

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>, <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>, <marshallenglishr@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,

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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 WATERS EDGE WAY
FAYETTEVILLE, GA 30083

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

7 1/2
4 1/4 x 5 1/4 in
10 1/2 in x 2 1/2 in
40
ENVELOPES
DE SECOURS
075337
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re aux E.-U.



JERRY GORDON
2000 NORTH CENTRAL BLVD
STONE MOUNTAIN, GA 30083



EUGENE E. GORDON
1700 North Road
Stone Mountain, GA 30083



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



JERRY GORDON
1700 North Road
Stone Mountain, GA 30083

CEU STEVEN THAN
1565 STONEHEDGE CT
GREENWOOD, GA 30083



JERRY GORDON
1700 North Road
Stone Mountain, GA 30083

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



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>, <oneil00004@comcast.net>, <ourbenevolentneighborsociety@aol.com>, <pedge@urbanretail.com>, <plbailey@dekalbcountyga.gov>, <pvallen@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>

Dear Property Owner,

You are invited to join our Google Meet virtual community meeting on **tomorrow** 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.

Please RSVP by responding to this email.

Meeting Instructions:

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Meeting ID and QR Code will be provided in attachment.

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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



Signature of Applicant /Date

6/3/2025

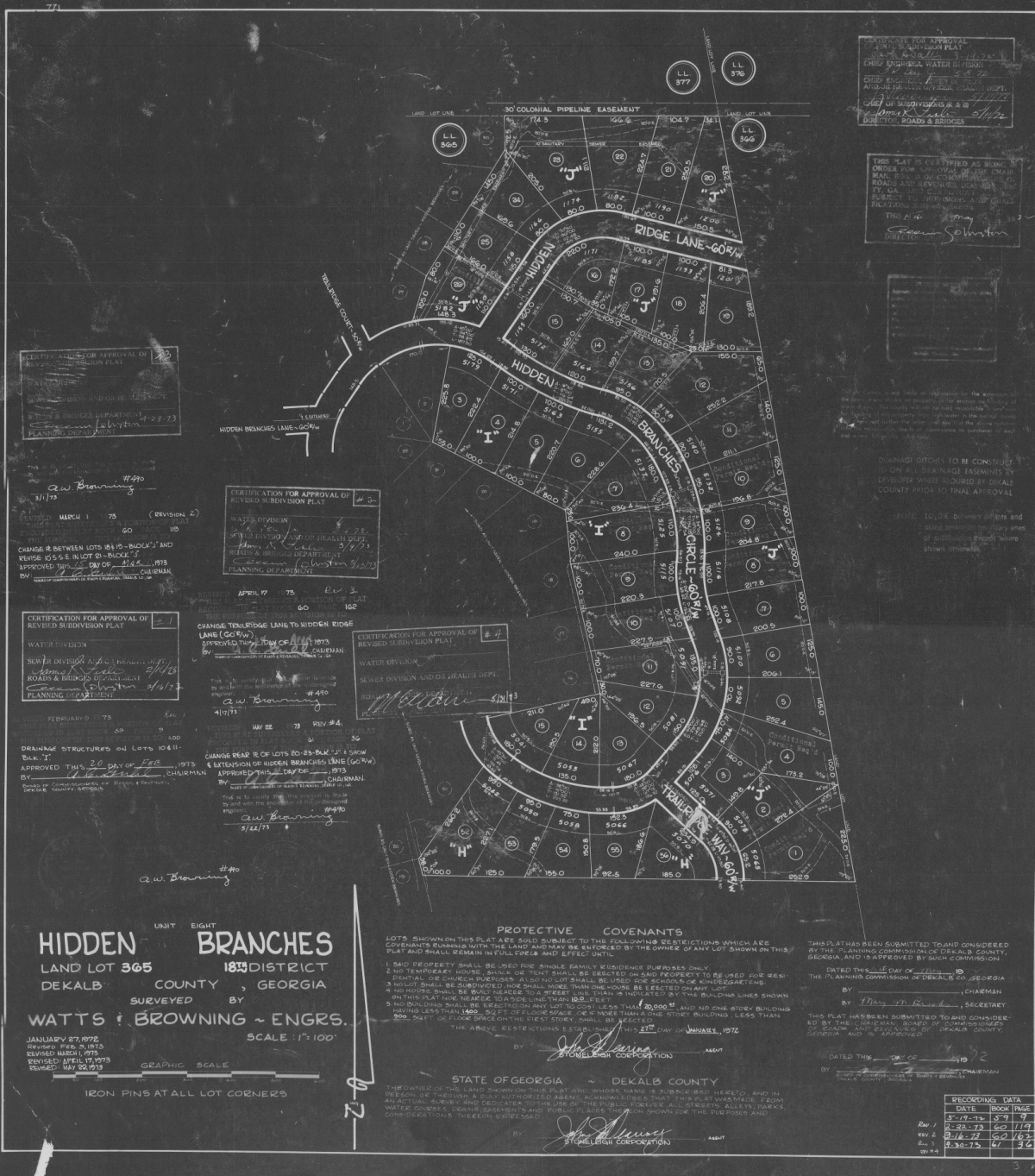
Check one: Owner ☒ Agent _____



Expiration Date/ Seal

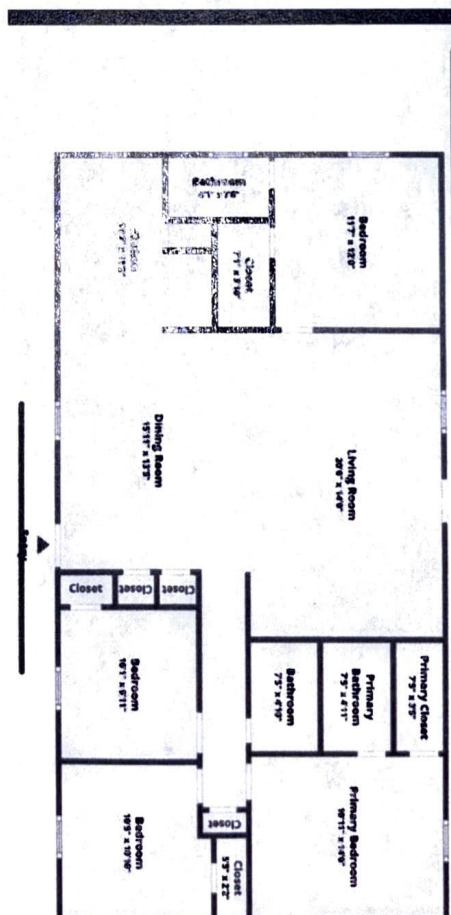
*Notary seal not needed if answer is "No".

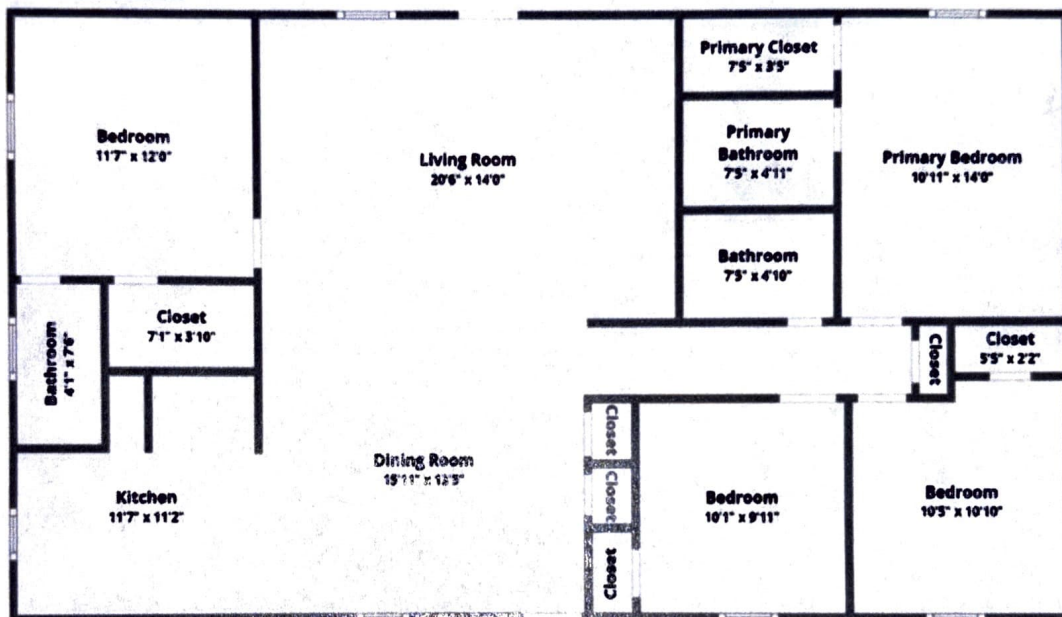
| CURVE | | DATA | |
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| No. | Δ | P | L |
| 1 | 6°30' | 14°00' | 55.70 |
| 2 | 45°00' | 24°00' | 98.85 |
| 3 | 47°00' | 24°00' | 103.60 |
| 4 | 80°30' | 32°00' | 151.58 |
| 5 | 35°00' | 14°00' | 129.04 |
| 6 | 43°30' | 32°00' | 71.43 |
| 7 | 91°00' | 30°00' | 112.50 |



Recorded June 6, 1973 - Theron Burgess: Clerk

No renovations or additions are being made at this time.





Crop