

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of WIN Transitional Home c/o Cartesha Cox and Tamera Weaver for a Special Land Use Permit renewal to allow a Childcare Institution (CCI) in the R-75 (Residential Medium Lot-75) zoning district for up to six clients, at 1890 Wee Kirk Road.

PETITION NO: N12-2026-0149 SLUP-26-1247930

PROPOSED USE: Childcare Institution (CCI) for up to six (6).

LOCATION: 1890 Wee Kirk Road, Atlanta, GA 30316

PARCEL NO. : 15 109 06 031

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of WIN Transitional Home c/o Cartesha Cox and Tamera Weaver for a Special Land Use Permit renewal to allow a Childcare Institution (CCI) in the R-75 (Residential Medium Lot-75) zoning district for up to six clients.

RECOMMENDATION:

COMMUNITY COUNCIL: (Feb. 2026) Two-cycle deferral.

PLANNING COMMISSION: (March 3, 2026) Two-cycle deferral.

PLANNING STAFF: (March 2026) Two-Cycle Deferral.

STAFF ANALYSIS: (rev. 03.13.2026) The applicant requests renewal of an existing Special Land Use Permit to renewal to allow a CCI to continue to operate a small residential group home for teen girls ages 12 to 18 as a Childcare Institution (CCI) for up to six (6) clients within an existing single-family dwelling in the R-75 zoning district. The applicant states no exterior changes are proposed that would alter the residential appearance of the home, and that planned work would consist of interior renovations to support double-occupancy bedrooms for clients in three bedrooms. The applicant states the facility will be staffed 24 hours per day by trained professionals and will operate in compliance with state licensing requirements and applicable safety standards. The applicant indicates staffing will occur on rotating shifts and anticipates limited vehicle activity typical of residential use. The applicant reports the site includes off-street parking for approximately four (4) vehicles and asserts that parking demand will remain on-site without spillover into the street. Staff finds the proposed continued use, at the requested scale, can remain compatible with surrounding residential properties. The applicant's proposed occupancy limit of six (6) clients is generally comparable to typical household occupancy and is intended to operate within an existing residential structure without expansion. The applicant also identifies operational measures including supervision, check-in/check-out procedures, and security cameras, and notes plans for fencing to provide privacy and separation from adjacent properties. Based on the submitted information, staff finds that the manner of operation and the limited scale of the facility are not expected to generate adverse impacts related to traffic, parking, or noise beyond normal residential activity-supported services when appropriately scaled and integrated within established neighborhoods. Public services and utilities appear adequate to serve the use, and no change in site conditions has been identified in connection with this renewal request. Staff did not identify

police incidents or code violations associated with the property, and additionally, site conditions appear consistent with the prior approval. In summary, the applicant seeks to renew an existing SLUP to continue operating a small CCI for up to six (6) clients within an existing single-family structure in the R-75 zoning district. Also, the applicant seeks to renew an existing SLUP to continue operating a small CCI for up to six (6) clients within an existing single-family structure in the R-75 zoning district. **Update after Planning Commission:** The applicant has requested a two-cycle deferral to allow additional time to complete interior improvements and address concerns raised by the Community Council and Planning Commission. Based upon this, Staff recommends a ***“Two-Cycle Deferral”*** to the July 2026 zoning agenda, per the Applicant’s request.

PLANNING COMMISSION VOTE: (March 3, 2026) Two-Cycle Deferral 7-0-0. Motion was made by Commissioner Costello, seconded by Commissioner Moore for a two-cycle deferral, per the Applicant’s request.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (February 2026) Two-cycle deferral 10-1-0. The Council recommended a two-cycle deferral to allow time for the applicant to address parking concerns and back taxes owed, and to obtain a letter from DFCS stating that the proposed establishment complied DFCS requirements and was adequate to accommodate up to 6 residents.



**DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155**

www.dekalbcountyga.gov/planning <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

**Planning Commission Hearing Date: March 3, 2026
Board of Commissioners Hearing Date: March 26, 2026**

STAFF ANALYSIS

CASE NO.:	SLUP-26-1247930	File ID #: 2026-0149
Address:	1890 Wee Kirk Road, Atlanta 30316	Commission Districts: 03 & 06
Parcel ID(s):	15 109 06 031	
Request:	Special Land Use Permit (SLUP) renewal to allow a Childcare Institution (CCI) in the R-75 (Residential Medium Lot-75) zoning district for up to six (6) clients.	
Property Owner(s):	WIN Transitional Home c/o Cartesha Cox and Tameria Weaver	
Applicant/Agent:	WIN Transitional Home c/o Cartesha Cox and Tameria Weaver	
Acreage:	0.46	
Existing Land Use:	Existing residential structure / existing CCI (SLUP renewal)	
Surrounding Properties:	North: SUB East: SUB South: SUB West: SUB	
Adjacent Zoning:	North: R-75 East: R-75 South: R-75 West: R-75	
Existing Land Use:	Suburban	X Consistent
		Inconsistent

STAFF RECOMMENDATION: TWO-CYCLE DEFERRAL.

