



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: Charika McKenzie - 3 Ladies & A Heart, LLC

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

Application Phone: 404-207-3386 Applicant Email: diamondqueen30@gmail.com

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: 678-630-0069 Owner(s) Email: sonia.bowen@comcast.net

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

Owner  Agent

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



DeKalb County  
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY  
270 Lakeside Drive  
Building 4, Suite 400  
Roswell, GA 30086

Chief Executive Officer  
Aurora G. Williams

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Jeffrey A. Miller

**Authorization**

The property owner should complete this form in a similar signed and notarized 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

Re: Sonia Bowen

Name of Owner(s)

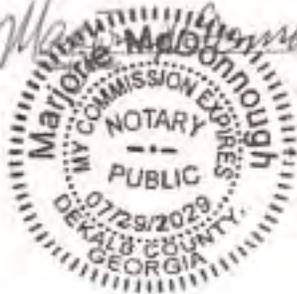
I, being owner of the above-mentioned subject property hereby designate authority to:

Howard Young

Name of Agent or Representative(s)

to file an application on my/our behalf

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



Special Land Use Permit (SLUP)

1 Page

Form 1000



**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



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## Community Meeting Notice-SLUP Application ( 3 Ladies & A Heart, LLC )

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3 Ladies & A Heart <info@3ladiesandaheart.com>

Wed, Jan 21 at 11:01 PM

To: <info@3ladiesandaheart.com>

Bcc: dennisallen05@comcast.net <dennisallen05@comcast.net>, andrewse199@gmail.com <andrewse199@gmail.com>, kbarksdal22@gmail.com <kbarksdal22@gmail.com>, loviebarbara1@gmail.com <loviebarbara1@gmail.com>, <maliaevans@comcast.net>, lindajones3502@comcast.net <lindajones3502@comcast.net>, konceptatlanta@bellsouth.net <konceptatlanta@bellsouth.net>, Leona Perry <perry\_leona@bellsouth.net>, fshafiq@msn.com <fshafiq@msn.com>

Dear Dekalb County Planning Staff,

This email is to provide formal notice that 3 Ladies & A Heart, LLC plans 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 Road, Stone Mountain, GA.

In accordance with Dekalb County requirements, we are hosting a community meeting to share information about the proposed use, answer questions, and receive feedback.

3 Ladies & A Heart is inviting you to a scheduled Zoom meeting.

Topic: Community Meeting- SLUP Application (3Ladies & A Heart, LLC)

Time: Feb 7, 2026 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85793987687?pwd=YCdfQna4fkkJqqNjvT2b9KYZIGelfb.1>

Meeting ID: 857 9398 7687

Passcode: 164399

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One tap mobile

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+13092053325,,85793987687#,,,,\*164399# US

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Join by SIP

• [85793987687@zoomcrc.com](mailto:85793987687@zoomcrc.com)

Join instructions

[https://us06web.zoom.us/join/85793987687/invitations?signature=Ald6Q3wQLconP0K-hXnhFAY-RBr-db\\_1ib6ejV\\_nxkY](https://us06web.zoom.us/join/85793987687/invitations?signature=Ald6Q3wQLconP0K-hXnhFAY-RBr-db_1ib6ejV_nxkY)

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## Community Meeting Notice- SLUP Application (3 Ladies & A Heart, LLC)

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**3 Ladies & A Heart** <info@3ladiesandaheart.com>

To: 3 Ladies & A Heart <info@3ladiesandaheart.com>

Bcc: Saraine Ross <blkrain51@gmail.com>, <bemicetaj@yahoo.com>, bernicetaj@yahoo.com <bernicetaj@yahoo.com>, Coleslaw4t4@yahoo.com <Coleslaw4t4@yahoo.com>, <cthompson131920@yahoo.com>, ellison.taneisha@gmail.com <ellison.taneisha@gmail.com>, GHHCDC@gmail.com <GHHCDC@gmail.com>, <harold53@hotmail.com>, ManghamLaw@att.net <ManghamLaw@att.net>, <oneil00004@ourbenevolentneighborsociety@aol.com>, <ourbenevolentneighborsociety@aol.com>, <terrell.steen@gmail.com>, topdawgmo@yahoo.com <topdawgmo@yahoo.com>, vickymooresbb@yahoo.com <vickymooresbb@yahoo.com>, <jmhester59@yahoo.com>

Dear HOA Board Members,

This email is to provide formal notice that 3 Ladies & A Heart, LLC plans 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 Road, Stone Mountain, GA.

