

City of Stone Mountain DRAFT Comprehensive Plan Update 2026

ADOPTED
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prepared by the
Atlanta Regional Commission

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EXECUTIVE SUMMARY

The 2026 City of Stone Mountain Comprehensive Plan is an update to the City's 2021 plan. This plan and the 2021 version still draw substantially from previous Livable Centers Initiative (LCI) Plans and other studies.

The current plan builds on the vision, goals, and policies established in the 2021 plan. It incorporates recent planning efforts from the last five years, current trends and data, new community input, and a new work program to define the City's path for the future.

Analysis and engagement supporting this plan document focused largely on core elements that DCA's rules require to be updated every five years. Those include Needs and Opportunities, Land Use, Broadband (which was not required for Comprehensive Plans until 2018), the Report of Accomplishments (ROA), and the Community Work Program (CWP). Feedback in those key areas also informed updates to the rest of the plan's elements.

This document is organized into chapters but is divided into three sections: **Stone Mountain Yesterday**, **Stone Mountain Today**, and **Stone Mountain Tomorrow**. Stone Mountain Yesterday looks at the history of the city to establish background and context for decisions today and in the future. Stone Mountain Today examines current trends in population, housing, labor, and transportation – as well as current Community Needs (challenges to address) and Opportunities (assets to build upon). The intent is to understand trends that may have planning implications for the future, along with opportunities for improvement. This guides and informs the final section of the plan, Stone Mountain Tomorrow. This section contains the Future Land Use and Character Area elements and maps, outlines a Report of Accomplishments from the 2021-2026 Community Work Program, and documents a new 2026-2031 Work Program to organize initiatives for the near future.

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PLAN PURPOSE

What is a Comprehensive Plan?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. A state required planning process for every local government is a Comprehensive Plan. This plan is the keeper and driver of future growth and development needs through extensive community profiles on natural recources, historic assets, transportation infrastructure, socio-economic information, and the overall vision for the future. Local governments are required to update their comprehensive plans every five years by undergoing extensive data collection and community engagement. The information collected should then inform an implementable work program that the city and its respective stakeholders will work on over the next five years.



What does the 2026 Comprehensive Plan update mean for Stone Mountain community?

The City of Stone Mountain's 2026 Comprehensive Plan update includes new data. For instance, there are updates on socio-economic and housing, as well as profiles on natural resources and transportation. The plan not only takes concrete data into consideration, but also community sentiments on the vision and desires for future improvements and initiatives. To help create this plan, there were opportunities for residents and stakeholders to engage in the planning process and provide their input on priorities through an online survey, community open house, and two steering committee meetings.

More information regarding the engagement process is in Chapter Two: Community's Vision for Stone Mountain and Appendix B.

The data and engagement outcomes informed the Community Work Program in Chapter 12. The Community Work Program is what the city will focus on over the next five years. This list is not comprehensive of everything that will be on the city's docket, but reflects what should be prioritized.

CHAPTER 1: STONE MOUNTAIN YESTERDAY

The City of Stone Mountain is in DeKalb County, Georgia and has a long history pre-dating the Civil War. The small railroad town situated at the base of a massive granite rock. The rock was initially referred to as Rock Mountain, but by the end of the 1830's, Stone Mountain was more widely accepted and remains the name today. The village was later incorporated as New Gibraltar in 1839 and later renamed Stone Mountain in 1847. Early in its history, residents of Stone Mountain understood the importance of the Mountain and the opportunities a railroad line through the village could bring. The Georgia Railroad was constructed to connect Augusta to the Western & Atlantic's terminus in Marthasville (present-day Atlanta). The plan for the rail line by-passed the village, so residents moved the village center to the east side of the railroad, placing it in between the railroad and the Mountain. This foresight paid off and by the end of the 1840's, the village of Stone Mountain contained four hotels and eight stores with a population of 300.



Source: Stone Mountain Historical Society

During the Atlanta Campaign of the Civil War, the village experienced great loss, as stores, cotton and the granite depot were burned by Union forces. The train tracks were also destroyed. The village of Stone Mountain regained its footing and concentrated on mining the Mountain's granite as it grew in demand. The Venable Brothers incorporated the Southern Granite Company in the 1880's, and would allow the city to thrive through the early part of the 1900's. A new streetcar line was established linking Stone Mountain to Decatur, and on to Atlanta. Main Street flourished with activity, and public schools to serve both the white and black populations were established.

At its height, the quarry industry produced 200,000 paving stones and 2,000 feet of curbing a day. As building techniques and materials changed, cut stone was less in demand and residents of Stone Mountain began to struggle, particularly during the onset of the Great Depression.



Source: Stone Mountain Historical Society

The United Daughters of the Confederacy initiated an idea in the 1910's to carve a monument into the side of Stone Mountain. Financial shortcomings, the Depression, and World Wars I and II stalled the project for decades. In 1958, the State of Georgia purchased the Mountain and surrounding land to establish a park and complete the memorial. The City of Stone Mountain's population continued to climb until 2000 when it began to decline, dropping by almost 20 percent from 2000 to 2010. However, since the recovery from the real estate crisis and Great Recession, the population has begun to correct itself, growing in 2010 to 2020 by 6.41 percent. However, population growth has slowed down to 3.87 percent between 2020 and 2026.

Stone Mountain Park has brought tremendous tourism opportunities to Stone Mountain village, including a number of Olympic events held in the park in 1996, such as tennis, archery and rowing. Since the Olympics, Stone Mountain Park has made several improvements including the addition of the 1870's-replica town of Crossroads, a redeveloped Olympic archery range and velodrome which is now a bird habitat, the SkyHike rope course, Snow Mountain, and a number of annual festivals. Since 2020, the City has invested in two studies – a downtown master plan update and a Livable Centers Initiative study – to identify numerous recommendations that would give its historic downtown new life. The opportunity to fully revitalize downtown and capitalize on visitors to Stone Mountain Park provides the City of Stone Mountain a tremendous chance for expansion and growth.



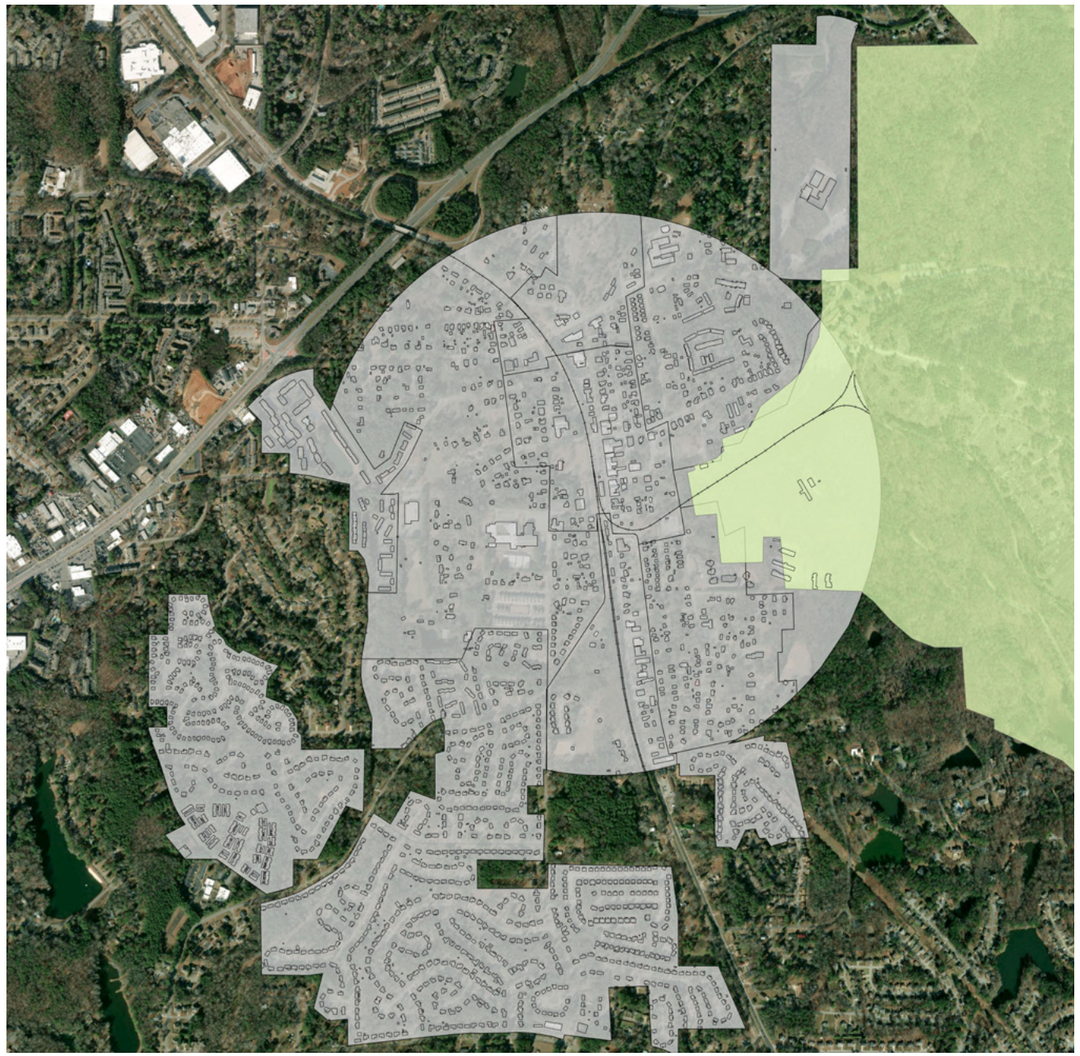
Source: Stone Mountain Historical Society

*Much of the above information is from the Stone Mountain Historical Society https://stonemountainhistoricsociety.org.

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CHAPTER 2: STONE MOUNTAIN TODAY

The City of Stone Mountain is in DeKalb County, Georgia. The city is approximately 1.6 square miles and is less than 20 miles northeast of downtown Atlanta. A portion of Stone Mountain Park (in green, below) is within the city limits. The map below shows the city's location south of Stone Mountain Freeway (US 78) and Memorial Drive (SR 10).



Community Vision

Given the input received from the community, the steering committee drafted the following statement for this plan:

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

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

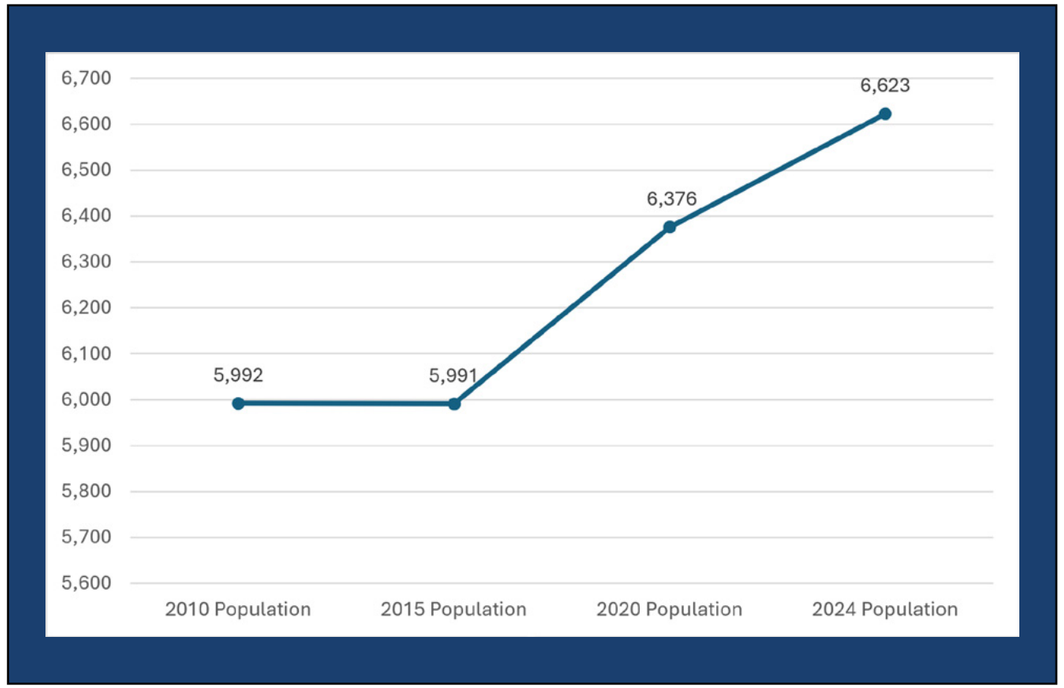
3. Improved multimodal mobility and connectivity: redesigning streets for better car flow, and improving walking and biking connections to trails and paths in and outside of the City of Stone Mountain.