The applicant requests renewal of an existing Special Land Use Permit to renewal to allow a CCI to continue to operate a small residential group home for teen girls ages 12 to 18 as a Childcare Institution (CCI) for up to six (6) clients within an existing single-family dwelling in the R-75 zoning district. The applicant states no exterior changes are proposed that would alter the residential appearance of the home, and that planned work would consist of interior renovations to support double-occupancy bedrooms for clients in three bedrooms.

The applicant states the facility will be staffed 24 hours per day by trained professionals and will operate in compliance with state licensing requirements and applicable safety standards. The applicant indicates staffing will occur on rotating shifts and anticipates limited vehicle activity typical of residential use. The applicant reports the site includes off-street parking for approximately four (4) vehicles and asserts that parking demand will remain on-site without spillover into the street.

Staff finds the proposed continued use, at the requested scale, can remain compatible with surrounding residential properties. The applicant's proposed occupancy limit of six (6) clients is generally comparable to typical household occupancy and is intended to operate within an existing residential structure without expansion. The applicant also identifies operational measures including supervision, check-in/check-out procedures, and security cameras, and notes plans for fencing to provide privacy and separation from adjacent properties. Based on the submitted information, staff finds that the manner of operation and the limited scale of the facility are not expected to generate adverse impacts related to traffic, parking, or noise beyond normal residential activity-supported services when appropriately scaled and integrated within established neighborhoods. Public services and utilities appear adequate to serve the use, and no change in site conditions has been identified in connection with this renewal request.

Staff did not identify police incidents or code violations associated with the property, and additionally, site conditions appear consistent with the prior approval.

In summary, the applicant seeks to renew an existing SLUP to continue operating a small CCI for up to six (6) clients within an existing single-family structure in the R-75 zoning district. Also, the applicant seeks to renew an existing SLUP to continue operating a small CCI for up to six (6) clients within an existing single-family structure in the R-75 zoning district.

Update after Planning Commission: The applicant has requested a two-cycle deferral to allow additional time to complete interior improvements and address concerns raised by the Community Council and Planning Commission. Based upon this request, Staff recommends a *"Two-Cycle Deferral"* to the July 2026 zoning agenda, per the Applicant's request.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments March 2026

N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:

South Indian Creek is classified as a “Collector” road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. 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 35 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:

All interior streets must be private. Mercer University Drive is classified as a “Collector” road. 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 35 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a “Minor Arterial” road. 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. Requires pedestrian scale streetlights.

N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:

Rockbridge Road is classified as a “Minor Arterial” 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 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:

All interior streets are to be private, designed to local street standards. Gresham Road is classified as a “Collector” road. 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 35 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:

The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls 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 centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:

Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:

Shadow Rock Lane is classified as a “Local” road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. 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. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:

Rainbow Drive is classified as a “Minor Arterial” 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 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:

Week Kirk is classified as a “Local” road. No comments

N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:

Henrico Road is classified as a “Collector” road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.



Thursday, January 29, 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.

1/29/2026

N7-2026-0144 Z-26-1247935
2111 Poplar Falls Road, Lithonia, Ga 30058

- See general comments.

N8-2026-0145 SLUP-26-1247934
2111 Poplar Falls Road, Lithonia, Ga 30058

- SLUP- Senior Housing. See general comments.

N9-2026-0146 SLUP-26-1247921
1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058

- SLUP. See general comments.

N10-2026-0147 Z-26-1247922
6136 Shadow Roack Lane, Lithonia, Ga 30058

- DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for multiple dwellings. Triplex will need to be on sewer.

N11-2026-0148 SLUP-26-1247926
4031 Rainbow Drive, Decatur, GA 30034

- SLUP. See general comments.

N12-2026-0149 SLUP-26-1247930
1890 Wee Kirk Road, Atlanta, GA 30316

- SLUP. Childcare Institution. 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

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

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: SLUP-26-1247930 Parcel ID#: 15 109 06 031

Address: 1890 Wee Kirk Road, Atlanta 30316

Adjacent Roadway(s):

Classification:

Capacity (TPD): Latest Count (TPD): Hourly Capacity (VPH): Peak Hour Volume (VPH): Existing number of traffic lanes: Proposed number of traffic lanes: Proposed right-of-way width: (repeated for two columns)

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: Plans and field reviewed. No problem that would interfere with Traffic Flow

Signature: Jerry White

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: _____

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: 1890 Wee Kirk Road, Atlanta, GA 30316

Distance to the closes Personal Care Home/Child Care Institution: _____

Parcel ID Number(s): 15 109 06 031

Acreeage: .46 Commission District(s): 3 Super District(s): 6

Zoning Designation: _____

Land Use Designation: _____

Applicant(s) Name: Cartesha Cox & Tameria Weaver

Applicant: [Redacted]

Owner(s) Name: Tawanna R. Grant

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

[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

Applicant/Agent Signature

November 12, 2025

Date



November 20, 2025

RE: A Special Land use permit, SLUP at 1890 Wee Kirk Road, Atlanta, GA 30316

Dear Property Owner:

We would like for you to join us in person at 1890 Wee Kirk Road, Atlanta, GA or by Zoom Monday, December 8, 2025, 6:00 pm to 7 pm for a meeting to discuss the proposed Special Land use, SLUP of the property located at 1890 Week Kirk Road, Atlanta, GA 30316. Women Inspiring & Networking LLC is seeking to the opening of a Child Care Institution/Group home for 4 to 6 female young ladies from the age of 12-18 years of age.

