00'	324'00"	129'04"	225'00"
6	61°30'	364'00"	139'43"	240'54"
7	65°30'	404'00"	150'50"	258'14"



THIS PLAT IS CERTIFIED AS A TRUE AND CORRECT REPRESENTATION OF THE RECORDING OFFICE'S RECORDS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE RECORDING OFFICE.

THE COUNTY OF DEKALB, GEORGIA

RECORDED IN BOOK 47 PAGE 10

DETAILS OF THE PLAT

1. THE PLAT IS SUBJECT TO THE EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

2. THE PLAT IS SUBJECT TO THE EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

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DeKalb County is not liable or responsible for the accuracy of the map shown above or for any error or omission in the map shown above. The county will not be held responsible in any way for the loss of the property shown above or for any error or omission in the map shown above.

DRAINAGE DITCHES TO BE CONSTRUCTED ON ALL DRAINAGE EASEMENTS BY DEVELOPERS WHERE REQUIRED BY DEKALB COUNTY PRIOR TO FINAL APPROVAL.

NOTE: TO BE SETBACK AT 10' FROM ALL EXISTING BOUNDARY LINES OF SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.



CERTIFICATION FOR APPROVAL OF REVISED SUBDIVISION PLAT

WATER DIVISION

SEWER DIVISION

HEALTH DEPT.

PLANNING COMMISSION

DEKALB COUNTY

REVISION: MAY 22, 1973

APPROVED: [Signature]

DATE: MAY 22, 1973

UNIT SEVEN

HIDDEN BRANCHES

LAND LOT 365 18TH DISTRICT

DEKALB COUNTY, GEORGIA

SURVEYED BY

WATTS & BROWNING - ENGRS.

SCALE: 1"=100'

GRAPHIC SCALE

IRON PINS AT ALL LOT CORNERS

PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUN WITH THE LAND AND ARE ENFORCED BY THE OWNER OF ANY LOT SHOWN ON THIS PLAT AND SHALL REMAIN IN FULL FORCE AND EFFECT:

1. NO PROPERTY SHALL BE USED FOR ANY PURPOSE OTHER THAN RESIDENCE PURPOSES ONLY.

2. NO TEMPORARY OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR USED ON ANY LOT SHOWN ON THIS PLAT WITHOUT THE WRITTEN CONSENT OF THE OWNER OF THE ADJACENT LOT.

3. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN RESIDENCE PURPOSES ONLY.

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STATE OF GEORGIA - DEKALB COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A LEGAL AGENT, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE RECORDING OFFICE'S RECORDS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE RECORDING OFFICE.

BY: [Signature]

STATE OF GEORGIA - DEKALB COUNTY

RECORDED IN BOOK 47 PAGE 10

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA, AND IS APPROVED BY DEKALB COUNTY.

DATE: MAY 22, 1973

BY: [Signature]