4. Preserving and increasing greenspace within the city.

DATA UPDATES

POPULATION

Stone Mountain's Population Trends 2010 - 2024
ACS 5-Year Estimates, 2010 - 2024



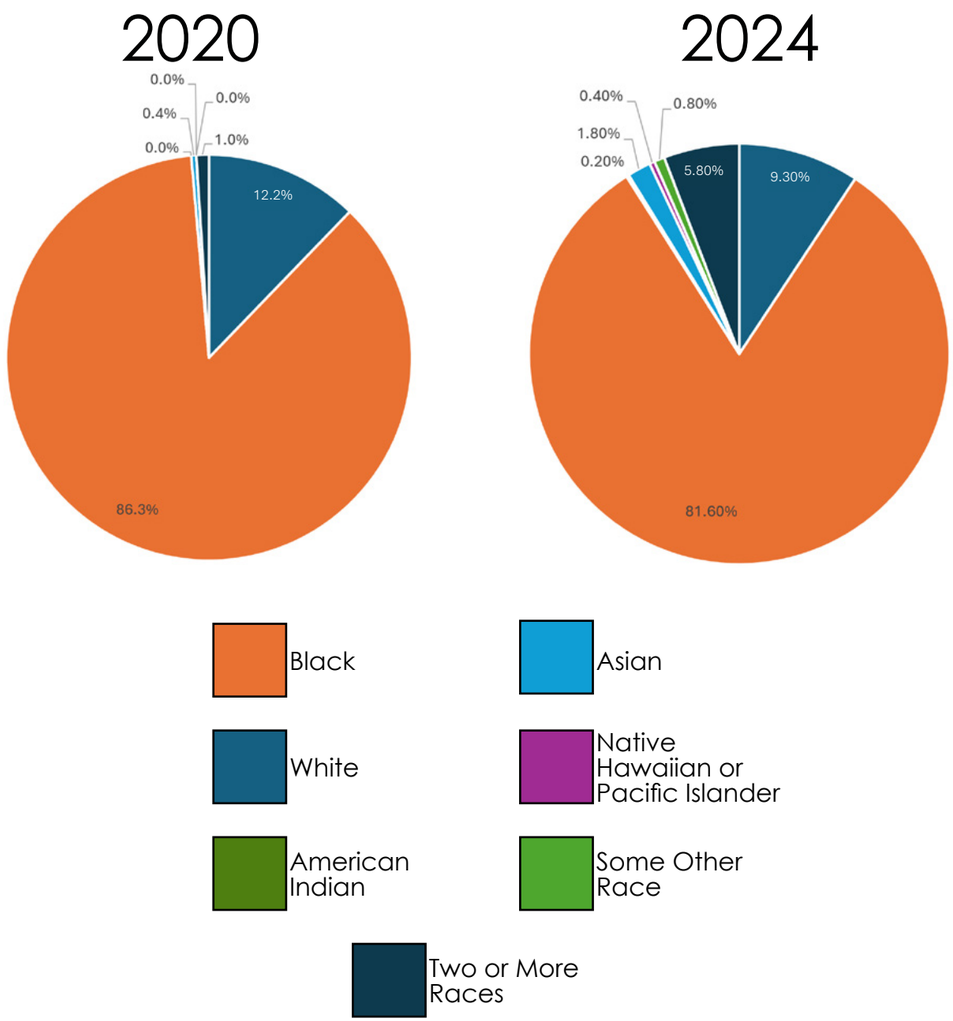
Stone Mountain's population steadily increased between 2014 - 2024, the most recent year population estimates are avaialble. From 2020 – 2024, the population grew by 3.8%.

RACE

Stone Mountain's population remains predominately Black or African American. However, this population decreased between 2020 - 2024 by 5.5%. The White population also decreased by nearly 24%. Two or More Races saw the largest growth in this period, from 1% to 5.8%.

Stone Mountain's Racial Composition, 2020 & 2024

ACS 5-Year Estimates, 2020 & 2024

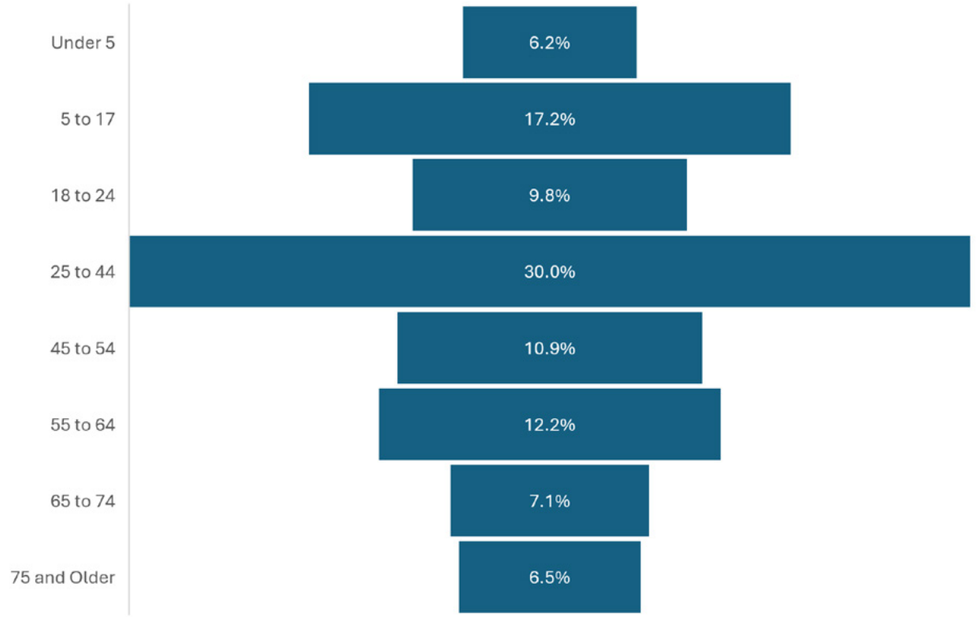


AGE

Stone Mountain's Age Population Pyramid suggests a young city, with over 50% of the population under the age of 44. The median age in the city is also nearly two years younger than the median age for unincorporated DeKalb County residents. Given that the next largest population is individuals in the 5 to 17 year old cohort, this indicates that the city is home to many families with school age children.

Age Pyramid

ACS 5-Year Estimates 2024



Median Age	2020	2024
Stone Mountain	34.3	34.9
DeKalb County	36.5	36.8

HOMEOWNERSHIP

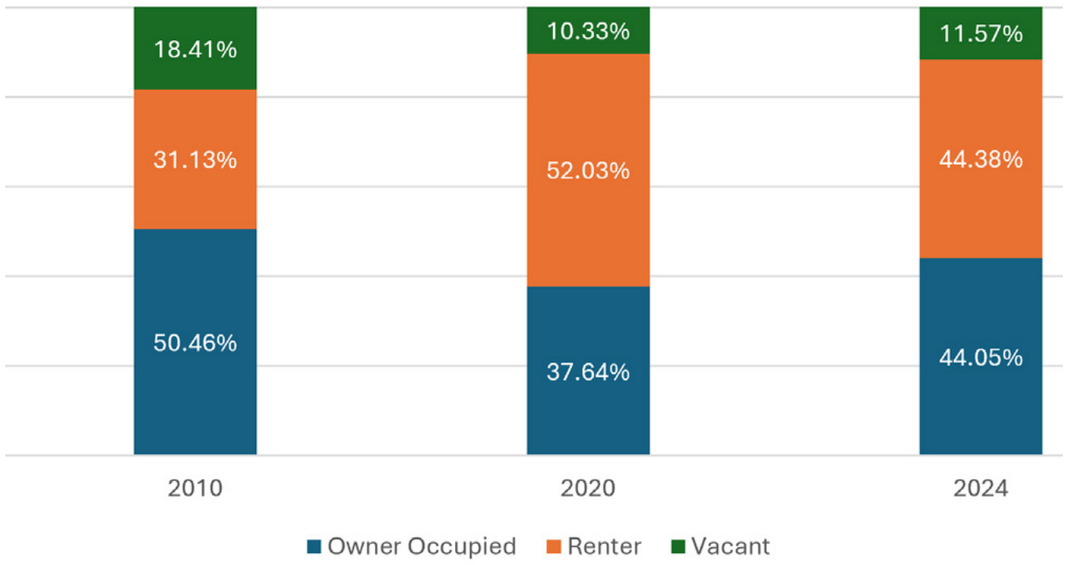
Homeownership in Stone Mountain has fluctuated since 2010. Vacant properties decreased considerably from 2010 to 2020, from 18.4% to 10.3%. The percentage of renters increased across the same period, outnumbering owner-occupied housing in 2020. However, that trend reversed course in 2024, with owner occupied and rental occupied housing levelling out to nearly equal, and the vacancy rate increasing slightly. Stone Mountain's median rent and home values are less than DeKalb's median rent of $1,692 and median home value of $357,800.

Median Rent 2024: **$1,540**

Median Home Value 2024: **$221,100**

Homeownership Breakdown 2010 - 2024

ACS 5-Year Estimates 2024

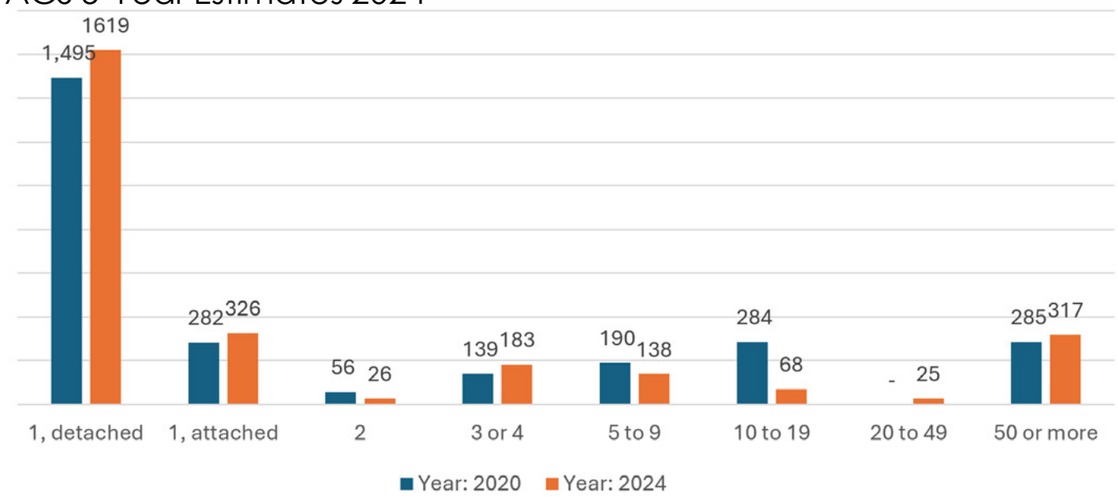


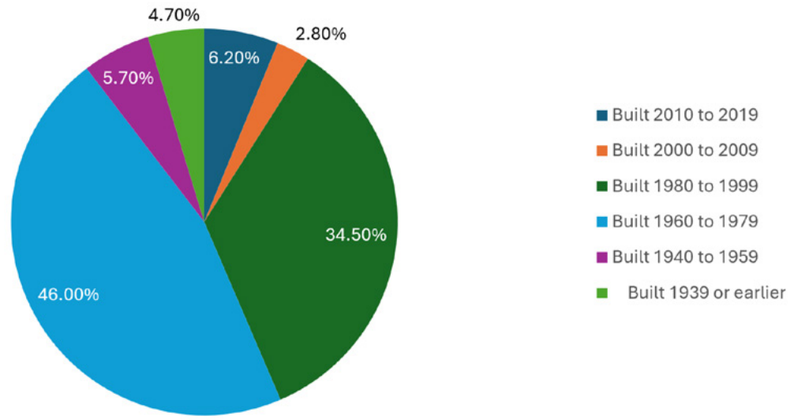
HOUSING DEMAND & VALUES

Single-family homes remain the primary housing type in the city. Multifamily housing developments of 3 – 4, 20 – 49, and 50+ units increased between 2020 and 2024 while the number of buildings with 5 to 19 units shrank. For multifamily development, this trend suggests that there is a preference for larger multifamily developments or tri-/quadplexes. The age of housing units in Stone Mountain shows that most homes were built between 1960 to 1999. No data is found for buildings built after 2020.