Below are the meeting instructions. There are multiple ways for you to join the meeting including via your computer, tablet, or cell phone, with or without video. If you are unable to make it but would like to learn more. Please contact our office at (404)-316-5909 or email us at womeninspiringnetworking@gmail.com and we'll send you a summary of the meeting.

Topic: WIN Transitional Home Community Meeting

Time: Dec 8, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83239209421?pwd=EdPaLAbS5VWA80AeMCfTO0oL46ZLQc.1>

Meeting ID: 832 3920 9421

Passcode: 355569

One tap mobile

+16469313860,,83239209421#,,,,*355569# US

+13017158592,,83239209421#,,,,*355569# US (Washington DC)

Join instructions

https://us02web.zoom.us/meetings/83239209421/invitations?signature=ER9NC7E8PBfBCj4SpgcM3eOICG2p_btugDP6pzOfIEY

Please Contact our office if you have any questions Regarding this Meeting

Sincerely,

Cartesha S. Cox



Community Meeting Link

https://us02web.zoom.us/rec/share/gDAliHzAENAair6um4xrnUZ7VPAI7jbmKk6I_pYV1kST4bFRv3sZQHQM9ryRg52H.6N6k04B5sCdRBDtI

Passcode: a?=2G#*V



December 8, 2025

RE: Letter Of Application

Women Inspiring & Networking LLC respectfully submits this request for zoning approval to operate a small residential group home for teen girls ages 12–18 at 1890 Wee Kirk Road, Atlanta, GA 30316. The proposed use is consistent with the intended purpose of providing safe, stable, and therapeutic housing in a residential environment.

Compatibility With the Neighborhood

The home will maintain its current single-family residential character, with no structural changes that alter the appearance or impact of the surrounding neighborhood. The number of residents—four to six young ladies—aligns with the typical occupancy of a single-family dwelling, ensuring minimal impact on neighborhood density or traffic.

Minimal Impact on Traffic and Parking

Staff will operate on rotating shifts, and the number of vehicles present at any given time will be limited. Adequate on-site parking is available to accommodate staff vehicles without overflowing onto the street. No increase in traffic beyond normal residential activity is anticipated.

Community Safety and Supervision

The home will be staffed 24 hours a day by trained and certified professionals to provide consistent supervision and support. All operations will comply with state licensing requirements and safety standards. This ensures the safety of both residents and the surrounding community.

Alignment With Public Welfare Goals

The proposed group home directly supports community and state priorities of providing safe, supportive housing for vulnerable youth. The program aims to equip residents with life skills, counseling, and educational support within a nurturing residential environment, thereby contributing positively to the community's overall well-being.

Compliance With Zoning Intent

Small group homes of this nature are recognized as residential uses under many zoning classifications and are intended to be integrated into neighborhoods to promote inclusive, community-based care. The operation of this home is consistent with the purpose of maintaining diverse residential uses while supporting essential social services.

For these reasons, Women Inspiring & Networking LLC respectfully requests approval to operate the proposed group home at the designated address.

Sincerely,

Cartesha S. Cox



Impact Analysis

- A. The size of the site is adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located. WIN does not plan to change the exterior aspects of the home but plans to complete renovations on the inside to provide double occupancy for the clients.
- B. The proposed use is compatible with surrounding properties and existing land uses. WIN proposed use will not create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use. The proposed location is in a residential neighborhood on .46 acres of land with off street parking for 4 cars. We plan fenced backyards that will provide privacy to our clients and separate them from contact with neighbors.
- C. Public services, public (or private) facilities, and utilities are adequate to serve the proposed use. WIN staff will maintain the property in accordance with health, sanitation, and waste-management standards, Professional landscape services will be engaged to ensure the property remains well-kept and consistent with neighborhood expectations.
- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area? There will be no unauthorized visitors to this to hinder the homeowners living on the same street or near the property.
- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency? Ingress and egress to the property are adequate for pedestrian and vehicular access, traffic flow, and emergency response. The site



accommodates four vehicles. With only two staff members on duty per shift, parking needs will not obstruct traffic movement or create congestion.

- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use? The proposed use will not create adverse impacts due to hours of operation or manner of use. Clients will be monitored by security cameras and will follow check-in/check-out procedures managed by house monitors, ensuring orderly and respectful operations at all hours.
- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located? Proposed use of this location is consistent with the zoning outlined by the city. As a group home the location will remain a residential facility as it is today.
- H. Is the proposed use consistent with advances, conflicts, or detracts from the policies of the comprehensive plan? The proposed use aligns with and supports the policies of the applicable comprehensive plan. WIN's mission and operations directly complement community goals for providing supportive and stable residential environments
- I. Is there adequate provision of refuse and service areas? No, WIN held an online zoom and in person meeting to discuss the proposed use of the property for the community input. There were no refusals for use recorded from this meeting.
- J. Should the length of time for which the SLUP is granted be limited in duration? A limitation on the duration of the Special Land Use Permit is not necessary. WIN requests that the SLUP be granted without a time restriction.
- K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building because of the proposed building height? The size, scale, and massing of the existing building are appropriate for the property as well as for adjacent lots and structures. No additions or expansions are planned. The proposed use will not create shadow impacts on adjoining properties.



