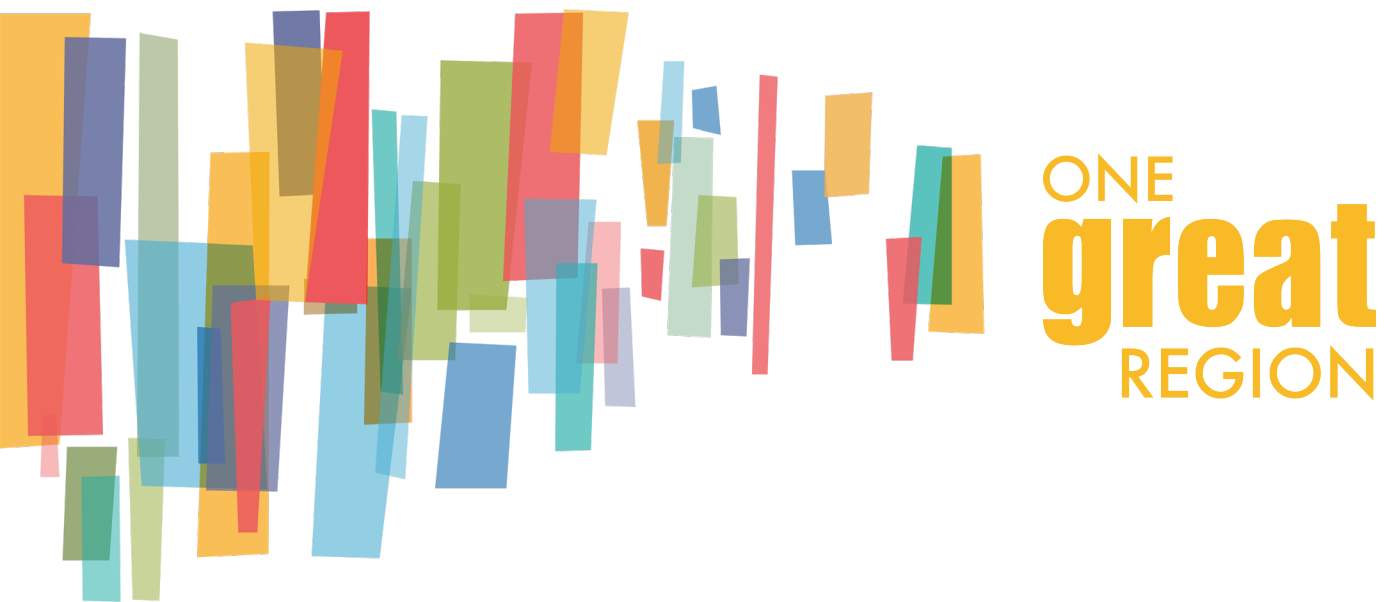


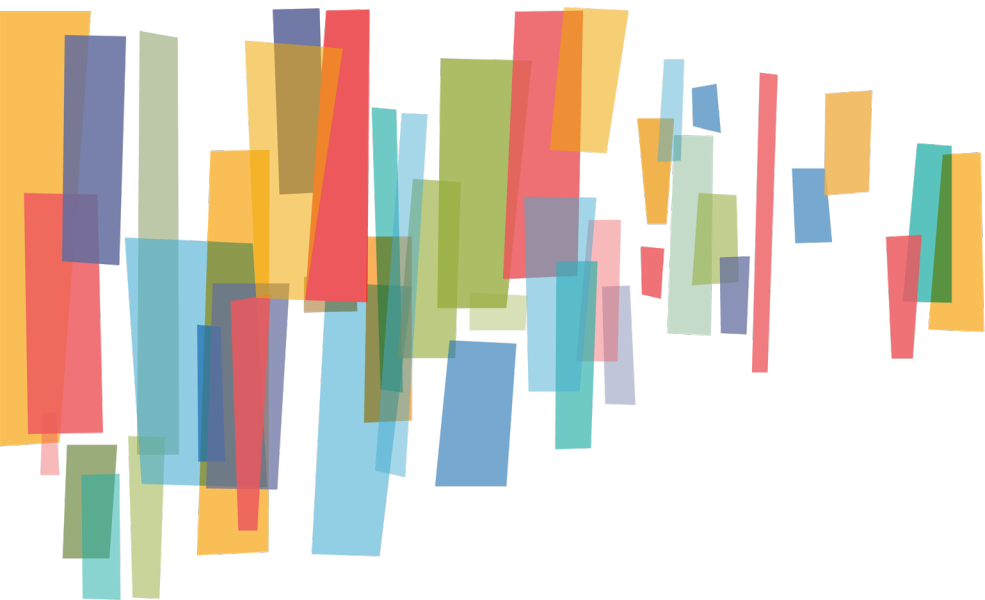


Stone Mountain 2026 Comprehensive Plan Update

Second Public Hearing | September 1, 2026

Agenda

- Why Plan?
- Planning Timeline
- What's New for 2026?
- Community Work Program
- Next Steps



Why Do We Plan?

Why plan?

- Develop and refine community vision
- Promote understanding of local issues
- Preserve and improve quality of life
- Protect private property rights
- Strategically support community needs
- Coordinate decision-making and resource allocation
- Look beyond day-to-day services
- Guide growth and development

...and in Georgia...

- Because the state requires it
 - Compliance with DCA Local Planning Rules → Qualified Local Government (QLG) Status