HOUSING UNITS & HOUSING AGE

ACS 5-Year Estimates 2024



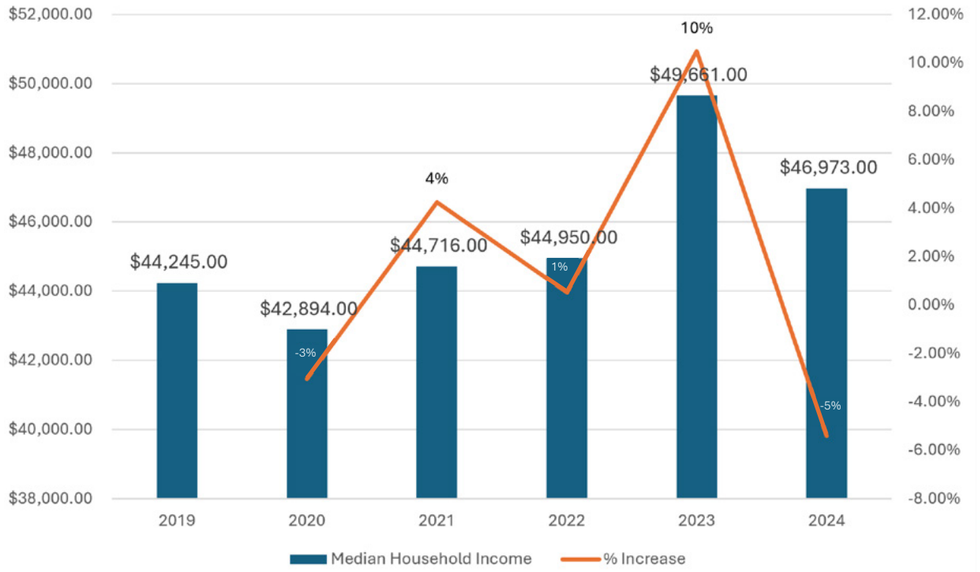


INCOME

The median income for Stone Mountain Residents hovers between $40,000 - $50,000, with incomes decreasing by 5% between 2023 and 2024 after experiencing a 10% increase from 2022 – 2023.

Income Changes 2019 - 2024

ACS 5-Year Estimates 2024

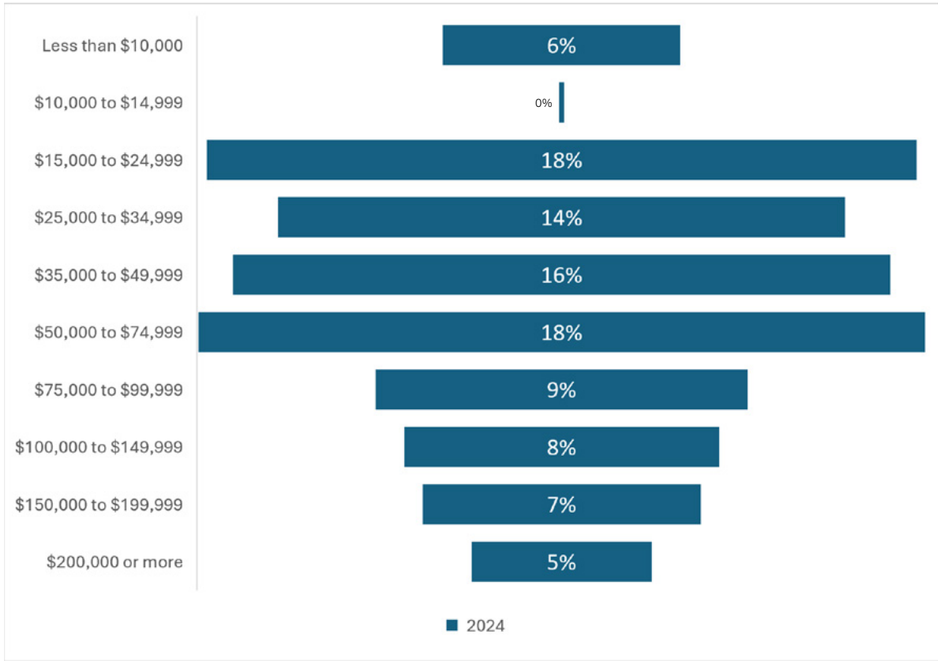


INCOME DISTRIBUTION

The distribution of income shows that roughly 32% of Stone Mountain's population earn between $15,000 - $34,999 while 34% earn between $35,000 - $74,999. The income range of $15,000 - $74,999 represents over two thirds of the income distribution. In comparison, the median income for DeKalb County is $80,644.

Income Pyramid

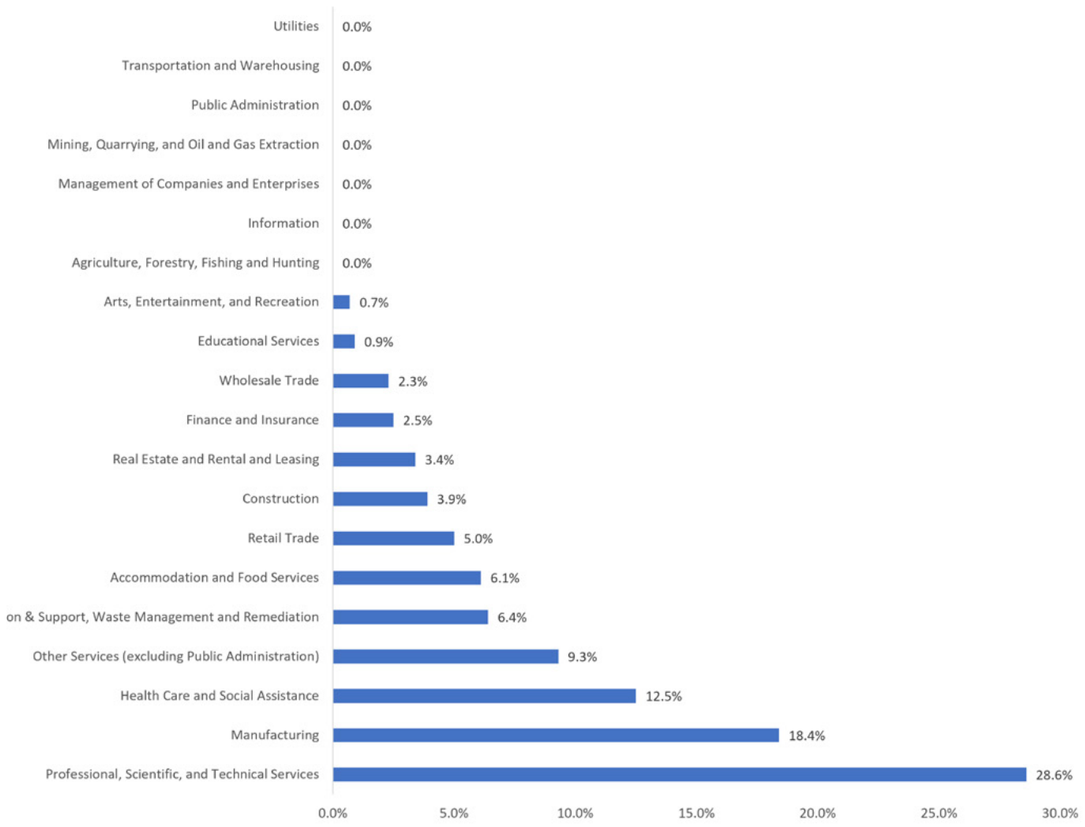
ACS 5-Year Estimates 2024



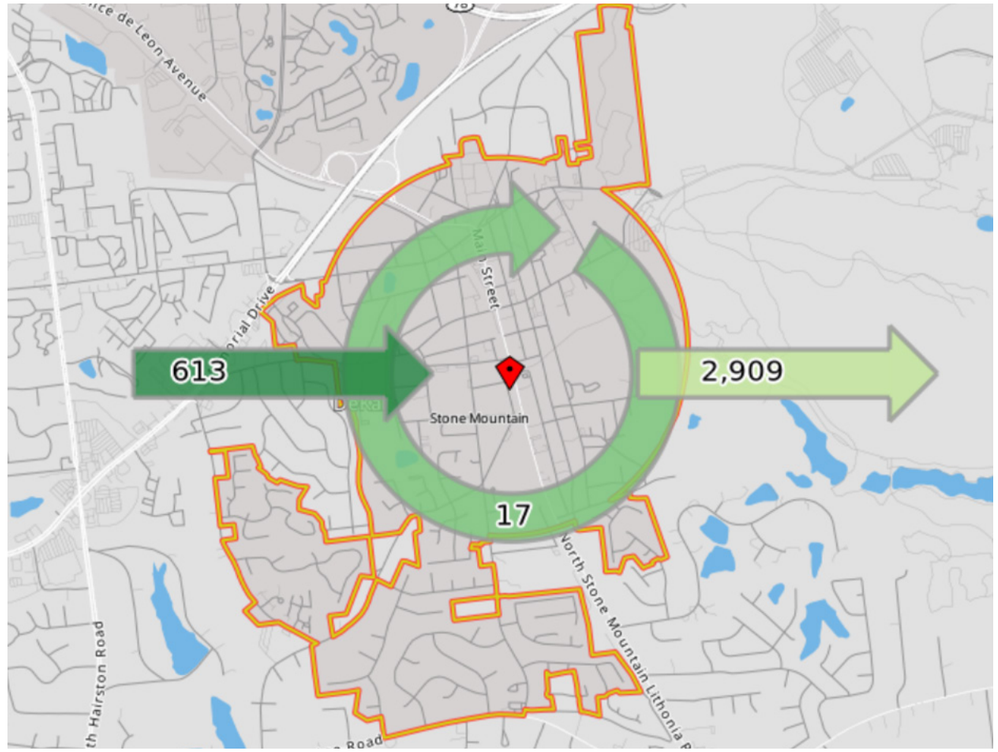
JOB SECTORS

The top three industries in which Stone Mountain residents work are Professional, Scientific, and Technical Services, which employs 21% of the population, followed closely by Educational Services at 20.5%, and finally Accommodation and Food Services at 14%.