In accordance with DeKalb County requirements, we are hosting a community meeting to share information about the proposed use, answer questions, and receive feedback.

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Passcode: 164399

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## Community Meeting Notice- SLUP Application (3 Ladies & A Heart, LLC)

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3 Ladies & A Heart <info@3ladiesandaheart.com>

Thu, Jan 22 at 9:49 PM

To: 3 Ladies & A Heart <info@3ladiesandaheart.com>

Bcc: dstbc@bellsouth.net <dstbc@bellsouth.net>, hlove1223@aol.com <hlove1223@aol.com>, janrcostello@gmail.com <janrcostello@gmail.com>, marshallenglishsr@yahoo.com <marshallenglishsr@yahoo.com>, mstonya@earthlink.net <mstonya@earthlink.net>, w\_duane\_williams@yahoo.com <w\_duane\_williams@yahoo.com>

Dear Community Council 5 Members,

This email is to provide formal notice that 3 Ladies & A Heart, LLC plans 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 Road, Stone Mountain, GA.

In accordance with DeKalb County requirements, we are hosting a community meeting to share information about the proposed use, answer questions, and receive feedback.

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Meeting ID: 857 9398 7687

Passcode: 164399

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One tap mobile

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+13092053325,,85793987687#,,,,\*164399# US

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Join by SIP

• [85793987687@zoomcrc.com](mailto:85793987687@zoomcrc.com)

Join instructions

[https://us06web.zoom.us/join/85793987687/invitations?signature=Ald6Q3wQLconP0K-hXnhFAY-RBr-db\\_1ib6ejV\\_nxkY](https://us06web.zoom.us/join/85793987687/invitations?signature=Ald6Q3wQLconP0K-hXnhFAY-RBr-db_1ib6ejV_nxkY)

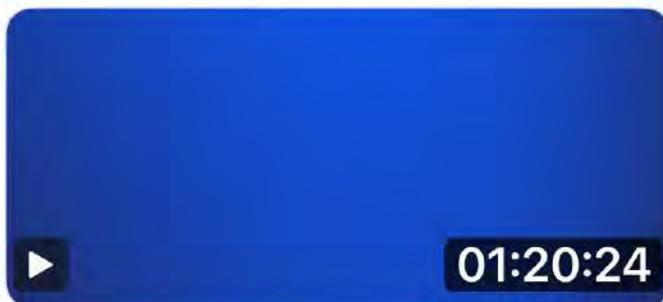
If you have any questions prior to the meeting, please feel free to contact us

Sincerely,

3 Ladies & A Heart, LLC

New messages

Zoom Meetings (Updated)



Community Meeting- SLUP Application (3Lad...

Sat, Feb 7 Today

01:00 PM - 02:00 PM

+8 participants

Recording

Recording is ready to share to the channel.

Share



2:18 PM

2:18 PM - Meeting started

[Cancel](#)

**Meeting details**

[Edit](#)

**Topic**

Community Meeting- SLUP  
Application (3Ladies & A  
Heart, LLC)

**When**

Sat, Feb 7 at 1:00 PM

**Meeting ID**

857 9398 7687

**Duration**

1 hour

**Passcode**

164399

[Start](#)

[Chat](#)

[Add invitees](#)

[Delete](#)

< Community Meeting- SLUP App... 📺

Wendy Simmons **Guest**



Wendy Parker

Melissa **Guest**



Melissa Young

Travis Young **Guest**



Travis Young

iPhone **Guest**



Sheila N

Feb 7 at 1:13 PM

Haneef Hasan **Guest**



Haneef Hasan

Feb 7 at 1:26 PM

Haneef Hasan **Guest**



Haneefah Hasan

1 reply > ✨

Feb 7 at 2:10 PM

+ Message Community... 😊 🎤



You



Hello everyone, for records purposes, can you all enter your name in the chat please, thank you

Howard Young **Guest**



Howard Young & Sonia Bowen

ljust **Guest**



Lydia Justice

Feb 7 at 12:56 PM

hlove **Guest**



Herbert Love. Resident at Carriage Woods Community

Wendy Simmons **Guest**



Wendy Parker





Community Meeting- SLUP...