SECRETARY

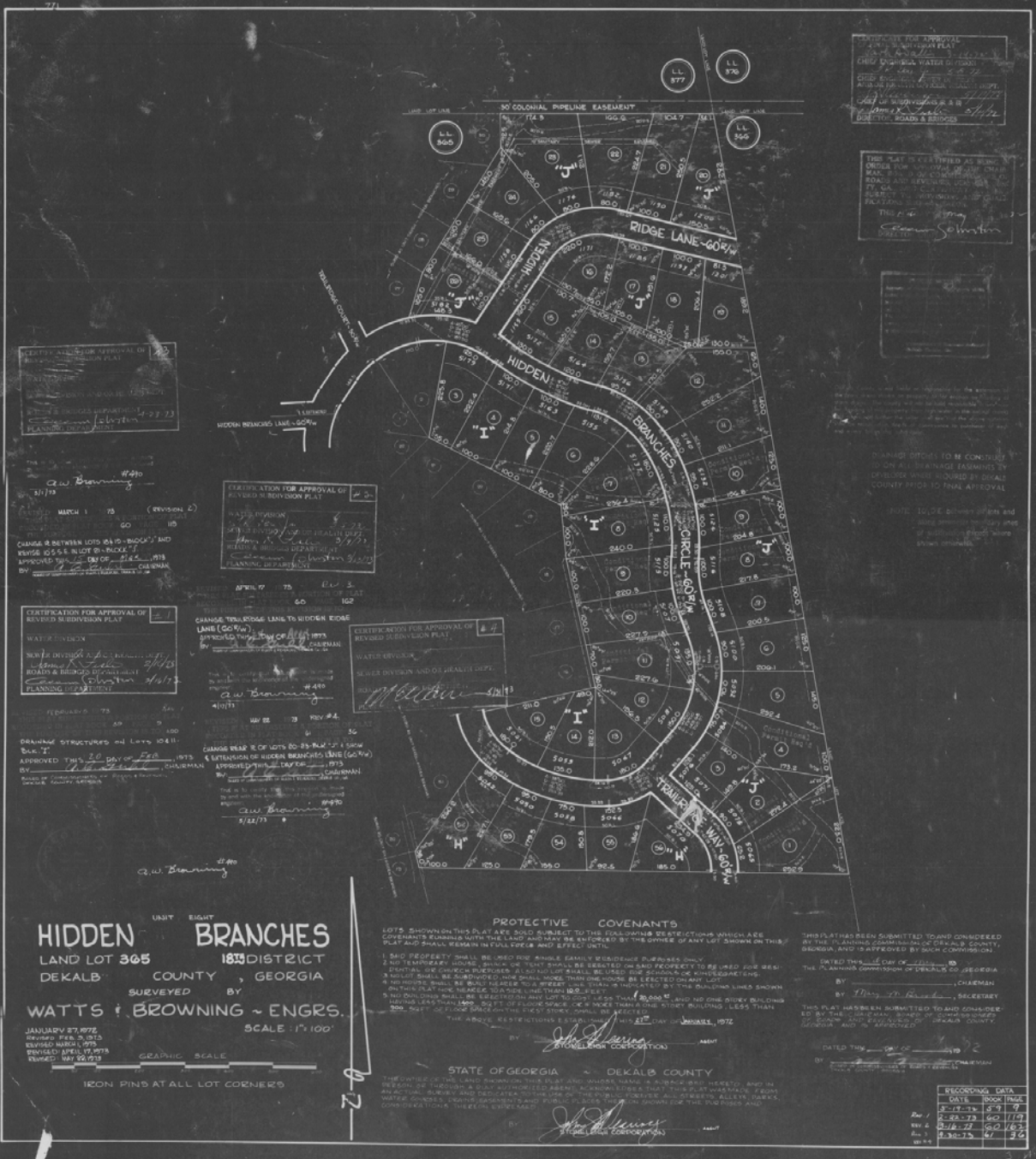
THE PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA, AND IS APPROVED BY DEKALB COUNTY.

DATE: MAY 22, 1973

BY: [Signature]

SECRETARY

RECORDING DATA	DATE	BOOK	PAGE
577-PL	4-7	10	



Recorded June 6, 1973 - Theron Burgess: Clerk

SITE PLAN - 1766 Big Valley Lane, Stone Mountain, GA 30083

Zoning: Residential

Lot Size: ~0.30 acres (13,068 sq ft)