Job Sectors
ACS 5-Year Estimates 2024



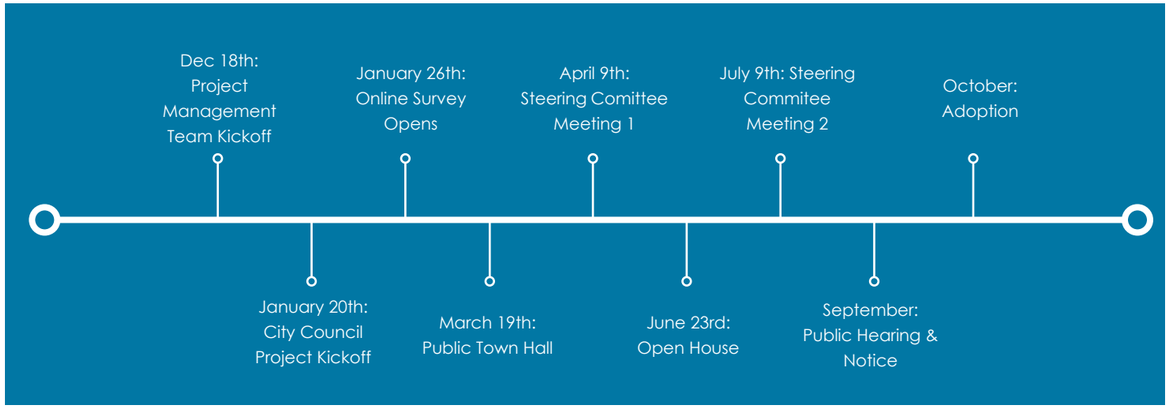
COMMUTING PATTERNS



The above data comes from the Census *On the Map* tool and illustrates work commute patterns. 613 people travel into Stone Mountain for their work, 17 residents are employed inside the city boundaries, and 2,909 residents travel outside of the city for work. The large number of residents who have to travel outside the city for work indicates a mismatch between the jobs available within the city limits and the skills of its residents. The more people who have to travel outside of the city to their jobs, the more congestion this causes on city streets, surrounding arterial roadways, and interstates.

COMMUNITY INPUT

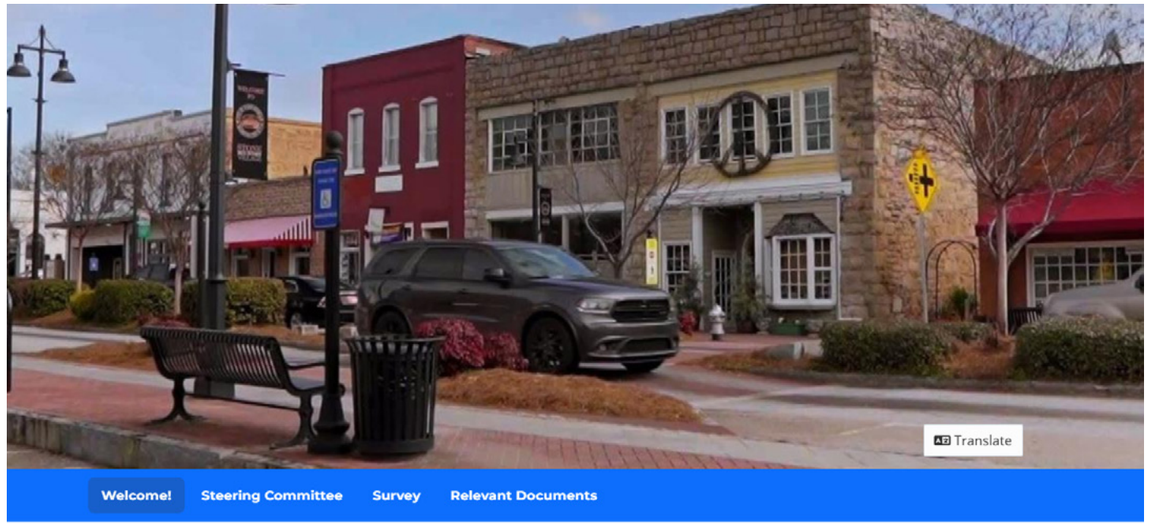
COMMUNITY ENGAGEMENT TIMELINE



COMMUNITY INPUT OPPORTUNITIES

A steering committee comprised of citizens, local business owners, elected and appointed officials, and city staff guided the creation of the 2026 comprehensive plan update. The steering committee met on multiple occasions, providing direction and feedback at key points in the process. In addition to emails sent directly to committee members, the city advertised committee meetings through the city's website and social media.

ARC and the city also hosted an open house on Tuesday, June 23rd at 5380 Studio located in Downtown Stone Mountain. Stakeholders also provided their input on priorities and goals via an online survey on the dedicated comprehensive plan website.



2026 Stone Mountain Comprehensive Plan Update

Public Input Website

SWOT Anlaysis

During the first steering committee meeting that ARC hosted in April, ARC staff led committee members through a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. Following is the feedback received:

Strengths

Strengths focused on Stone Mountain's culture and renewed energy in its civic insitutions.

1. Stone Mountain Park as a major attraction with new ownership bringing fresh energy
2. Active City Council and new elected officials bringing renewed momentum
3. Strong culture, history, and well-preserved character — recognized as one of the best preserved towns in the region; home to two of five historically Black communities in DeKalb County
4. Walkable core with good housing stock and four large parks, plus new playgrounds and updated facilities
5. Vibrant community identity: active arts scene, strong library, robust volunteer base, and civic organizations (Women's Club, Freemasons, community garden)
6. Improving relationships with CSX and DeKalb County; strong inter-city relationships
7. Unique assets no other city has: historic caboose, walking tours, 100+ year-old tree, outdoor gym, wind phone art installation, historic graveyard
8. Highway 78 access; active community communication networks

SWOT Anlaysis

Weakness

Weakness focused on infrastructure and process improvements the city needs to implement.

1. Limited draw to the city itself beyond the Park; 42 MARTA stops to get to downtown Atlanta
2. High Main Street vacancy rates; building renovation costs are prohibitive for most owners
3. Event space underutilized due to logistics and cost (rental fee)
4. 75% of tax revenue comes from residential; high millage rate with little room to increase
5. High turnover in city hall — 4 to 6 city managers in the last 5 years — undermining operational stability
6. Outdated technology: lagging city website, limited digital services, weak public communications and outreach
7. Antiquated ordinances slowing permitting; described as a nightmare for businesses
8. CSX easements complicating building ownership and redevelopment along the rail corridor
9. Placemaking momentum lost post-COVID; schools underperforming; difficulty attracting families
10. Lack of infill development and no clear strategy for MARTA brownfield

Opportunities

Opportunities focus on partnerships and tools to provide residents with updated services and innovative programming

1. Stone Mountain Park's new ownership — potential for a stronger, more intentional city partnership
2. MARTA Reach candidate status and rail corridor activation
3. Mayor's emphasis on tourism; new general administration bringing fresh direction
4. Rebranding opportunity: defining a distinct city identity, gateway signage, and consistent marketing
5. Museum concept to reframe the Stone Mountain narrative and draw new visitors
6. Targeted annexation along Memorial Drive to grow commercial tax base (goal: +5% revenue per year)
7. Infill development and MARTA brownfield redevelopment
8. Digitizing city services, modernizing the website, and publishing available facilities online
9. Stronger community partnerships; leveraging the 10,000+ member Facebook group; restoring live music programming
10. Faster and smoother permitting as a small city; food and business incubator opportunities
11. Educational opportunities — potential for magnet, charter, or mixed public/charter school

SWOT Anlaysis

Threats

Threats focus on changing conditions around and within Stone Mountain

1. Uncertainty about how the new Park ownership views its relationship with the city
2. Historical designation limiting building flexibility and creating ongoing financial upkeep burden
3. Risk of becoming an island city as Tucker and Clarkston expand and close off annexation corridors
4. City's history and current conditions are stigmatized, deterring investment and families
5. Aging underground infrastructure — clay piping and sinkholes already appearing
6. Sales tax reductions and lack of industrial zoning limiting revenue diversification
7. Too many short-term rentals (Airbnbs) crowding out permanent housing options
8. Stone Mountain Park closing its education center, removing a community anchor
9. CSX expanding paid parking lots — unclear what other city-impacting moves may follow

NEEDS & OPPORTUNITIES

From the public input and SWOT analysis with the steering committee, the following needs and opportunities emerged. They have been categorized to fit the elements within this comprehensive plan document.

LAND USE

1. Encourage mixed-use development
2. Explore redevelopment of the MARTA brownfields site
3. Seek easements from CSX to utilize land adjacent to the tracks

ECONOMIC DEVELOPMENT

1. Address high Main Street vacancy rates
2. Create an inviting downtown area
3. Recruit more restaurants, a small grocery store, and other shops to bring in business
4. Encourage sustainable growth
5. Increase access to retail and commercial options
6. Support tourism development
7. Expedite and modernize the city's permitting process

TRANSPORTATION

1. Explore options for redesign of the 5-Way intersection at James B. Rivers Memorial Drive
2. Fund infrastructure improvements across residential communities
3. Increase MARTA connectivity through the MARTA Reach Program

HOUSING

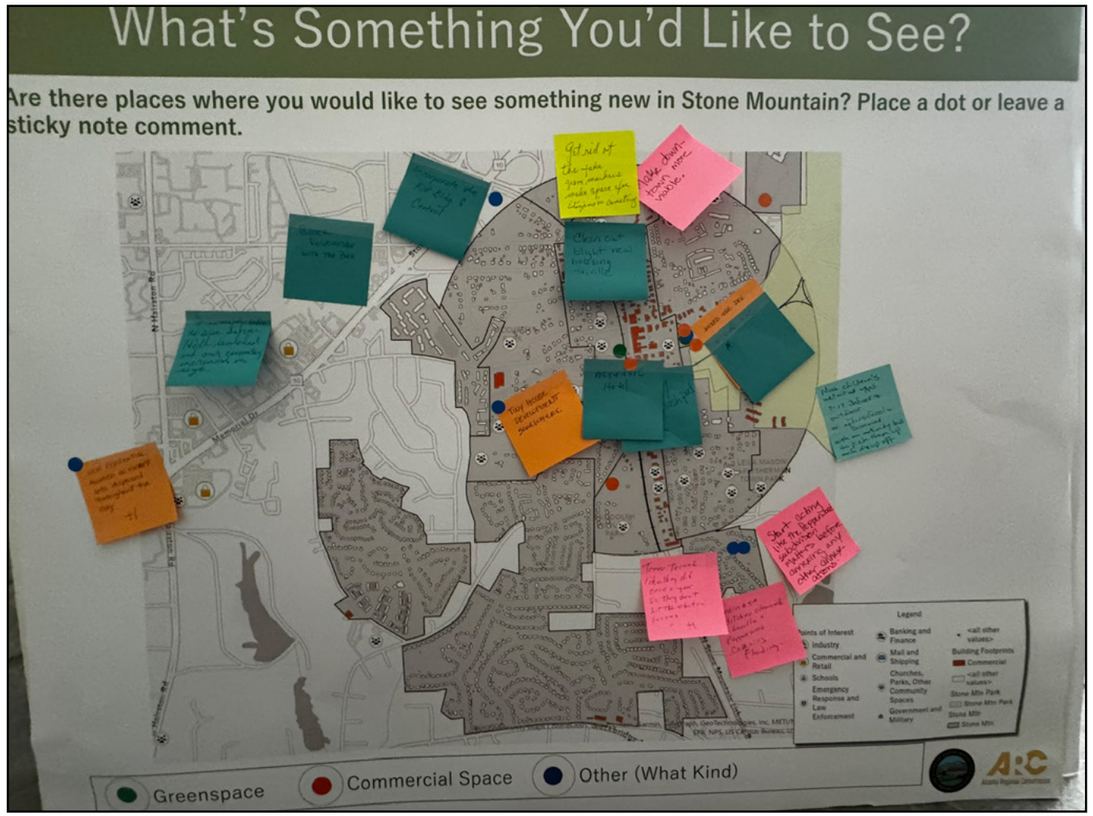
1. Allow alternative housing options like ADUs
2. Address Airbnb housing crowding the market
3. Allow/encourage infill development to increase housing stock and diversity types
4. Implement blight fees

HISTORIC & CULTURAL RESOURCES

1. Improve relationship with Stone Mountain Park
2. Host festivals on the Lawn
3. Recapture placemaking momentum lost during and after COVID
4. Reopen the Stone Mountain Museum
5. Complete and Conduct a Historical Survey to align preservation policies with identified areas.