Everyone



New chat

Haneef Hasan

HH

Haneef Hasan

1:25 PM

Haneef Hasan

HH

Haneefah Hasan

1 reply > 🗨️ ...



Message everyone



Who can see your messages? Recording on



Mute



Stop video



Chat



More



End



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**

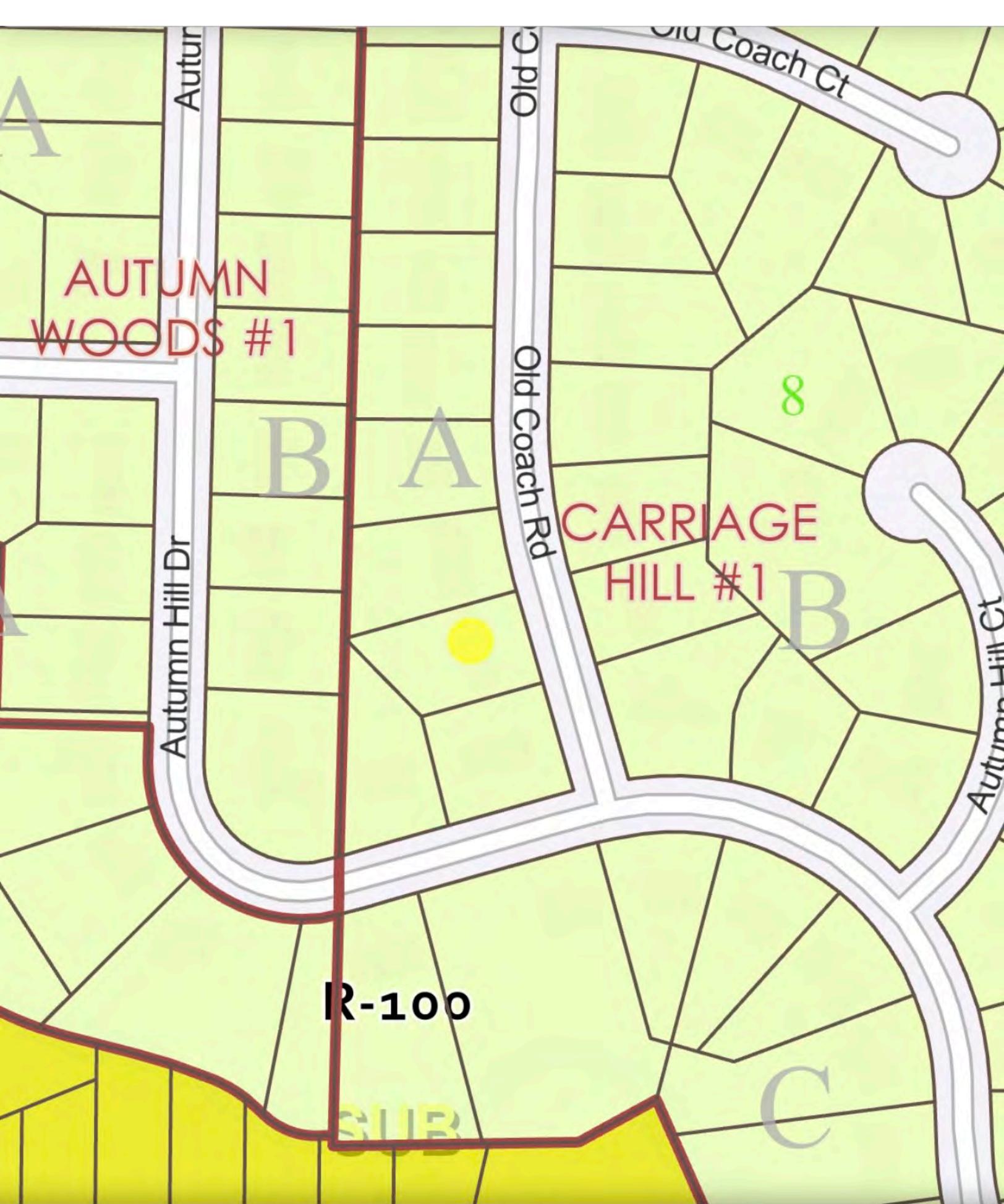
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/15/2022	\$10	Bowen Sonia	Boston Isola Y Estate & Bowen Sonia Executor	Warranty Deed		30565/663 2022-022976
8/9/2006		Boston Isola Y	Boston John W	Quit Claim Deed		19020/262
12/14/1987	\$90,000	Boston John W	Henderson Victor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