- L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources? No, this location is not located in a historic district, therefore there will be no impact on the neighbors or community.
- M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit? To the best of WIN's knowledge, the proposed use fully complies with all supplemental regulations applicable to the requested Special Land Use Permit.
- N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process? The proposed group home directly supports community and statewide priorities for providing safe, supportive housing for vulnerable youth. The program offers life-skills training, counseling, and educational support within a nurturing residential setting, contributing positively to the well-being of the neighborhood and the broader community.



DeKalb County

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

404.371.2155 (o)
DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Authorization

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

12-13-25
Date

TO WHOM IT MAY CONCERN:

We TAWANNA GRANT
Name of Owner(s)

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

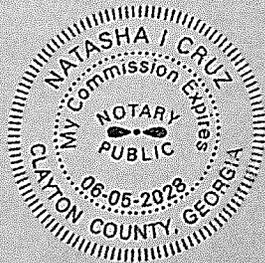
Women Inspiring and Networking Towards Home
Name of Agent or Representative(s)

to file an application on my/our behalf.

Dedasha Cruz
Notary Public

Tawanna Grant
Owner

12/13/25
Date



MIAMI TRAVEL

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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"**

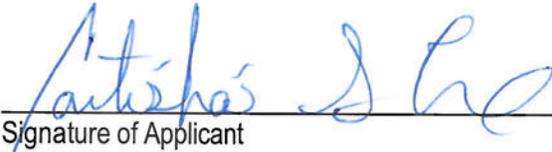
- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

 12/8/2025

Signature of Applicant Date

Check one: Owner Agent

Expiration Date/ Seal

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

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TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIFLINE).

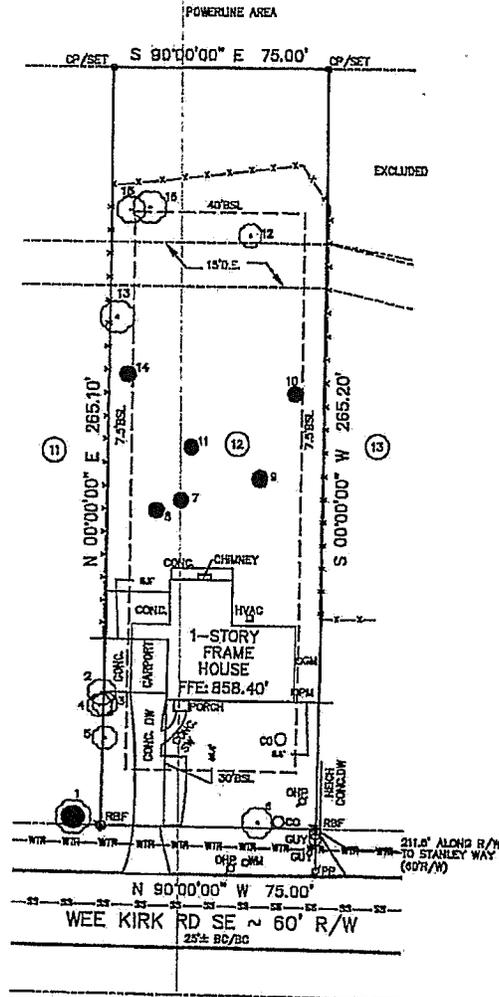
NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* I . E . G . E . N . D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IFF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S

H/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RFB REINFORCING BAR FOUND
 (1/2" UNO)
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANCUT
 -X- FENCE LINE
 WALL



TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	50"	HWD/PINE
2	20"	HWD
3	18"	HWD
4	18"	HWD
5	10"	HWD
6	24"	MAG
7	30"	PINE
8	30"	PINE
9	40"	PINE
10	30"	PINE
11	30"	PINE
12	18"	HWD
13	24"	HWD
14	30"	PINE

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1675
PORCH	21
CARPORIT	232
CONC	535
CONC. DW	661
CONC. SW	42
TOTAL IMPERVIOUS	3166

PROPERTY ADDRESS:
 1890 WEE KIRK RD SE,
 ATLANTA, GA 30318

LAND AREA:
 19,890 SF
 0.45 AC

IMPERVIOUS AREA:
 EXIST= 3166 SF= 15.9%

ZONING: R-75

0 40
 SCALE 1" = 40'