 - QLG Status → Access to certain Funding and Assistance Programs



Required Plan Elements

Required for all plans



Required for some plans

Asterisk = Required for Stone Mtn*



Underlined = Required to be updated every 5 years

Per pp.7-12 of DCA rules at Chapter 110-12-1-.03

Optional Plan Elements

TARGET
AREAS

PUBLIC
SAFETY

GREENSPACE
OR RECREATION

EDUCATION

HUMAN
SERVICES

NATURAL
RESOURCES

INTER-GOVT
COORDINATION

SOLID WASTE
MANAGEMENT

INFRASTRUCTURE
& FACILITIES

COMMUNITY
SUSTAINABILITY

HISTORIC &
CULTURAL
RESOURCES

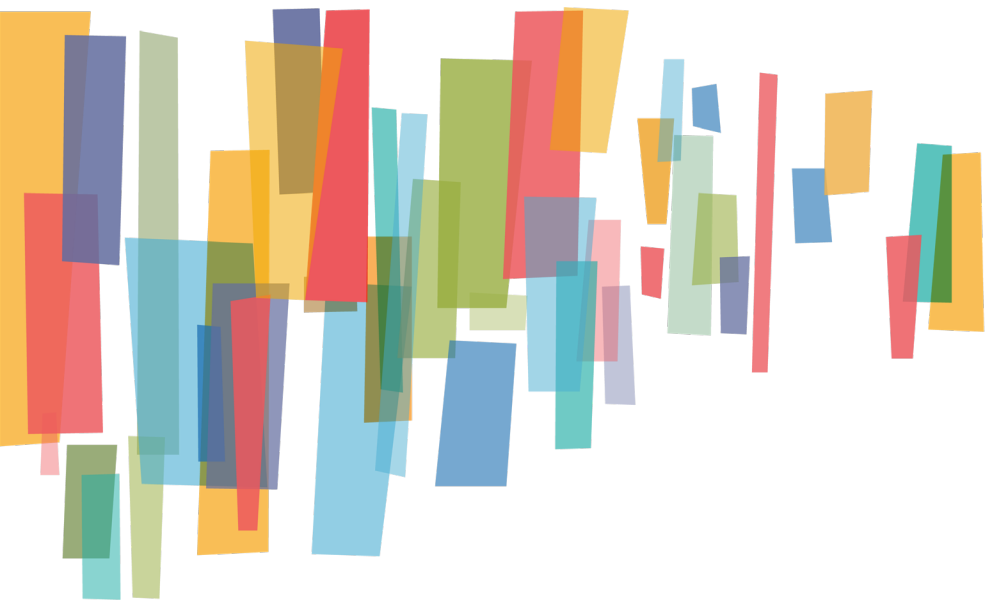
DISASTER
RESILIENCE

Elements ARC is Required to Assist With*

- ▮ Needs and Opportunities
- ▮ Broadband
- ▮ Vision/Goals
- ▮ Report of Accomplishments (ROA)
- ▮ Community Work Program (CWP)