NATURAL RESOURCES & RECREATION

1. Preserve and expand greenspaces
2. Incorporate children's outdoor activities in greenspaces and downtown
3. Explore adding a splash pad in downtown



STONE MOUNTAIN TOMORROW

PREVIOUS PLANS

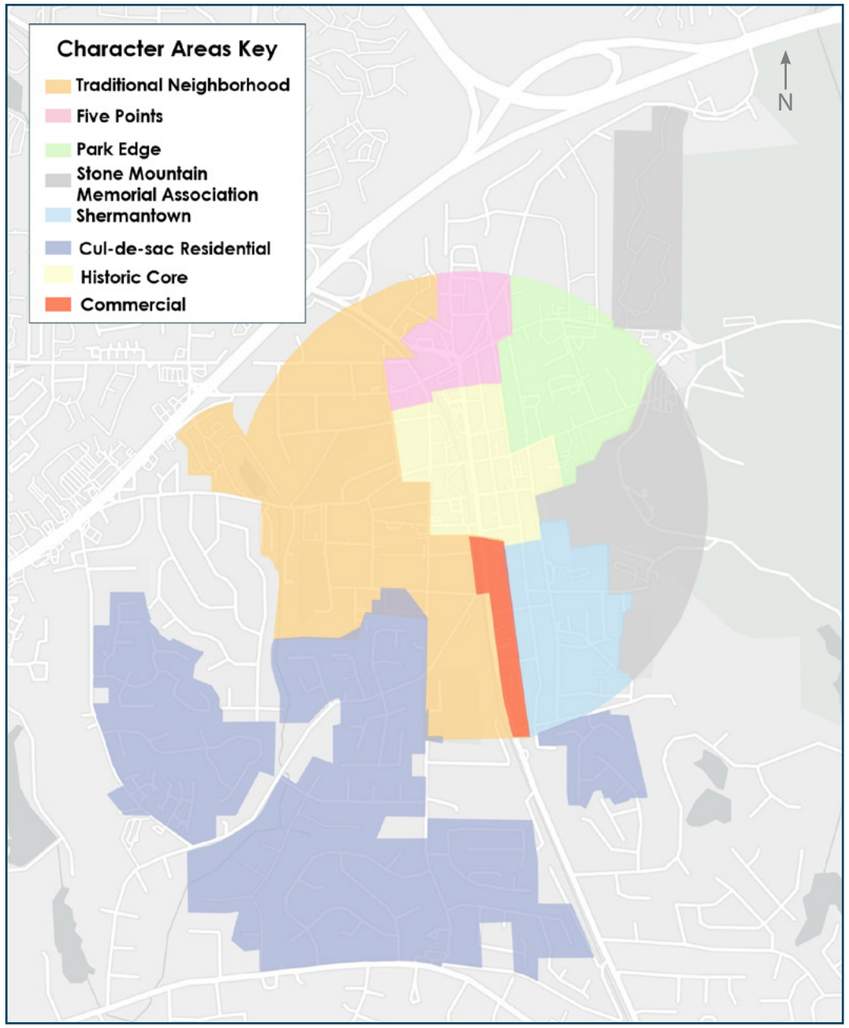
Goals and recommendations found in this section of the plan are influenced by current and previous studies. Below is the list of plans referenced.

1. **2026:** DeKalb County Comprehensive Plan (Ongoing)
2. **2025:** ULI mTap Plan: Downtown Revitalization Strategy
3. **2024 – 2028:** DeKalb County Consolidated Plan
4. **2023:** LCI - Connecting Parks, PATHs, Public Spaces
5. **2022:** DeKalb County Comprehensive Transportation Plan
6. **2021:** Stone Mountain Comprehensive Plan
7. **2020:** Stone Mountain Village Forward Plan (2020)
8. **2019 – 2023:** Consolidated Plan for HUD: Programs and Annual Action Plan
9. **2015:** Stone Mountain Village Neighborhood Improvements Plan

CHAPTER 4

LAND USE

CHARACTER AREA MAP



The Character Area Map is a representation of the community's vision for future development and redevelopment within the city. Each Character Area includes a narrative describing the land uses, desired development patterns, and implementation strategies as well as representative pictures of the type and style of development. It is important to note that the Character Area Map does not change the current zoning of any property but reflects policies that are intended to guide the city's land use decisions for the next five years.

CHARACTER AREAS

The following list of character areas corresponds to the Character Area Map on page 37. Character areas are sub-planning areas that have unique or special characteristics that require special attention in terms of future development. The character areas are listed below and include both a brief description of the area as well as a current picture(s) from those areas. The description also includes an explanation of desired development patterns, implementation strategies, and primary land uses. The City has retained a residential village atmosphere and many homes have been renovated in recent years. According to 2019 ACS estimates, the City is comprised of 2,714 housing units, with almost 50% owner-occupied and about 50% renter occupied. Most of the city is zoned for residential use. During the comprehensive plan process, the character of the residential community was identified as one of the leading reasons that Stone Mountain remains a desirable place to live. The legacy of its early 20th century "rural" resort roots has created a character that is unique among neighboring communities in central DeKalb.

HISTORIC CORE

The Historic Core is the focal point of the city of Stone Mountain. The future of the historic core will encompass physical and economic redevelopment and revitalization in a manner that is sensitive to the area's historic context. New development and redevelopment will increase the burgeoning mix of uses, which includes higher-density residential, retail, and office professional activities. The area is, and will continue to be, the hub of city offices, greenspaces, and links to regional transportation routes. The area will be pedestrian friendly and linked to other city neighborhoods through sidewalk and bicycle routes.







Stone Mountain's connection to the PATH network is another unique characteristic of the Town Center and should be expanded in the future, including more direct connections to greenspace and trail networks as well as linking parks to one another. All of these efforts, accompanied by the addition of sidewalks and creation of other pedestrian-friendly trail/bike routes will link neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. Public restrooms should also be constructed as part of the Main Street revitalization.

New construction in this area should be compatible with existing buildings; heights should be up to 54 feet or 4 stories for buildings facing Main Street and James B. Rivers Memorial Drive.

PRIMARY LAND USES

- Mixed use to include homes, offices, shops, greenspace, institutions, civic offices, and accomodations.
- Residential development reinforcing the traditional town center through a combination of historic home rehabilitation, compatible new infill development, and lofts located over retail spaces.
- Housing density should allow up to 20 units per acre.
- Office development is appropriate, especially as a second story use in historic buildings with ground floor retail.

DESIRED DEVELOPMENT PATTERNS

- Traditional "downtown" with large blocks lined with buildings that meet the street.
- Parking located in civic lots, lots located behind structures or on the street.
- Sidewalks are wide and include amenity areas for street trees, benches, and plantings.
- Roadways should have well marked and signalized crossings for pedestrians and cyclists.
- Support implementation of 2020 Village Forward Plan and 2023 LCI Plan
- Enforce historic district design guidelines and zoning regulations.



COMMERCIAL

Stone Mountain has several commercial areas that are declining and in need of redevelopment to be vital in the future. Comprised primarily of unattractive, vacant, or under-utilized strip shopping centers, these areas are characterized by auto-oriented design that creates a high degree of access for vehicular traffic. An excess of on-site parking and a lack of preserved open space characterize this area.

The designated commercial redevelopment areas are largely located in heavily traveled portions of the city. In order to increase activity in these areas, commercial redevelopment should focus on upgrades to the building and site aesthetics as well as the surrounding transportation network. In the future, these areas will be hubs for commercial and professional activity. Due to their locations, they will be more auto-oriented than the town center commercial areas, yet they will still maintain a high level of pedestrian accessibility.





DESIRED DEVELOPMENT PATTERNS

- Well connected to the major transportation routes they front as well as the residential areas to which they are adjacent.
- In the south Main Street corridor, future commercial development may remain auto-oriented, but there should be greater control on access points and overall aesthetics.
- Manufactured or "Butler" buildings are not appropriate in this area.
- The Memorial Drive area should create a more cohesive fabric for pedestrians, bicycles, and cars.

  Connection of the PATH Trail with Stone Mountain's internal bicycle and pedestrian trails, and coordination with nearby greenspace and the gateway(s) to the city.
- Green spaces should be provided in redeveloped commercial areas.

  Pedestrian seating, plantings, and trees should be incorporated into the site designs for all redevelopment projects, along with landscaping plans for the entrances, facades, and service areas of each building.
- Signage in these areas should be "monumental" in style and include architectural elements and surface treatments that are attractive and cohesive with the architecture of the surrounding structures.

PRIMARY LAND USE

- Commercial uses will dominate in these areas.
- Limited professional (office) and second story residential uses are also appropriate.
- Buildings should vary in height between one and two stories.
- Commercial development intensities should range between 10,000 and 25,000 square feet per acre.
- Pocket parks

CUL-DE-SAC RESIDENTIAL

The Cul-de-sac Residential, or Suburban Residential, character area encompasses much of the southern portion of the City of Stone Mountain. This area is currently, and will continue to be, characterized by larger lot residential development. These neighborhoods are comprised of typical suburban development from the 1970s through 1990s that exemplify the curvilinear street pattern and proliferation of cul-de-sacs and large lot sizes.



Houses have large setbacks from the street and development is auto oriented and does not promote pedestrian activity.
In recent years, some of the subdivisions in this area have experienced decline. Low rates of homeownership and lack of proper maintenance on the existing housing stock are factors contributing to the decline. In the future, the area will remain suburban in feel but redevelopment and rehabilitation efforts should seek to better integrate the area with the rest of Stone Mountain. Accessory dwelling units (ADUs) are appropriate due to the lot sizes and character of the neighborhoods. Small-scale, nodal commercial development will support the residential nature of the area as will the integration of parks and pedestrian facilities. Internal and external connectivity will be promoted (versus current cul-de-sac roadway design) to create alternative transportation routes.

DESIRED DEVELOPMENT PATTERNS

- Revitalize existing housing stock
- Target homeowners at varied price points.
- New single-family detached and attached houses.
- Limit cul-de-sac streets and promote street connectivity when feasible.
- Employ conservation style design to create common open space and recreation amenities
- Rehabilitation efforts should include streetscape improvements, such as sidewalks.

PRIMARY LAND USES

- Detached single-family residences with ADUs allowed
- Limited areas of multifamily housing (apartments) that may be rehabilitated, but should not be expanded in the future.
- Town houses, where appropriate.
- Overall density should stay within a 2 to 4 unit per acre range.





PARK EDGE

The City of Stone Mountain's location adjacent to Stone Mountain Park sets the precedent for open space and recreation amenities within the city. The Park Edge Character Area includes greenspace, recreation, and conservation uses as well as the Stone Mountain Memorial Association properties (Stone Mountain Park). The current development of the city reflects a strong commitment to providing active and passive greenspaces for the benefit of citizens and visitors. The vision for the future of greenspace in the city is the continued enhancement of existing parks and a steady increase in the amount of available active and passive green space. The city will also increase programming in existing greenspaces and seek opportunities to expand programming into new areas. Mixed use development should be allowed along James B. Rivers Memorial Drive.