PLAT PREPARED FOR:
 1890 WEE KIRK RD

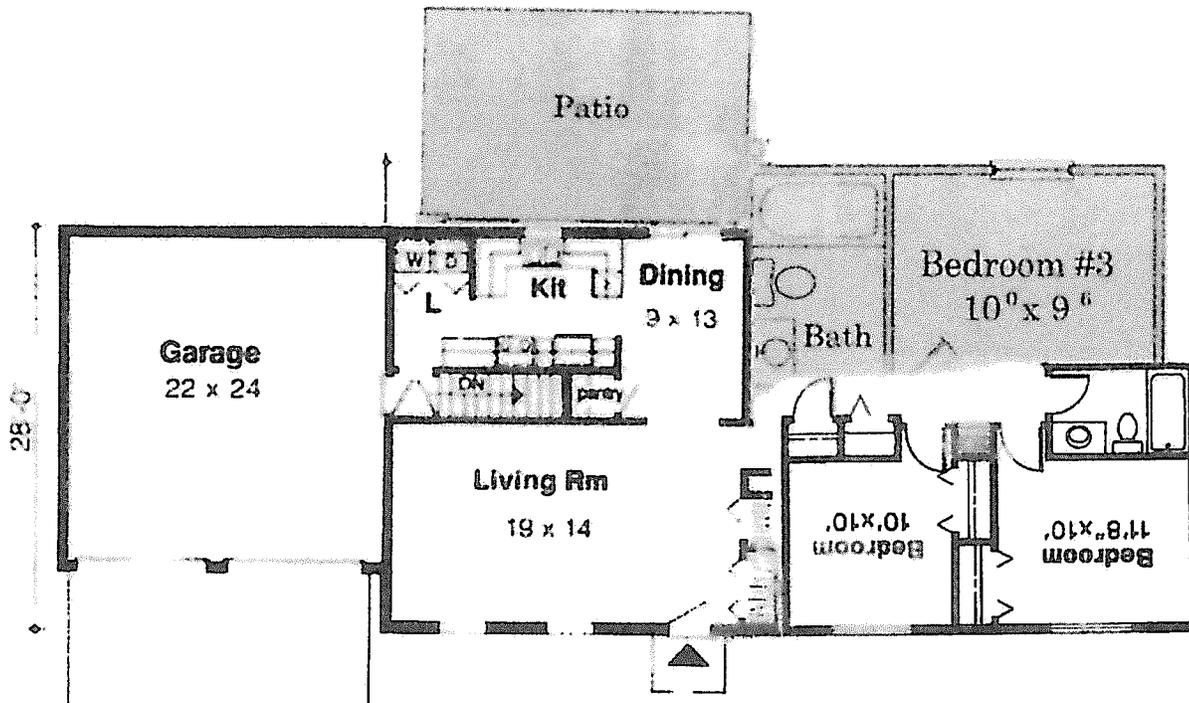
LOT 12	BLOCK B	SUBDIVISION PINE FOREST ESTATES
LAND LOT 109	15th DISTRICT	PARCEL ID: 19306031
DeKLAB COUNTY, GEORGIA	FIELD DATE: 08-21-2022	PTW
LOCATED IN UNINCORPORATED	DRAWN DATE: 08-23-2022	JAE
REFERENCE: PLAT BOOK 29, PAGE 78	ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED FOR USE IN ANY COUNTY PROPERTY.	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 09 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.



SURVEY SYSTEMS ATLANTA
 660 LAKE DR. SW, SNELLVILLE, GA 30039
 COA #LSF000887, JOBORDERS@SURVEYSATLANTA.COM
 CELL 678-501-6084 ~ OFFICE 404-780-0010



- Building Form Information

Listed on the Survey,

We are making no changes to
the property.

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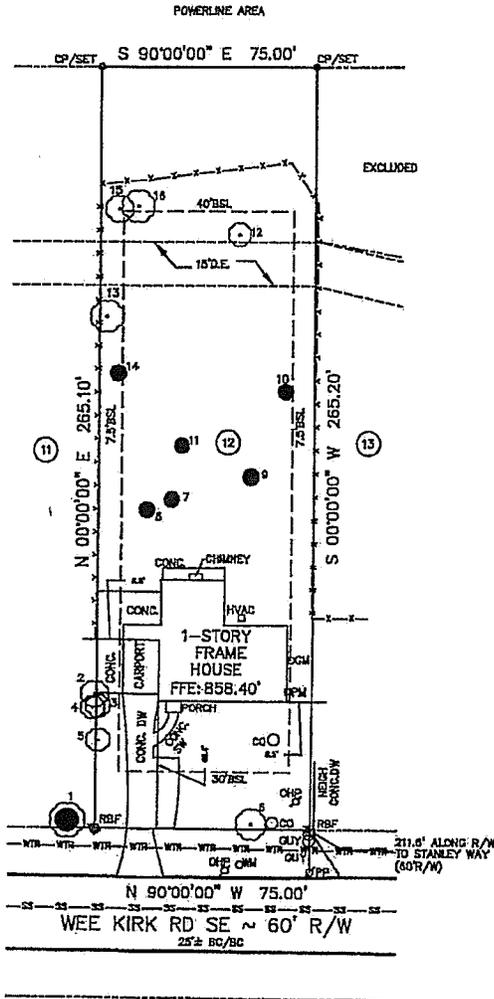
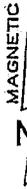
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 FKA FORMERLY KNOWN AS SW SIDEWALK
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 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
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 LLL LAND LOT LINE WALL



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ATLANTA, GA 30316

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19,890 SF
0.45 AC

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EXIST= 3166 SF= 15.9%

ZONING: R-75



PLAT PREPARED FOR:

1890 WEE KIRK RD

LOT 12 BLOCK B SUBDIVISION PINE FOREST ESTATES

LAND LOT 109 15th DISTRICT PARCEL ID: 15 10906031 BY:

DeKLAB COUNTY, GEORGIA FIELD DATE: 08-21-2022 PTW

LOCATED IN UNINCORPORATED DRAWN DATE: 08-23-2022 AE

REFERENCE: PLAT BOOK 29, PAGE 79 (ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.)
 REFERENCE: DEED BOOK 10793, PAGE 56

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SURVEY SYSTEMS ATLANTA
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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: Cartesha Cox

Phone: [REDACTED]

Property Address: 1890 Wee Kirk Road, Atlanta 30316

Tax Parcel ID: 15 109 06 031 Comm. District(s): 3 & 6 Acreage: 0.46

Existing Use: Personal care home. Proposed Use: Child care home, 4-6 clients.