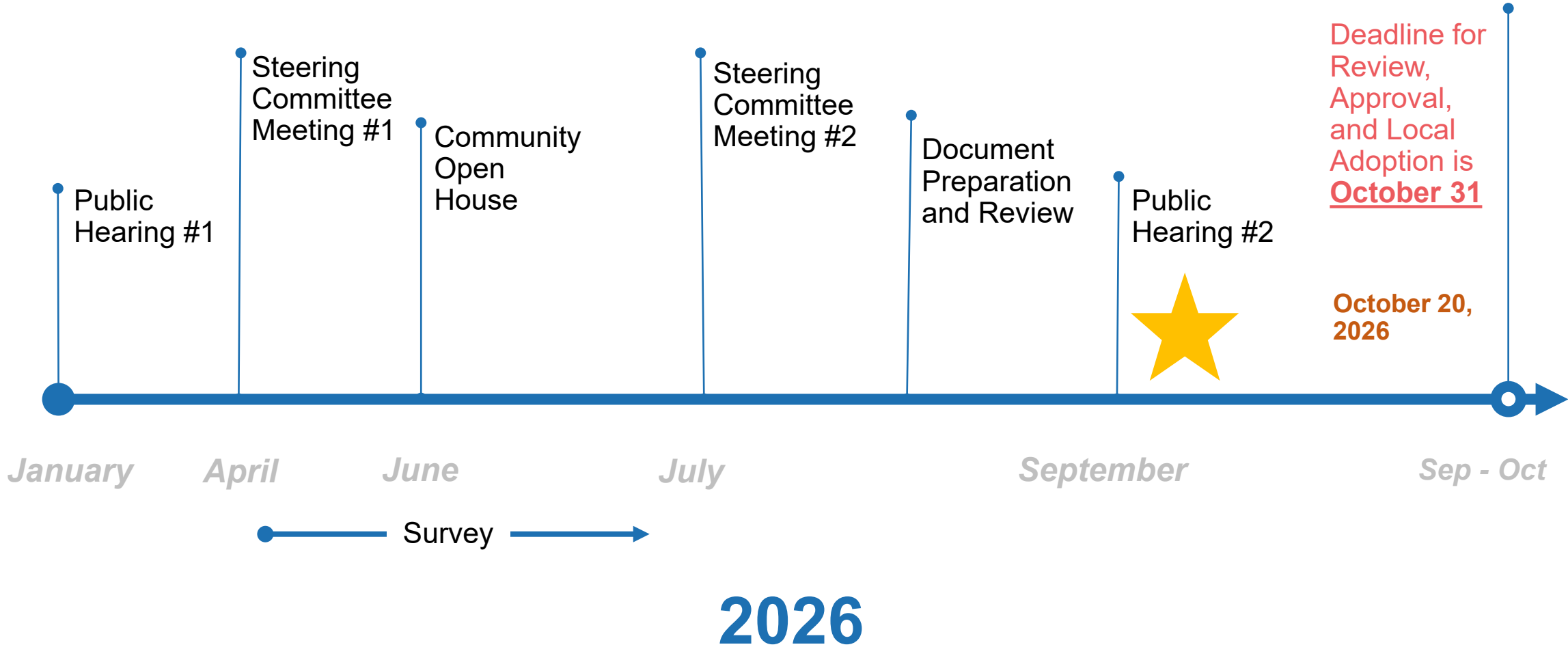
**Per p.6 of DCA rules at Chapter 110-12-1-.03(7)(b)*