**TAX ASSESSMENT**

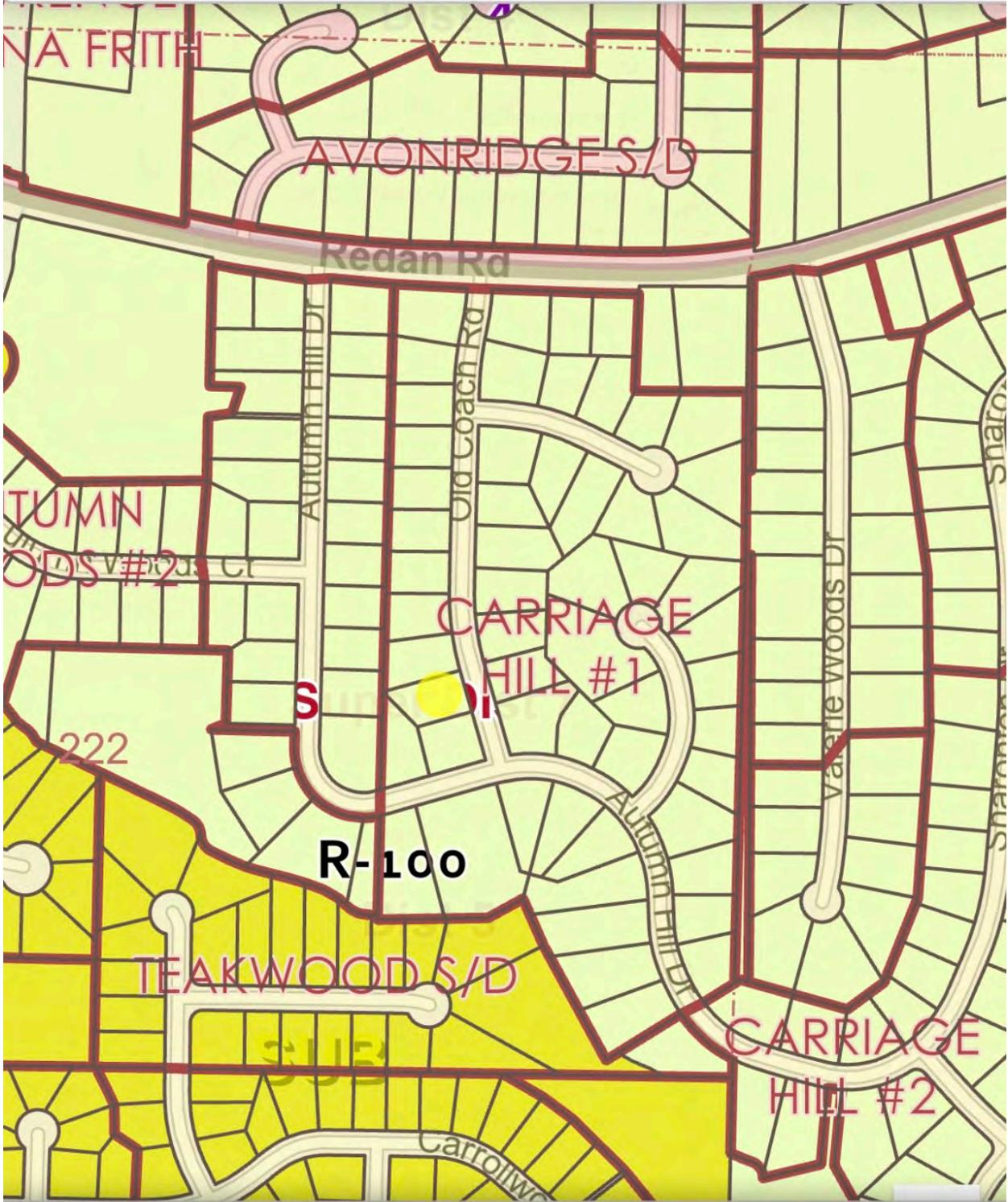
▼ Ground Floor



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Search result



Map Layers

DeKalb Address Locator



Livable Centers Initiative 2024