Supplemental Regs: _____ Overlay District: No

Rezoning: Yes No Existing Zoning: R-75 Proposed Zoning: R-75

DRI: No Square Footage/Number of Units: _____

Rezoning Request: n/a

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

Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s): Renewal of existing SLUP for CCI, 4-6 clients.

Major Modification: Yes No Existing Zoning Conditions: SLUP-23-1246455

Major Modification Request: n/a

Condition(s) to be modified: n/a

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Calendar Dates: CC: 02/11/2026

PC: 03/03/2026 BOC: 03/26/2026

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): n/a

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- * Density
- * Density Bonuses
- * Mix of Uses
- * Open Space
- * Enhanced Open Space
- * Pedestrian Plan
- * Lot Size
- * Setbacks: front, sides, side corner, rear
- * Frontage
- * Street Width
- * Landscape Strips
- * Parking - Auto
- * Parking – Bicycle
- * Screening
- * Perimeter Landscapes
- * Bldg Materials: Roof, Fenestration, Façade Design
- * Sidewalks
- * Fencing/Walls
- * Building Height
- * Building Separation
- * Building Orientation
- * Streetscapes
- * Garages

Possible Variances: _____

Comments: Calendar dates are tentative until adoption by BOC on 11.20.2025.

Please use the "Application Submittal Procedures" form to get the step-by-step submittal instructions. You are submitted a SLUP in Zoning, not Permits.

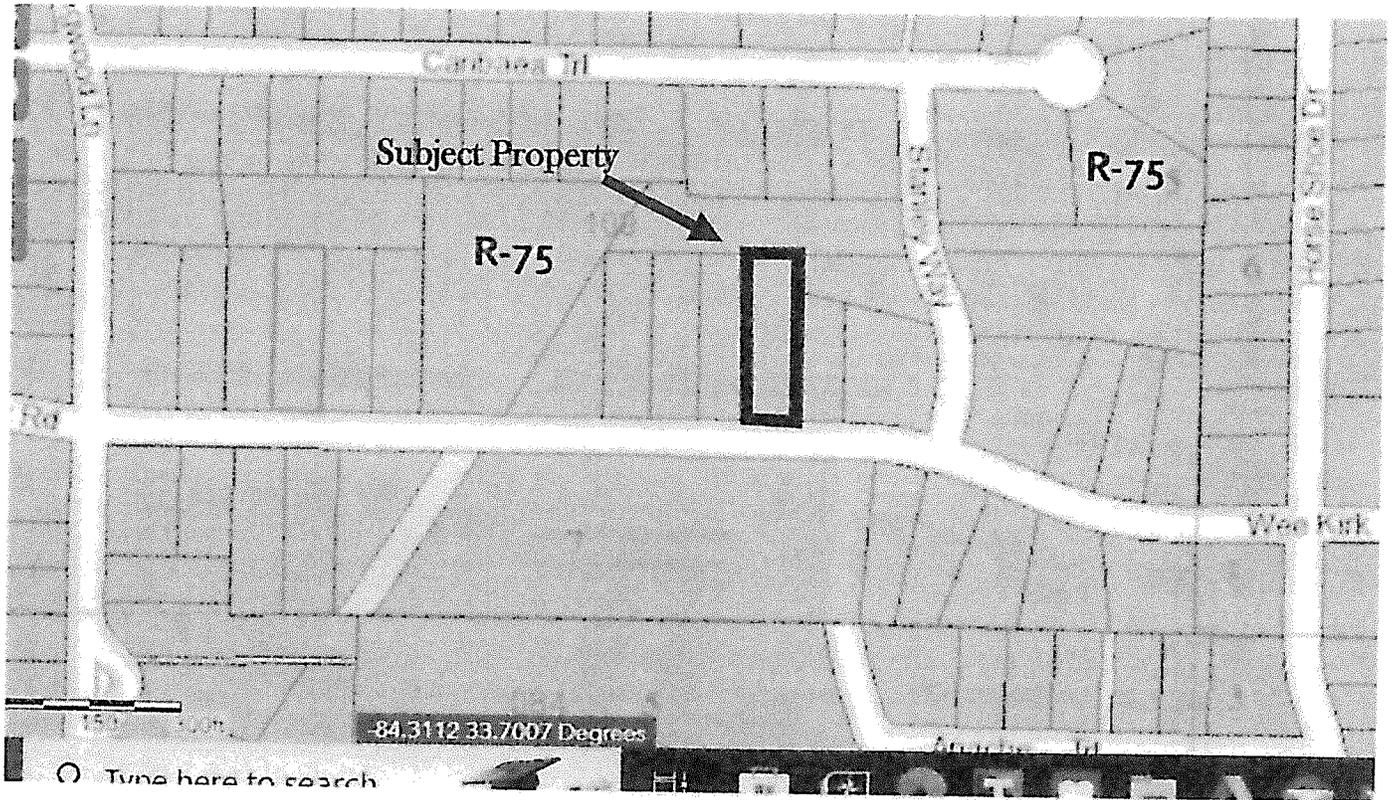
Be sure to email your packet (and the application number that will be generated after you upload your application to our portal) to me to ensure receipt and placement on the March zoning agenda.