PRIMARY LAND USES

- Detached single-family residences
- Townhouses, where appropriate
- Mixed use development fronting James B. Rivers Memorial Drive
- Park and Recreation Space, Civic Uses, Walking and Biking Trail Connections

DESIRED DEVELOPMENT PATTERNS

- Expansion, support and maintenance of PATH (bike trail connecting Stone Mountain Park with Atlanta) trails.
- Opportunities for new parks.
- Preserve and program current greenspace.
- Require new development to include greenspaces and/or small pocket parks for residents or development users.
- Adopt conservation subdivision regulations or greenspace set aside requirements.



SHERMANTOWN

Shermantown is the center of African American community and culture in the City of Stone Mountain. The condition of properties varies widely. Dilapidated or declining structures may adversely affect future development. Turning the tide of decline and re-establishing this area as a thriving, more self-sustaining community is the goal of future development and improvement initiatives in this character area. The vision for the future of Shermantown is a vibrant neighborhood where older structures are seamlessly interwoven with context sensitive infill development in safe, pedestrian-friendly arrangements. A healthy mix of residences, small commercial establishments, and institutions such as churches will characterize the area. A new square will create a community gathering space that pays homage to the historic commercial node of the neighborhood.





PRIMARY LAND USES

- Detached single family homes
- Compatible townhome development
- Compatible small multi-family residential development
- Neighborhood serving retail establishments (2,000 sq. ft. or less)
- Parks and open space

DESIRED DEVELOPMENT PATTERNS

- Traditional neighborhood development pattern
- Currently, streets are narrow and laid out in a somewhat irregular grid pattern.
- Houses and lots are small and have narrow setbacks.
- Maintain sidewalks and encourage installation of new ones where appropriate.
- Ensure connectivity of sidewalk network to community amenities.
- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single family residential development.
- Develop new multi-family homes with high quality design elements compatible with existing single-family homes.
- Establish pocket parks.

STONE MOUNTAIN MEMORIAL ASSC.

The Stone Mountain Memorial Association (SMMA) is an authority created in 1958 by the State of Georgia to manage Stone Mountain Park (Official Code of Georgia Annotated §12-3-190, "Stone Mountain Memorial Association Act"). A portion of the park's land is located within the city limits of Stone Mountain; however, the SMMA has land use control over this portion. Therefore, this Character Area is not detailed in regards to land use, desired development patterns and implementation strategies, as are the other Stone Mountain Character Areas. This area is highlighted in gray on the "Character Area Map" found on **page 37** of this plan.



TRADITIONAL NEIGHBORHOOD

In Stone Mountain, the stable, traditional neighborhoods are adjacent to the Historic Core in the northern half of the city. These neighborhoods are typically a mixture of older and newer housing. Some of the traditional neighborhoods are located in close proximity to neighborhoods in need of improvement, which could impact them over time if action is not taken to protect the stable areas from encroaching decline. Such actions include reinforcing stability by encouraging homeownership and an emphasis on maintaining or upgrading existing properties. The traditional neighborhood in Stone Mountain is able to seamlessly integrate various institutional uses including Champion Theme Charter School, McCurdy Park, the city Post Office and churches into the residential fabric through use of sidewalk connectivity and appropriately placed parking.

Most of the city's traditional neighborhoods fall within Stone Mountain's designated National Historic Register District, which represents the city's unique history and includes numerous significant architectural resources. The city's historic character will continue to be promoted and preserved through the sensitive treatment of renovations and new development in these neighborhoods.



DESIRED DEVELOPMENT PATTERNS

- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single-family residential development with historic character.
- Develop new single family homes on ¼ acre lots or less.
- Allow accessory dwelling units (ADUs)
- Develop new multifamily homes with high quality design elements compatible with existing single-family homes.
- Ensure installation of sidewalks to facilitate pedestrian activity.
- Ensure connectivity of sidewalk network to community amenities.
- Establish pocket parks.
- Strict code enforcement.

PRIMARY LAND USES

- Single-family dwelling units.
- Compatible townhome development.
- The addition of commercial uses into these areas is not appropriate due to the "skinny" street pattern and proximity to other commercial areas of the city.
- Institutional (schools, churches, etc.) and park uses that support a strong sense of community are appropriate

FIVE POINTS

The Five Points Character Area is the main entryway into the city and downtown Stone Mountain, which is designated as the Historic Core on the Character Area Map on page 37. Five Points gets its name from the five way intersection of E. Ponce de Leon Avenue, Silver Hill Road, James B. Rivers Memorial Drive, and Main Street. The future of Five Points should mirror the vision for the Historic Core, with context sensitive physical development, redevelopment, and revitalization. New development and redevelopment projects will increase the mix of uses in the city, which includes higher-density residential, retail, restaurant, and office professional activities. The Five Points area should be the transition into the historic downtown area, including future installation of monumental gateway signage indicating that residents and visitors have "arrived" in the heart of the City of Stone Mountain. Through future intersection improvements, the area will be pedestrian and bicyle friendly and provide a safe link between two active nodes.



FIVE POINTS

The installation of gateway signage at Five Points is an opportunity for the city to announce and celebrate its historic Main Street. A gateway and other improvements in this area will provide a positive first impression and facilitate access into the Historic Core. The image below is taken from the 2020 Village Forward Downtown Master Plan. It is intended to be representative of how a future gateway into downtown could be designed.

PRIMARY LAND USES

- Should include a monumental sign made of durable, high quality materials which is attractively designed. Potential design concepts are included in the 2020 Village Forward Plan.
- Gateway sign should be surrounded by special landscaping treatments that create a formal entry into the Historic Core and are clearly distinguishable from the surroundings.
- Special sidewalk and/or pavement treatments can be used to help establish gateways.
- Mixed use to include residential, offices, retail, restaurants, and greenspace.
- Residential development reinforcing the traditional town center through a combination of historic home rehabilitation, compatible new infill development, and lofts located over retail spaces.
- Housing density should allow up to 20 units per acre.
- Office development is appropriate, especially as a second story use in historic buildings with ground floor retail.

DESIRED DEVELOPMENT PATTERNS

- Blocks lined with buildings that meet the street.
- Parking located in lots located behind structures or on the street.
- Wide sidewalks with amenity areas for street trees, benches, and plantings.
- Roadways should have well marked and signalized crossings for pedestrians and cyclists.
- Support implementation of 2020 Village Forward Plan and 2023 LCI Plan vision for the area.

PREVIOUS RECOMMENDATIONS

LCI 2023 Recommendations:

- **Catalytic Activation Focus**: Future land uses to shift from purely structural mapping to a layered focus on activating four specific catalyst sites situated as key gateways along the Main Street corridor.
- **Mixed-Use Frontage Extensions**: Promote expanding the active, pedestrian-oriented footprint of the historic downtown core outward along Main Street toward James B. Rivers Memorial Drive to the north and Lucile Avenue to the south to support business growth.
- **Preserving Residential Fabric**: Reaffirm a commitment to maintaining existing stable single-family residential zoning while ensuring that any incoming multi-family housing or infill matches traditional neighborhood scale, setbacks, and local character.

2021 Comprehensive Plan Recommendations

- **Future Framework**: Make development decisions over the next 20 years that are systematically guided by a Future Land Use Map paired alongside a specialized Character Area Map.
- **Mixed-Use Integration**: Emphasized traditional downtown arrangements featuring multi-story structures (up to 2–3 stories) that support ground-floor commercial shops with residential lofts or office space located directly above.
- **Core Densities**: Land use inside the historic town center should allow for compact residential infill and rehabilitation up to a density of 12 units per acre.

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CHAPTER 5

ECONOMIC DEVELOPMENT

Residents' main concern for the city is economic development. Throughout engagement, the priority focused on actions that work to lower the barriers for small business ownership and revitalize the main street commercial corridor. The permitting and renovation process for Main Street buildings consistently came up as a barrier to rehabilitation. Current feedback and previous documents stress a need to balance the type of commercial wanted: one that serves neighborhood needs along with its proximity to a popular tourist attraction.

Previous studies provide economic development strategies that the city can build upon. The 2021 Comprehensive Plan recommendations are still relevant to what Stone Mountain residents want to see.



Source: City of Stone Mountain

CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Economic Development goals:

1. **Streamline Permitting & Business Onboarding**: Overhaul and digitize the city's antiquated permitting and zoning processes. Establish a clear, expedited "one-stop-shop" intake process for small businesses and building renovations along Main Street to lower entry barriers.
2. **Implement Blight Ordinances & Code Enforcement:** Enforce vacant property fees, blight taxes, and proactive code enforcement on dark or abandoned commercial storefronts on Main Street to compel property owners to rehabilitate, sell, or lease underutilized structures.
3. **Pursue Targeted Annexation along Memorial Drive:** Execute a commercial annexation strategy targeting property toward the Memorial Drive commercial corridor (nearing Clarkston and Tucker). This will capture new commercial tax revenue and expand the commercial tax base beyond the current 75% residential burden.
4. **Incentivize Downtown Commercial Catalyst Sites**: Partner with the Downtown Development Authority (DDA) to acquire and redevelop key catalyst parcels through adaptive reuse, density credits, and public-private partnerships to attract locally owned restaurants, a revenue generator, and a community grocer.
5. **Capture Stone Mountain Park Tourism:** Modernize downtown marketing, gateway directional signage, and cross-promotions to capture spending from the estimated 4 million annual visitors entering neighboring Stone Mountain Park.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Local Retail Recruitment: Prioritizes filling empty downtown storefronts by recruiting locally owned, community-serving retail businesses and establishing standardized, consistent business operating hours.
2. Target Clusters: Focuses external recruitment on designated high-wage industry clusters: Entrepreneurial Networked Professionals, Independent Artists/Performers, Technical Consulting, Motion Picture Production, and Computer Gaming.
3. Park & Commuter Synergy: Promotes strategies to capture revenue from the 4 million annual visitors traveling to adjacent Stone Mountain Park, alongside attracting employees from the nearby Stone Mountain Industrial Park.
4. Financial Incentives: Outlines near-term work goals to fully certify a Tax Allocation District (TAD), issue civic development bonds, and secure a state Opportunity Zone designation to foster business growth.

PREVIOUS RECOMMENDATIONS

ULI Mini Technical Assistance Panel (mTAP)

The Urban Land Institute's Center for Leadership Class of 2025 created a downtown revitalization strategy as one of its capstone projects.

This report was done as a mini technical assistance panel exploring three main goals for Stone Mountain:

1. Developing a property acquisition strategy, including identifying potential funding sources, guidance for investor/developer attraction, and incentive structuring.

2. Assistance in identifying potential highest and best uses for key catalyst parcels within Stone Mountain's downtown corridor.

3. Developing a strategy to partner with investors and developers to revitalize these buildings so that we can bring new businesses and additional tax revenue to our city.

Recommendations assume that the City of Stone Mountain and the DDA would acquire and redevelop properties to lease or sell. The study examined economic scenarios, created pro formas, and conducted site analysis for three properties.

Additional Strategies include:

- Up Zoning – the process of allowing for higher density development by changing the zoning pattern
- Adaptive Reuse – repurpose vacant and outdated existing structures for other, more desirable uses
- Offset strategies – allow for more intense development through density credits or land swap.

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces Leveraging Regional Tourism:

Capitalizes directly on the 4 million annual regional visitors traveling to neighboring Stone Mountain Park by building physical trail links and placing inviting downtown entries to systematically channel visitor foot traffic and bike spending into local commercial districts.