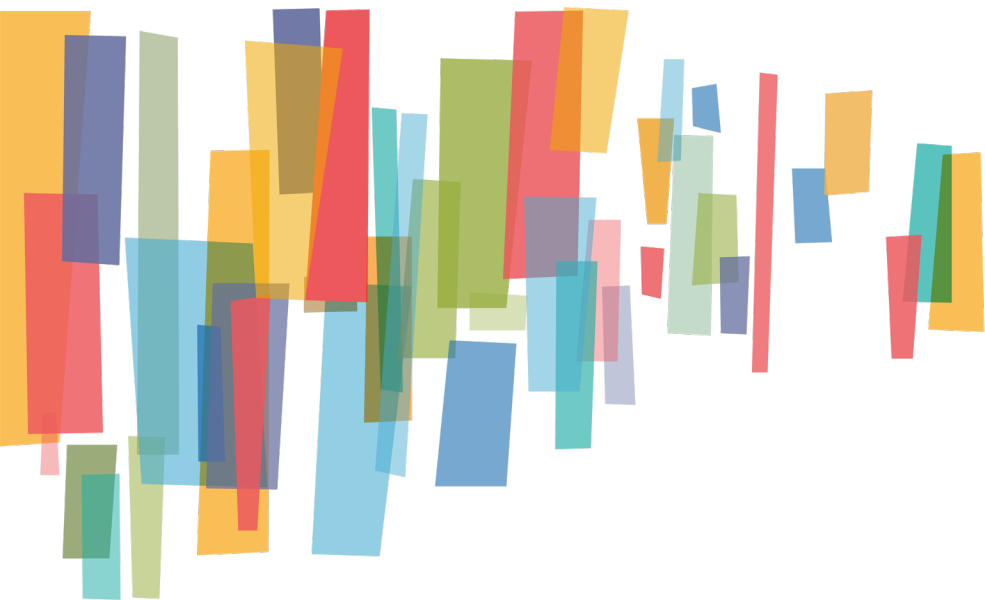
**These items are required of the RC, but ARC's scope of work includes more*



Progress Update

What is the timeline?





What's New for 2026?

2026 Vision Statement

“The City of Stone Mountain will be a unique, vibrant, and sustainable community where residents, visitors, and businesses grow and prosper together.”



Four Overarching Goals

1. A vibrant downtown that supports small neighborhood businesses, attracts tourists, and serves Stone Mountain residents' daily needs.
2. A growing city, both in size and population, through annexation strategies and improving housing options, including in-fill housing, ADUs, Multifamily, and Mixed-Use housing options.
3. Improved multimodal mobility and connectivity: redesigning streets for better car flow, and improving walking and biking connections to trails and paths outside of the City of Stone Mountain.
4. Preserving and increasing greenspace within the City.



Element-Specific Goals

Economic Development

- 1.Streamline Permitting & Business Onboarding
- 2.Implement Blight Ordinances & Code Enforcement
- 3.Pursue Targeted Annexation along Memorial Drive
- 4.Incentivize Downtown Commercial Catalyst Sites
- 5.Capture Stone Mountain Park Tourism

Transportation

- 1.Redesign the "Five Points" Intersection
- 2.Close the Regional PATH Trail Gap
- 3.Resolve the Southern Rail Corridor Divide
- 4.Implement Neighborhood Traffic Calming
- 5.Enhance Multimodal & Transit Connections: Redesign West Mountain Street and James B. Rivers Memorial Drive into Complete Streets
- 6.Collaborate with MARTA to Improve Stop Accessibility and Explore MARTA Reach Micro-Transit options.

Housing

- 1.Legalize Alternative & Missing Middle Housing: Update zoning codes, remove minimum lot sizes, permit Accessory Dwelling Units (ADUs), etc.
- 2.Encourage Mixed-Use Upper-Story Residential, where appropriate
- 3.Neighborhood Stabilization
- 4.Strengthen Homeownership & Anti-Displacement Measures