Building Footprint: ~1,500 sq ft

Building Height: ~15-20 ft

Setbacks: ~15-18 ft from both side property lines

Driveway: Fits up to 4 cars

Streams/Floodplain: None

Landscaping: Typical residential lawn, no changes proposed

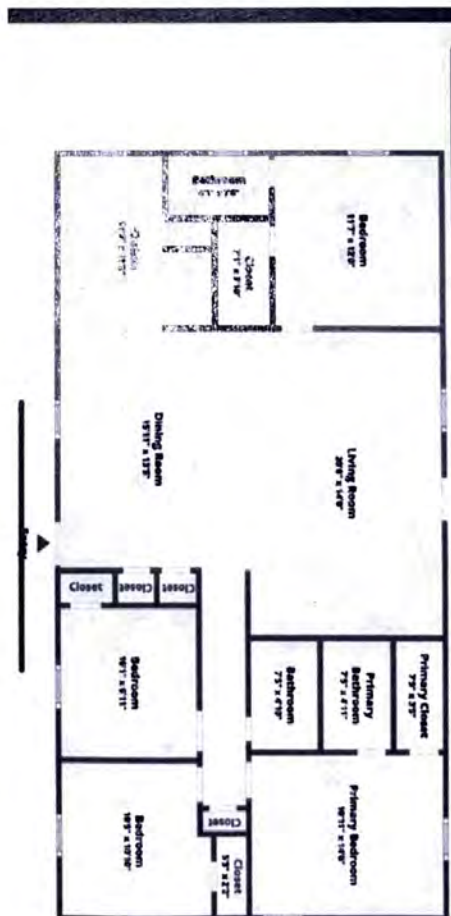
New Structures: None proposed

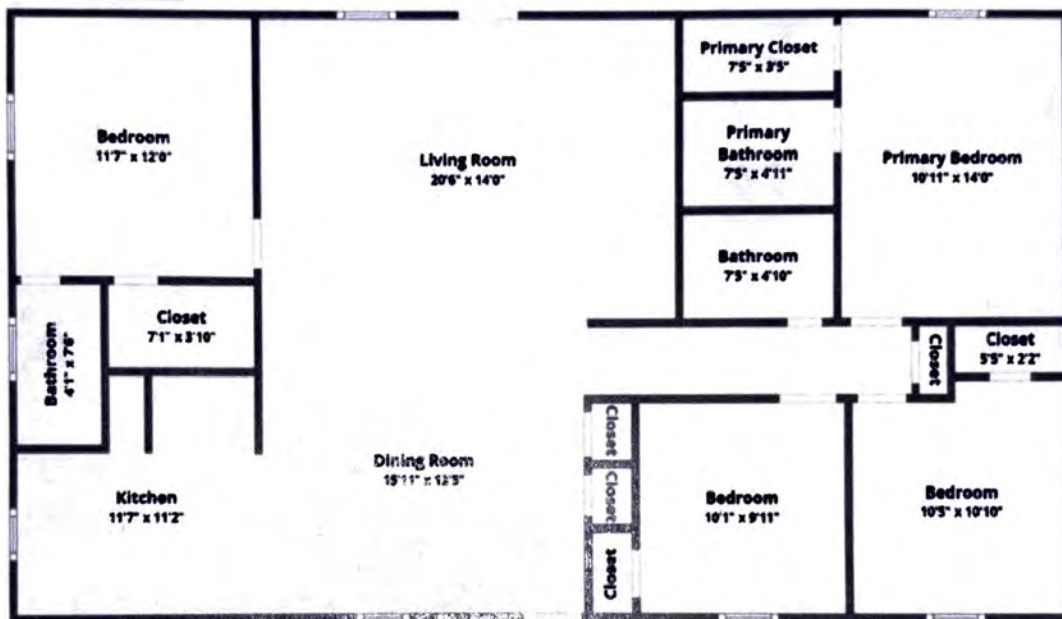
Parking: 4 onsite (driveway)

Impervious Surface: House + driveway (estimated ~2,200 sq ft)

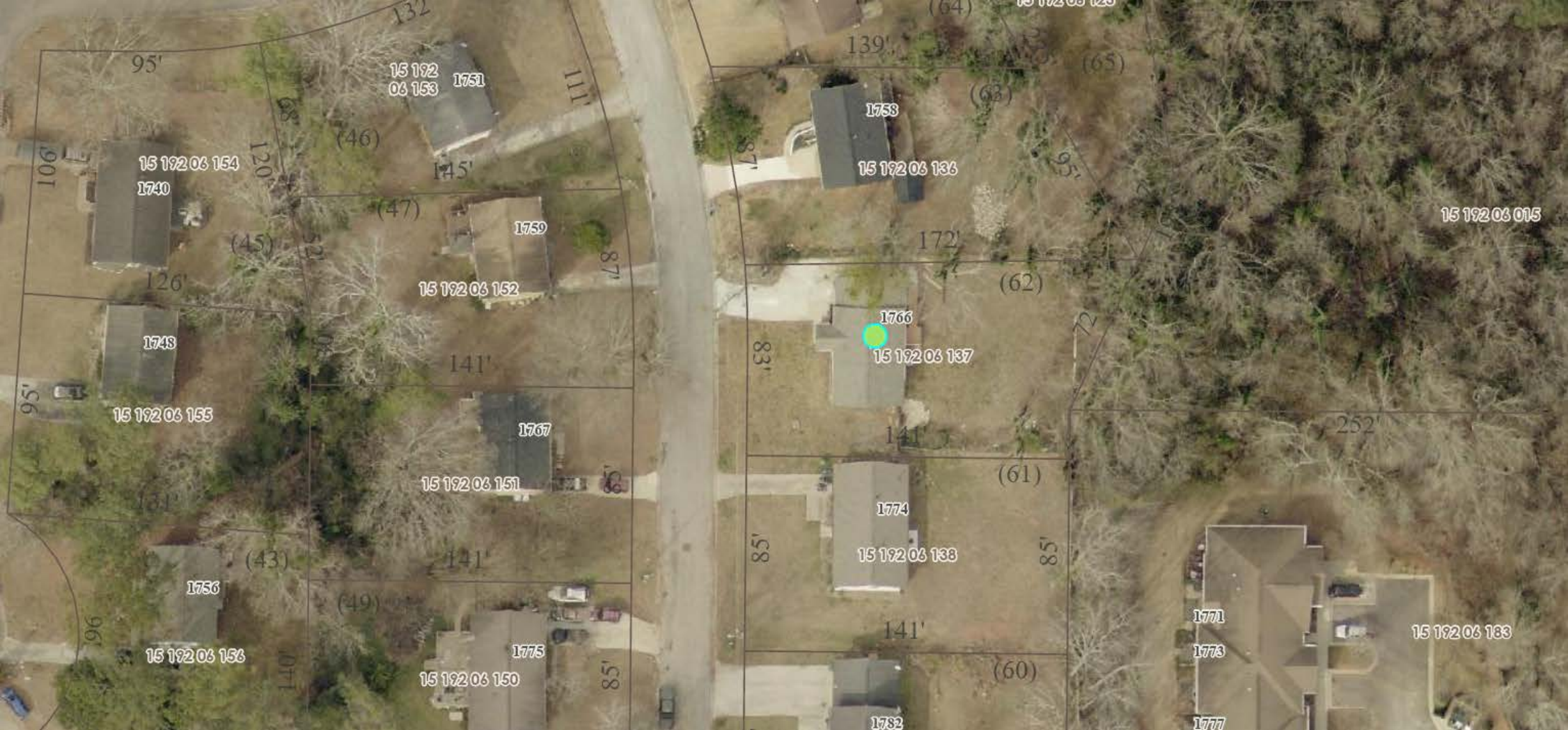
Open Space: Remainder of lot (~10,800+ sq ft)