Planner: LaSondra Hill, Admin Specialist

Date: November 12, 2025

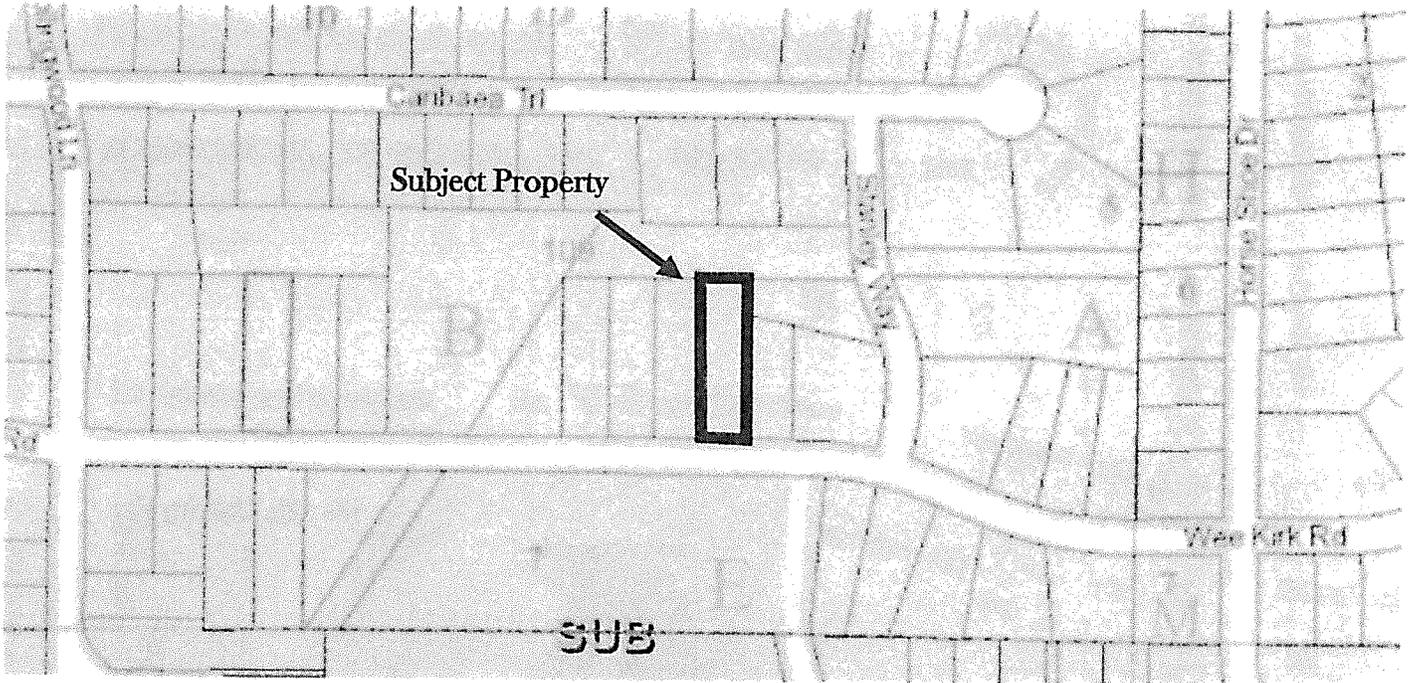
SLUP 23 1246455

ZONING MAP



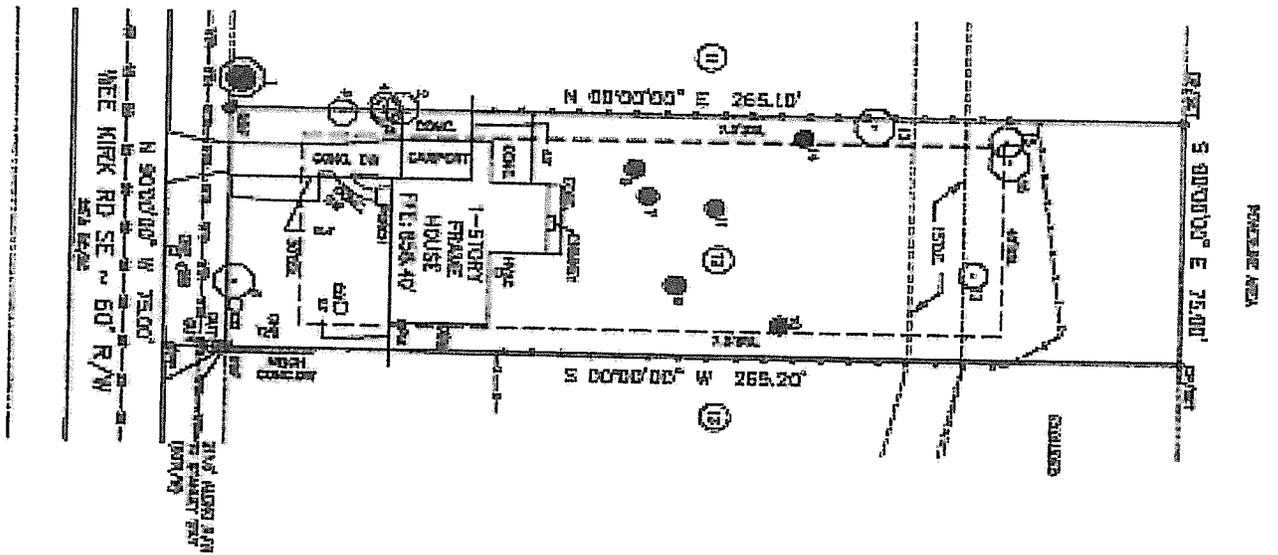
SLUP 23 1246455

Future Land Use Map



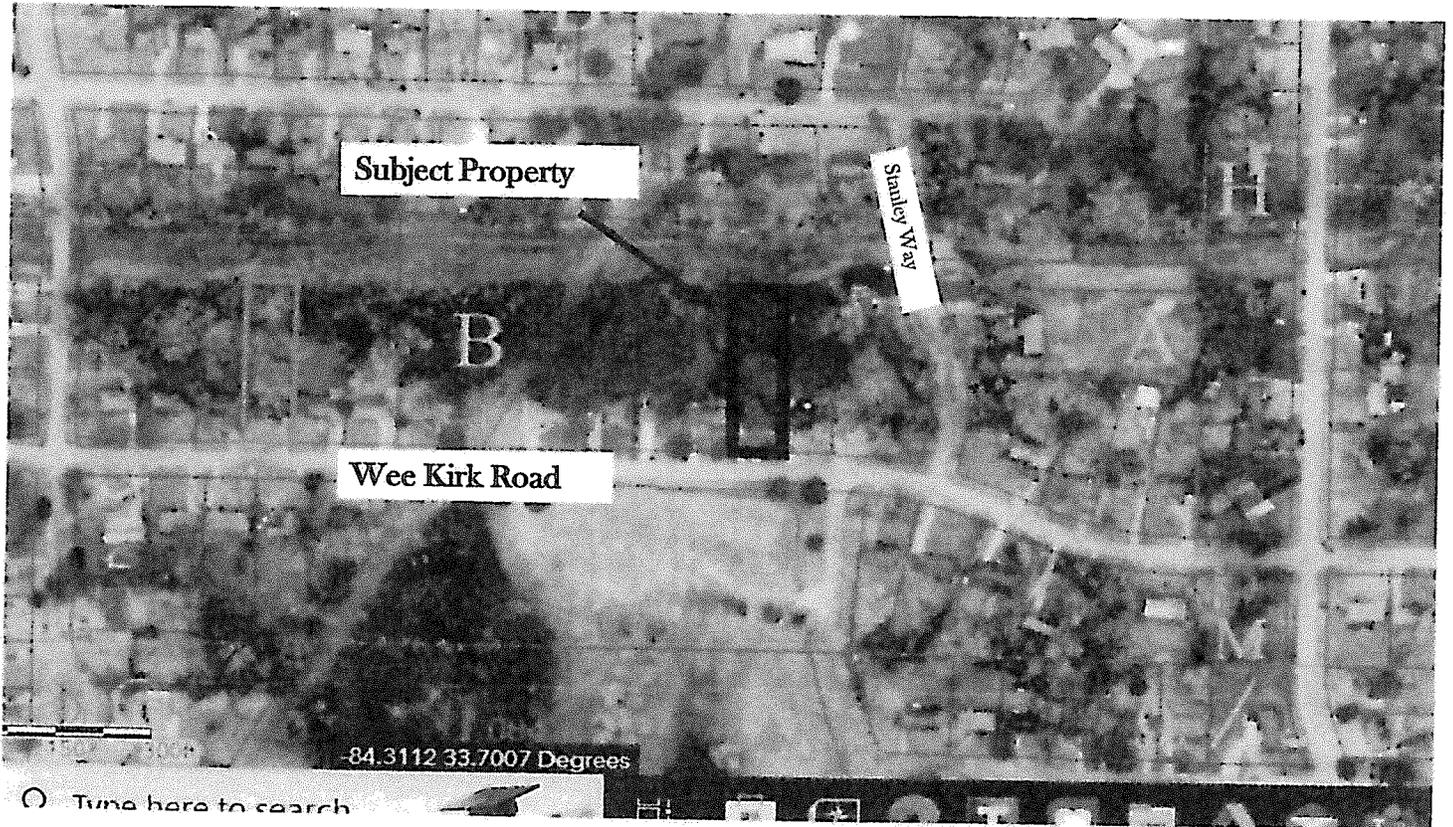
SLUP 23 1246455

Site Plan



SLUP 23 1246455

Aerial Map



SLUP 23 1246455

Site Photo



SLUP 23 1246455

Site Photo





DeKalb County Parcel Map



Date Printed: 1/14/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.