Element-Specific Goals

Historic, Arts, and Cultural Resources

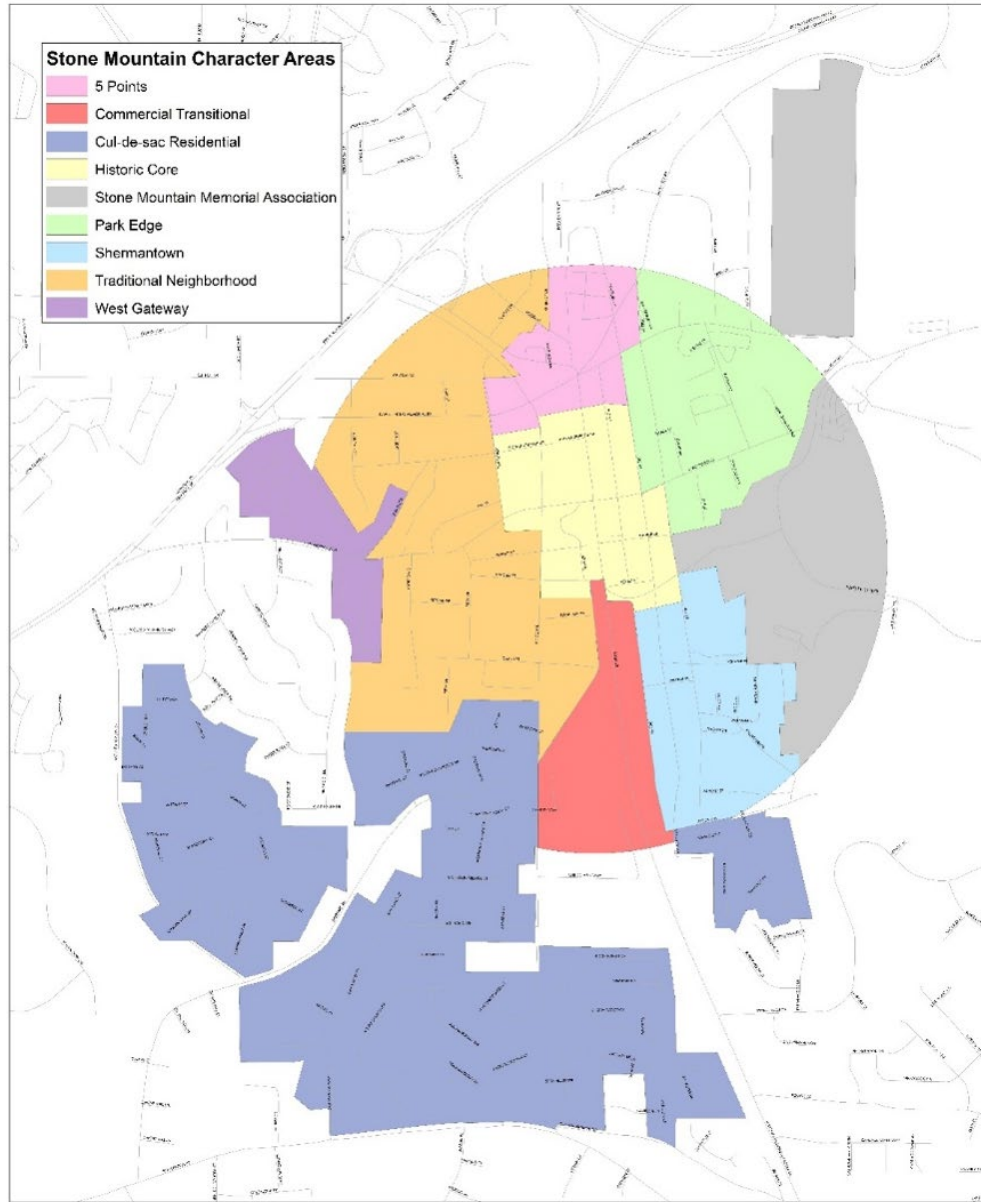
1. Restore and Reactivate the Historic Train Depot
2. Preserve and Elevate Shermantown
3. Enforce Local Historic District Guidelines



Natural Resources and Sustainability

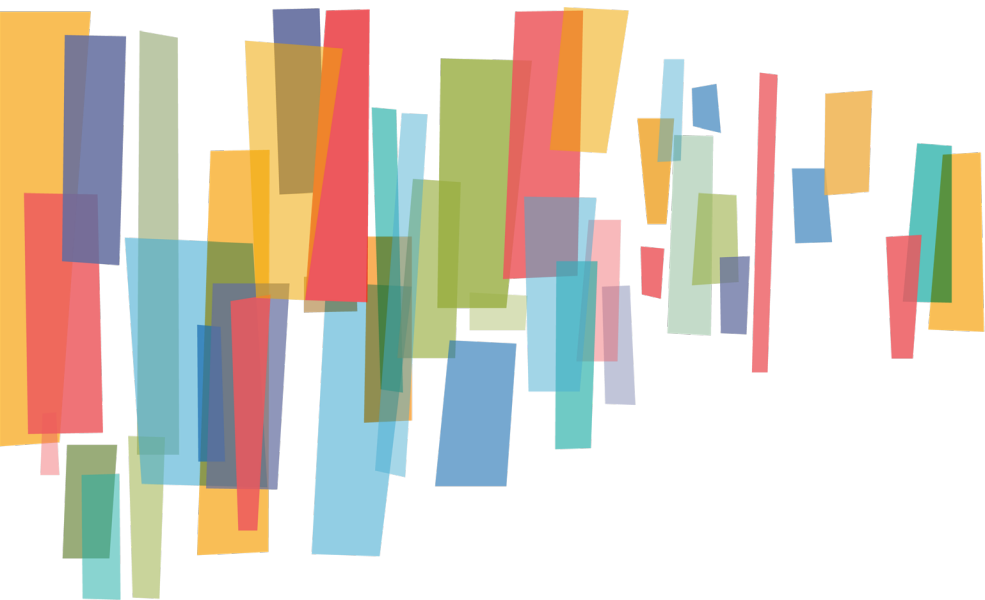
1. **Establish the Downtown "Green Loop":** A continuous multi-use Green Loop trail featuring marked 8-foot-wide paths to connect downtown, local neighborhood parks (VFW, McCurdy), and Stone Mountain Park.
2. **Develop Active Outdoor Amenities for Youth**
3. **Incorporate Green Infrastructure & Open Space Mandates:** Require an appropriate dedication/percentage for open space/greenspace commitment for all commercial redevelopments.
4. **Protect Tree Canopy and Environmental Buffers**