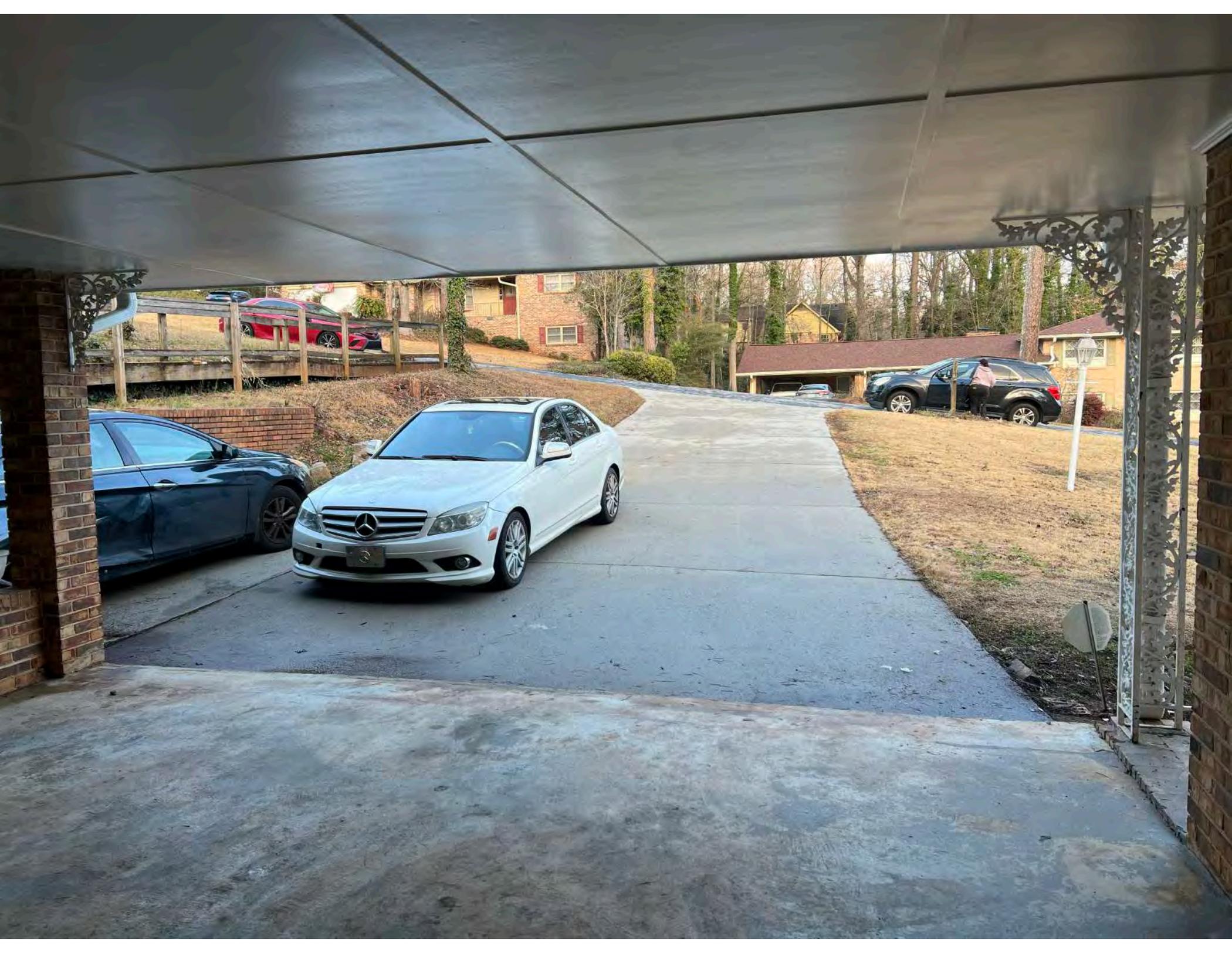












# Letter of Intent

## 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.



### 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