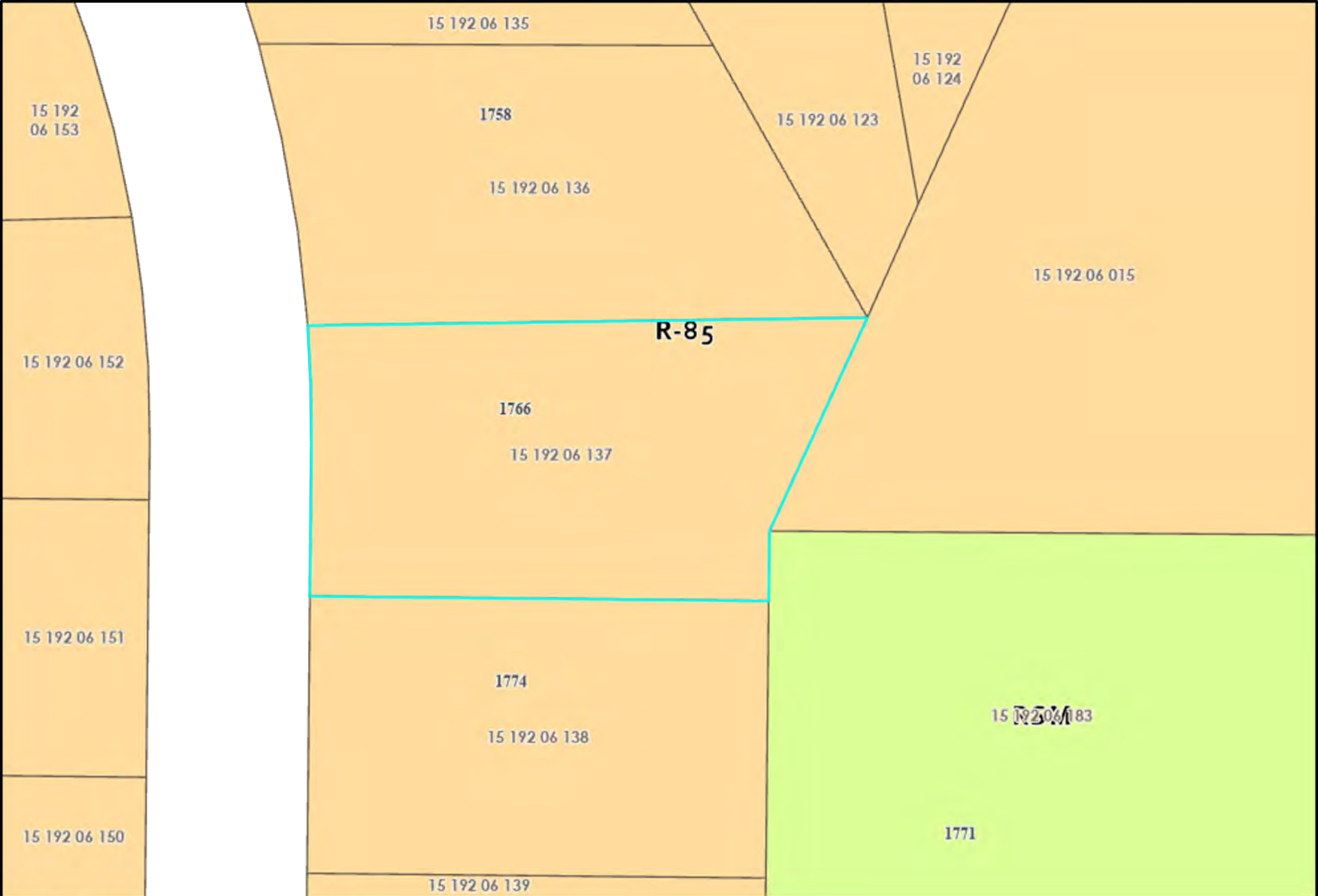
No renovations or additions are being made at this time.





Crop





R-85

R-85