Character Areas, City of Stone Mountain



Character Areas

This map represents the community's vision for future development and redevelopment within the city. The Character Area Map does not change the current zoning of any property; rather, it reflects policies that are intended to guide the city's land use decisions for the next five years.



Community Work Program

2027 – 2031 Community Work Program

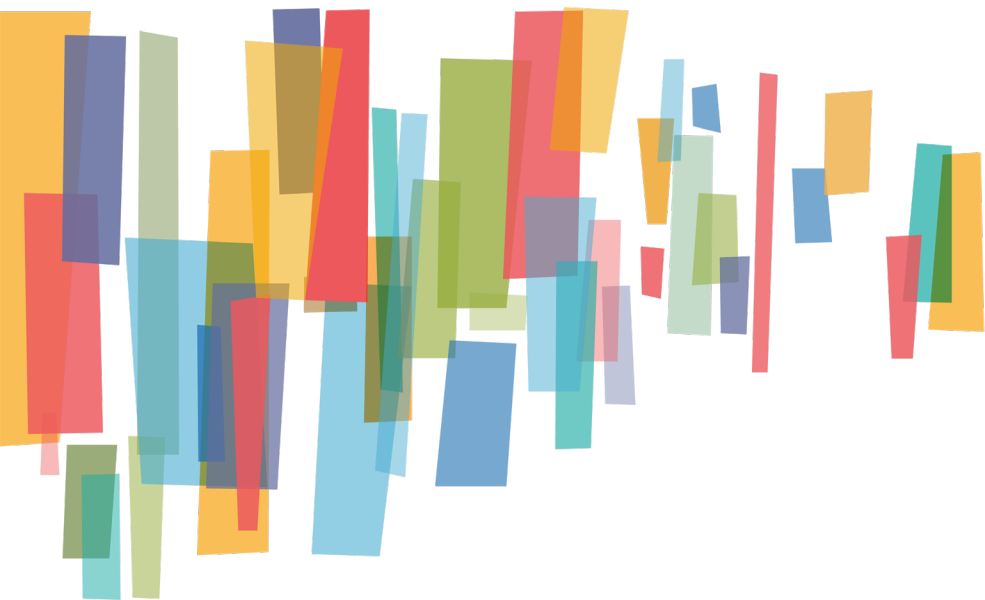
Community Work Program for 2027-2031								
Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Environment and Natural Resources								
Update City Code – Establish commercial greenspace requirements and implement commercial open space and green infrastructure standards	X	X				City	Existing Staff Resources	EPA Grants, GEFA State Revolving Fund
Construct Downtown Splash Pad & Outdoor Youth Amenities	X	X	X			City	SPLOST	LWCF Grants, Local Sponsorships, DDA
CONNECTING PARKS, PATHS, AND PUBLIC SPACES LCI STUDY	X	X	X	X		City	SPLOST	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP)
Transportation								
Redesign "Five Points" Intersection, the intersection of James B. Rivers Drive and Main Street	X	X	X	X	X	City	SPLOST	GDOT, DeKalb County, ARC, SPLOST
Close PATH Trail Gap via 2nd Street Alignment	X	X	X	X	X	City + PATH Foundation	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST	PATH Foundation, ARC LCI Implementation, TAP Grants
Establish Downtown "Green Loop", continuous, a citywide multiuse path that links key public spaces.	X	X	X	X		City + PATH Foundation	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP), DNR
The Southern Railroad Crossing Divide: Addresses a major physical barrier where an active CSX railroad bisection leaves southern neighborhoods with over a one-mile gap without public crossings	X	X	X	X	X	City, CSX	Further Estimate is Needed	CSX, Reconnecting Communities Grant, USDOT, SS4A
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	SPLOST	City, PATH Foundation
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X			City, CSX	SPLOST/CSX	City, CSX, Grants
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, SPLOST	
Implement parking plan using recent Parking Study as guide.	X	X	X	X	X	City	Staff Time, Existing Staff Resources	



2027 – 2031 Community Work Program

Community Work Program for 2027-2031								
Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Housing/Community Development								
Update Zoning for ADUs & Missing Middle Housing	X	X	X			City	Existing Staff Resources	City Council, ARC Housing Initiatives
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Existing Staff Resources, DDA	
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X			City, Grants	SPLOST	
Economic Development								
Streamline Permitting & Business Onboarding	X	X				City	General Fund	
Enforce Blight Ordinances & Code Enforcement	X	X				City	Existing Staff Resources	
Target Commercial Annexation	X	X	X	X	X	City/County	Existing Staff Resources	
Maintain Certified TAD	X	X	X	X	X	City/County	Existing Staff Resources	
Develop Lawn on Main as a mixed-use destination incorporating a public gathering space, commercial uses and accommodations.	X	X	X	X	X	City	Staff Time	
Attract a quality grocery store operator to establish a location within the City	X	X	X	X	X	City,DDA	Staff Time	
Historic Resources/Placemaking								
Develop "Shermantown Square" & Cultural Preservation	X	X	X	X	X	City	Existing Staff Resources	Historic Preservation Commission, Community Groups

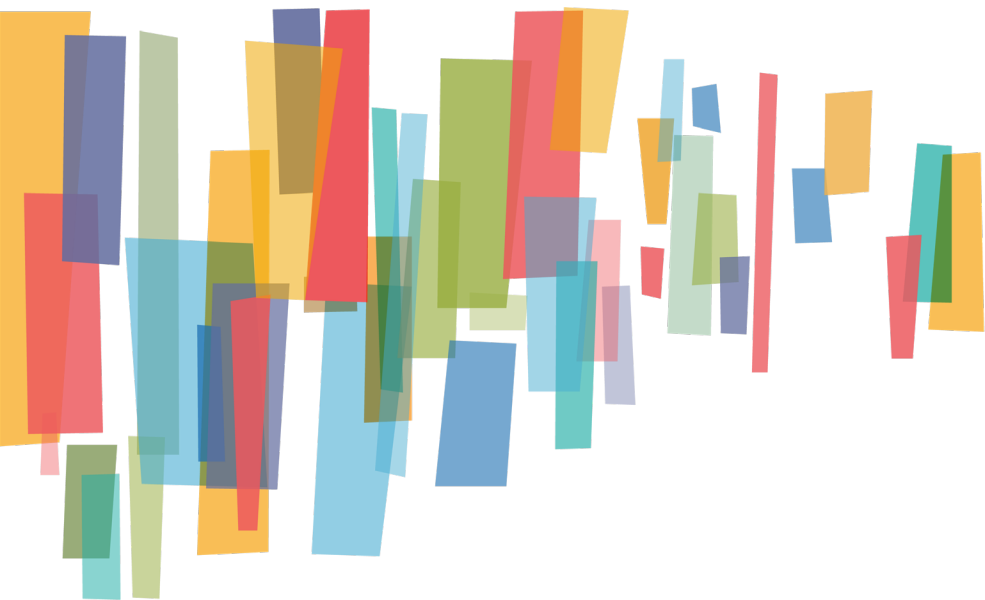




Next Steps

What is next?

- 📅 **September 2nd/3rd:** Upload final plan to DCA Website
- 📅 **October 20th:** City Council adoption of 2026 Comprehensive Plan



Questions & Comments