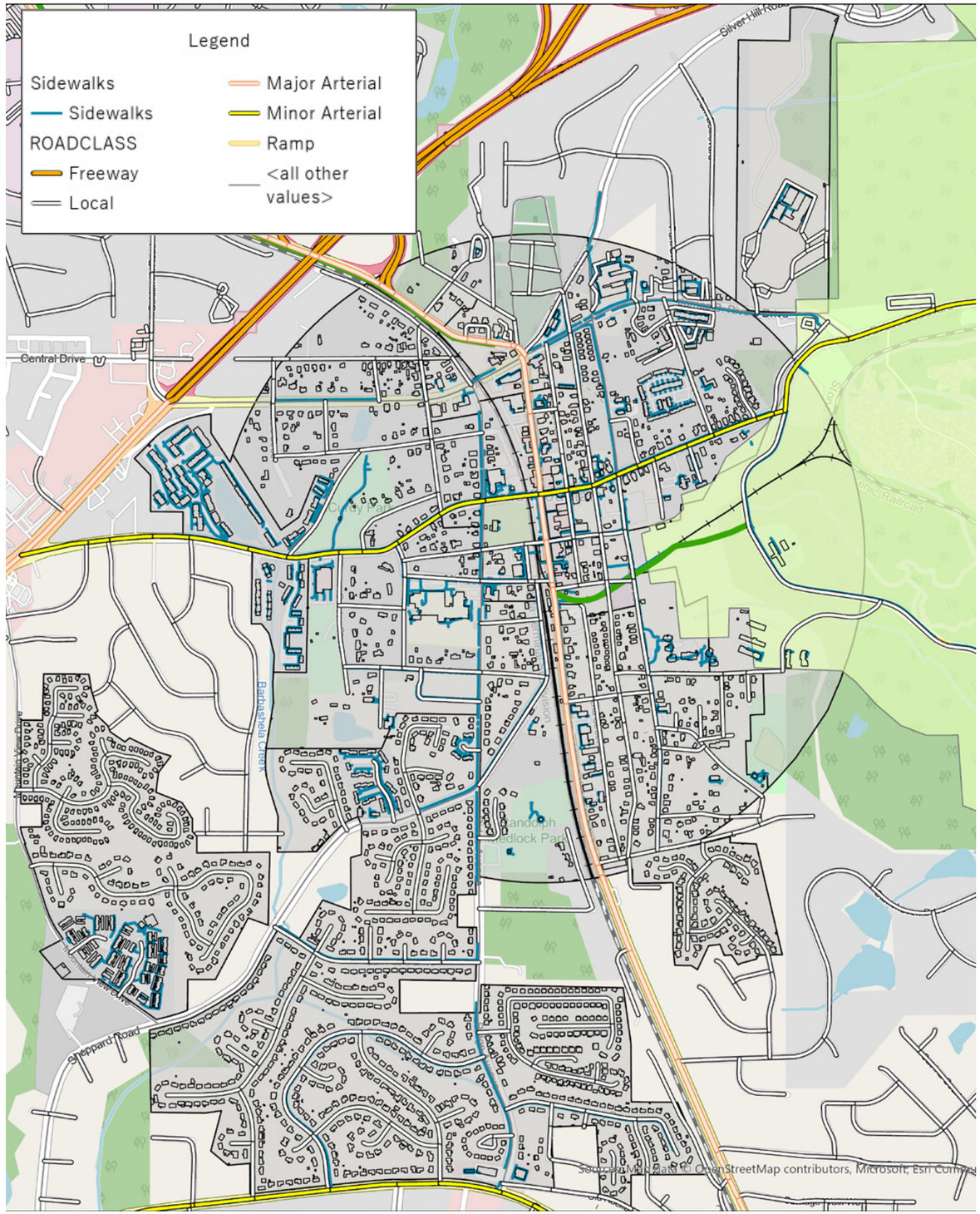
Activity-Based Revenue Generation: Outlines localized financing models using public art markets, pop-up events at the Baptist Lawn, corporate sponsorships, and a specialized Placemaking Reserve Fund to support small businesses.

Zoning Incentives for Placemaking: Proposes commercial overlay zoning incentives that allow private real estate developers to fulfill open space rules by directly funding public streetscape amenities, seating, and local artwork.

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CHAPTER 5

TRANSPORTATION



Transportation Statistics

ACS 2024

75%
Travel to work Alone

13%
Carpool

3.2%
Use Public Transportation

1.5%
Use Taxis/ Rideshares

6.7%
Work From Home

The Census data above shows the breakdown of how residents get to work.

The online survey and open house asked a few key questions about known transportation issues. Residents focused on redesigning the five-point intersection at James B. Rivers Memorial Drive and generally asked for infrastructure improvements throughout the city. Few mentioned how MARTA buses are inaccessible. Many respondents in the survey and open house asked for increased walkability and expanded multimodal transportation options to make the downtown area more viable. However, residents de-prioritized the 2021 comprehensive plan's goal of "Safe, Convenient Transportation System for All Modes."

At the open hose, residents were also asked where they live and where they work (if applicable) in Stone Mountain. Census data shows a majority of residents work outside of the city, with most earning less than the median income of DeKalb County.

CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Transportation goals:

1. **Redesign the "Five Points" Intersection:** Prioritize the redesign and signalization/intersection overhaul of the "Five Points" choke point at James B. Rivers Memorial Drive to reduce bottlenecks and improve safety for vehicles and pedestrians.
2. **Close the Regional PATH Trail Gap:** Complete the missing half-mile gap of the PATH Foundation trail through downtown, utilizing the recommended 2nd Street alignment (converting it to a single-lane road with a protected 10-foot multi-use path).
3. **Resolve the Southern Rail Corridor Divide:** Apply for federal grants (such as Reconnecting Communities) to construct a dedicated pedestrian/cycling overpass over the CSX tracks, while converting existing crossings (e.g., Lucile Avenue) into safe public crossings with pedestrian beacons.
4. **Implement Neighborhood Traffic Calming:** Install context-sensitive traffic calming (speed humps, curb extensions, signalized crosswalks) along residential cut-through corridors such as Ridge Avenue and 4th Street to curb commuter bypass traffic.
5. **Enhance Multimodal & Transit Connections:** Redesign West Mountain Street and James B. Rivers Drive into Complete Streets featuring minimum 6-foot sidewalks and bike lanes. Collaborate with MARTA to improve stop accessibility and explore MARTA Reach micro-transit options. Enhance multimodal accessibility and parking for golf carts, bicycles, and EV's.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Main Street Operations: Deploy a dedicated traffic infrastructure study to improve vehicular operations, balance traffic flow, and systematically lower congestion bottlenecks during standard commuter peak hours on Main Street.
2. Cut-Through Mitigation: Implement context-sensitive traffic calming measures directly within historic neighborhoods to block heavy commuter cut-through traffic bypasses.
3. Pedestrian Signalization: Tackles citywide multi-modal safety by installing updated pedestrian crosswalk warning light systems and wide sidewalk infrastructure. Active Trail Extensions: Accelerates continuous expansions and community path connectors into the regional PATH bicycle trail network.
4. Regional Transit Articulation: Coordinate with the DeKalb County Transit Master Plan to champion an aspirational Arterial Rapid Transit (ART) bus service line extending along Memorial Drive.
5. The City of Stone Mountain recently finished an LCI study in 2025 titled: Connecting Parks, Paths, and Public Spaces. Its goals were to:
    1. Create a connected bicycle and pedestrian friendly green network that connects neighborhoods to the city's park and public spaces
    2. Study Connectivity options to the current half-mile gap in the PATH trail through the center of the city
    3. Assess Existing Infrastructure and Identify needs (bike, parking, sidewalks, crossings, and park amenities)

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces

Closing the Regional PATH Trail Gap: Establish the completion of the final, missing half-mile gap in the regional trail network as the city's highest priority. It selects a 2nd Street alignment over other alternatives, converting the current two-way road into a single-lane, one-way street with a dedicated 10-foot multi-use path separated from vehicles by a rollover curb and planting buffer.

T**he 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. It proposes a phased local connection strategy:

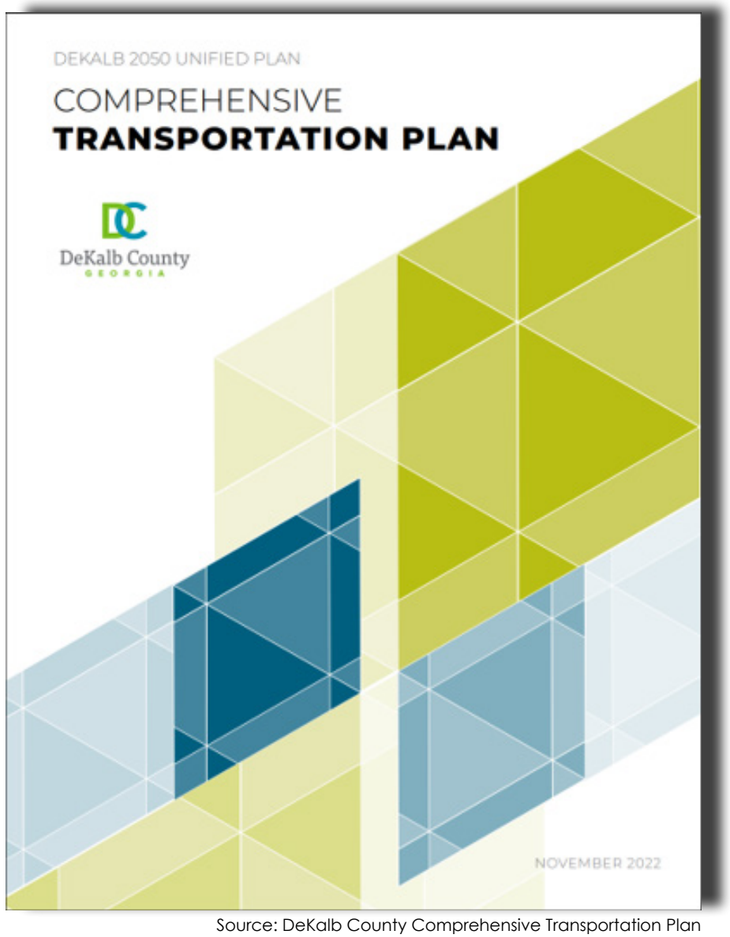
- Phase 1 (Immediate): Convert an existing private rail crossing at Lucile Avenue into a public crossing paired with a mid-block crossing and pedestrian warning beacons.
- Phase 2 (Long-Term): Securing a federal Reconnecting Communities grant to construct a dedicated pedestrian and cycling bridge directly over the tracks.

Complete Streets Access: Prepare multi-modal streetscape redesigns for James B. Rivers Memorial Drive and West Mountain Street, incorporating 6-foot minimum sidewalks, dedicated bicycle lanes, and advanced bus shelters with built-in public art.

PREVIOUS RECOMMENDATIONS

DeKalb Comprehensive Transportation Plan (CTP)

As part of DeKalb's unified 2050 plan, a comprehensive transportation plan was conducted in 2022. This plan's strategy specifically incorporates a "Universe of Projects" to assist with the development of a recommended project list. Because of this, there's an overlap in many of the plan's goals and identified projects with Stone Mountain's LCI study areas and Comprehensive Plan goals.



Source: DeKalb County Comprehensive Transportation Plan

CHAPTER 7

HOUSING

Housing was a moderate priority for residents throughout engagement. Most residents want to see modern, affordable housing options such as ADUs. They would also like to see housing as part of traditional mixed-use development in downtown to address vacant and blighted property in the form of residential units above ground level retail, restaurants, and services. Along with affordable housing development, residents would like the city to implement an expedited permitting process for all development and building, but especially for building renovation and rehabilitation projects.



CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Housing goals:

1. **Legalize Alternative & Missing Middle Housing**: Update zoning codes to remove minimum lot sizes and permit Accessory Dwelling Units (ADUs), triplexes/quadplexes, townhomes, and tiny home infill developments to increase overall housing diversity.
2. **Encourage Mixed-Use Upper-Story Residential**: Promote zoning that allows residential lofts and apartments located above ground-floor retail and dining spaces along Main Street and surrounding downtown character areas.
3. **Neighborhood Stabilization**: Focus code abatement and infill revitalization on vulnerable pockets in the Cul-de-sac and Traditional Residential zones, ensuring new infill matches existing architectural scale and setbacks.
4. **Strengthen Homeownership & Anti-Displacement Measures**: Leverage DeKalb County housing programs and Community HOME Investment Program (CHIP) grants to help fixed-income homeowners restore aging homes while establishing owner-occupancy assistance to reduce cost burdens.

HOUSING SNAPSHOT

Census data shows that 75% of renters are cost-burdened and 42% of homeowners are cost-burdened. This is backed further by the ARC's Metro Atlanta Housing Toolkit, found on the next page. The City of Stone Mountain is considered at risk of becoming a rapidly changing neighborhood due to its mostly at-risk residents. The focus on smaller and denser housing types offers opportunities to increase affordability and make the city more resilient to rapid change.

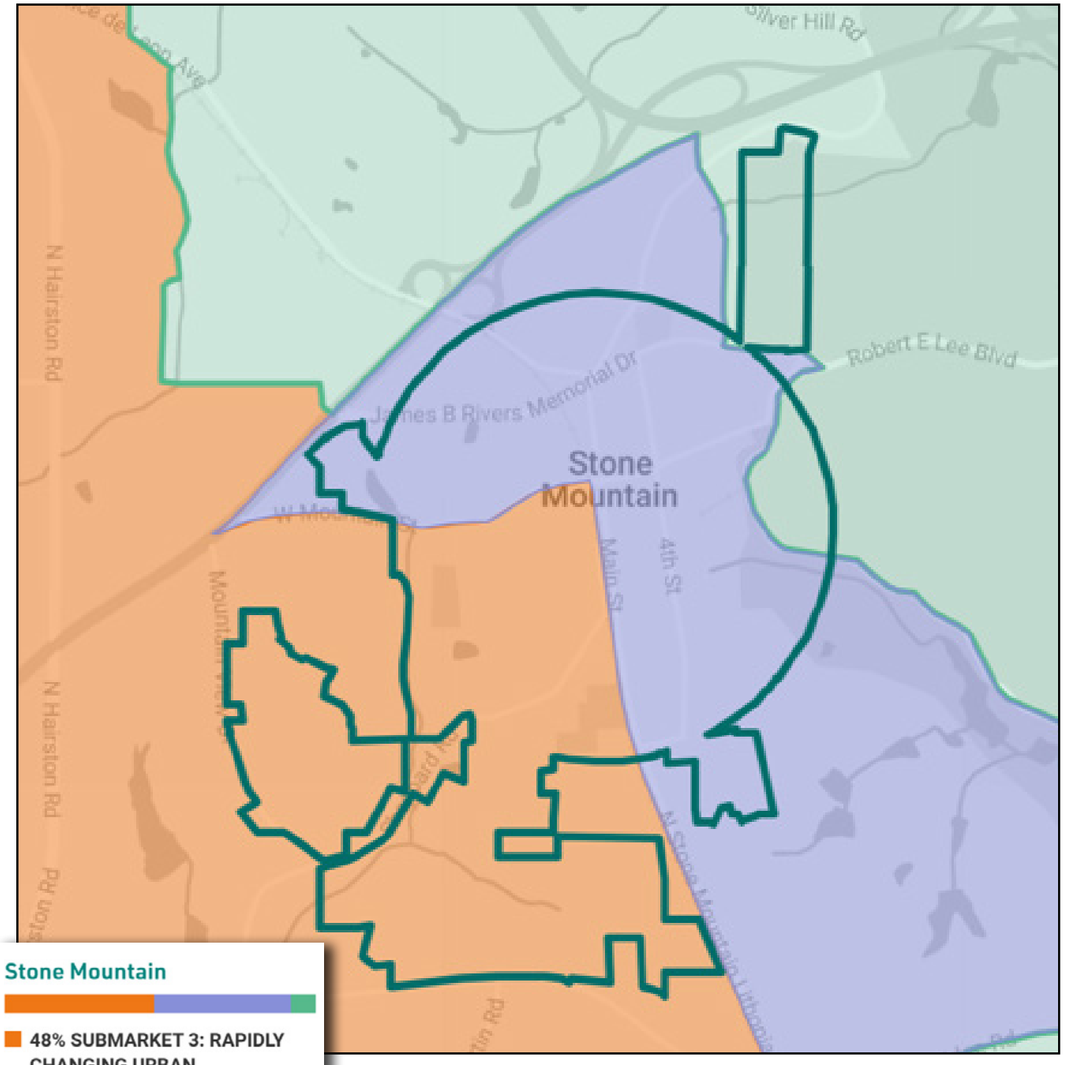
2,714
Housing Units

88%
Occupancy

49.8%
Owner Occupied

$206,400
Median Home Value

HOUSING SNAPSHOT



PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Addressing Blight: Establishes targeted local ordinances, strict code enforcement, and code abatement options to clean up unsafe vacant properties, buildings, and lots.
2. Rehabilitation Funding: Mandates creating housing redevelopment plans utilizing the state's Community HOME Investment Program (CHIP) to assist fixed-income or aging residents with home renovations.
3. Tenure Stabilization: Seeks to balance renter-to-owner ratios by actively creating programs that facilitate long-term homeownership, particularly targeting young incoming families.
4. Preserving Affordability: Commits to equitable housing expansion that protects organic affordability while safely boosting home values via proactive neighborhood branding.

DeKalb County's Comprehensive Housing Plan

DeKalb County's first ever comprehensive housing plan is underway. The County has identified five top priorities from stakeholder engagement including:

1. Reducing housing cost burdens, followed by preserving existing affordable housing.
2. Desired housing types are not available
3. Preference for single-family housing but open to small-scale multifamily options
4. School quality is influential to where people want to live
5. Develop homes affordable to buy on less than $100,000 a year

Although a moderate priority, many of the identified goals in DeKalb's Comprehensive Housing Plan align with feedback heard during the city's comprehensive planning process. Stone Mountain should look to leverage alignment between county and city officials to preserve and expand housing affordability within its boundaries.

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. Affordable Housing Protection: Integrates specialized affordable housing and inclusive economic analyses explicitly to mitigate resident displacement and protect long-term affordability as new infrastructure investments arrive.
2. Neighborhood Equity Links: Focuses urban reinvestment toward the city's southern neighborhoods to ensure vulnerable or lower-income residents gain reliable, non-vehicular access to municipal assets.



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CHAPTER 8

HISTORIC, ARTS & CULTURAL RESOURCES

CURRENT RECOMMENDATIONS

Historic and cultural art resources were a moderate policy priority for residents. Many of the recommendations from the 2021 Comprehensive plan are still relevant. Historic preservation should be emphasized along Main Street and in Shermantown.

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Historic and Arts/ Cultural Resources goals:

1. **Restore and Reactivate the Historic Train Depot:** Complete structural capital improvements on the historic train depot to fully transform it into an active visitor welcome center, transit hub, and local history museum.
2. **Preserve and Elevate Shermantown**: Protect the cultural heritage and physical structures of Historic Shermantown. Develop a designated "Shermantown Square" to serve as a community gathering space, local marketplace, and historical focal point.
3. **Enforce Local Historic District Guidelines**: Maintain strict architectural design guidelines via the Historic Preservation Commission to restrict non-contextual exterior modifications or modern structural materials (such as metal "Butler" buildings) in the core historic district.
4. **Expand Public Arts & Civic Events**: Partner with ART Station and local artists to fund interactive public art installations, murals, dynamic crosswalk art, and seasonal event programming on Lawn on the Main and Main Street.
5. **Conduct a Historical Resource Survey:** Conduct a Historical resource survey that identifies, records, and evaluates buildings, structures, sites, and landscapes within the City of Stone Mountain. This will update and develop historic preservation codes that will infrom goals listed above.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Preservation Enforcement: Restricts modern, uncharacteristic building materials in the historic center (such as manufactured or "Butler" metal buildings) by strictly enforcing local Historic Preservation Commission design guidelines.
2. Train Depot Renovation: Allocates capital funds to continue a multi-stage structural restoration of the Historic Train Depot, cementing its adaptive reuse as a community museum, meeting space, and public welcome center.
3. Arts Partnerships: Directly funds structural upgrades to the prominent downtown multi-disciplinary arts facility, ART Station, while executing public art programming to support local creators.
4. Honoring Cultural Significance: Explicitly requires that all future infill construction and development projects respect and pay homage to the city's unique history, including the African-American community and culture centered in historic Shermantown.



Source: City of Stone Mountain

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. Thematic Public Realm Art: Collaborate with local groups like ART Station to deploy an annual, funded public art stream featuring murals, sculptures, dynamic asphalt art, and interactive storytelling walls reflecting the city's unique railroad and cultural history.
2. Train Depot Integration: Continue to advance the ongoing gateway program and complete structural renovations to the Historic Train Depot, locking it in as an active visitor center and core trailhead hub.
3. Celebrating Diverse Neighborhoods: Mandate that new public spaces, gateway kiosks, and art panels permanently celebrate and elevate the local voices and historic narratives of the community.

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CHAPTER 9

NATURAL RESOURCES AND SUSTAINABILITY

CURRENT RECOMMENDATIONS

Natural resources were a top priority for residents. According to the survey, preserving greenspace was the second highest priority. Feedback also called for more greenspace activation, with residents asking for outdoor recreation and programs for children. From the 2021 Comprehensive plan, many of the policy recommendations are carried over and are built upon by the 2023 LCI study.



Source: City of Stone Mountain

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Natural Resources and Sustainability goals:

1. **Establish the Downtown "Green Loop":** Implement a continuous multi-use Green Loop trail featuring marked 8-foot-wide paths to seamlessly connect downtown, local neighborhood parks (VFW, McCurdy), and Stone Mountain Park.
2. **Develop Active Outdoor Amenities for Youth:** Expand children's recreational infrastructure across existing greenspaces, including the addition of a downtown public splash pad/water feature and interactive outdoor play equipment.
3. **Incorporate Green Infrastructure & Open Space Mandates:** Require an appropriate dedication of open space/greenspace for all commercial redevelopment, depending on the scale and/or size of the property. Encourage pervious paving, bioswales, and rain gardens to manage stormwater runoff and mitigate urban heat.
4. **Protect Tree Canopy and Environmental Buffers:** Adopt conservation-style subdivision regulations that enforce tree canopy retention and safeguard local stream corridors (such as Barbashela Creek) from impervious surface runoff.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations:

1. Green Open Spaces: Enforces strict environmental zoning policies, including an automated requirement that a minimum of 20% open space be completely retained on all newly developed transitional commercial lots.
2. Park & Trail Connectivity: Replaces large-scale environmental trail plans with hyper-focused, viable path linkages that naturally connect local community parks (like linking VFW Park and McCurdy Park).
3. Conservation Design: Mandates the implementation of conservation style subdivision regulations or green space set-asides to seamlessly protect urban tree canopies.
4. Stream & Resource Restoration: Identifies the widespread threat of impervious concrete surfaces on natural streams (such as Barbashela Creek) and outlines long-term policies for direct stream restoration.

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. The Green Loop: Replace previously canceled environmental stream trail concepts with a continuous, citywide Green Loop. A minimum 8-foot-wide multi-use pedestrian and bicycle trail network designed with an identifiable green sidewalk band to seamlessly connect local parks.
2. The Baptist Lawn Facility: Dedicate a key vacant downtown property for transformation into a green, special-use public space equipped with native vegetation, planting beds, and water feature access to filter local runoff while minimizing urban heat.

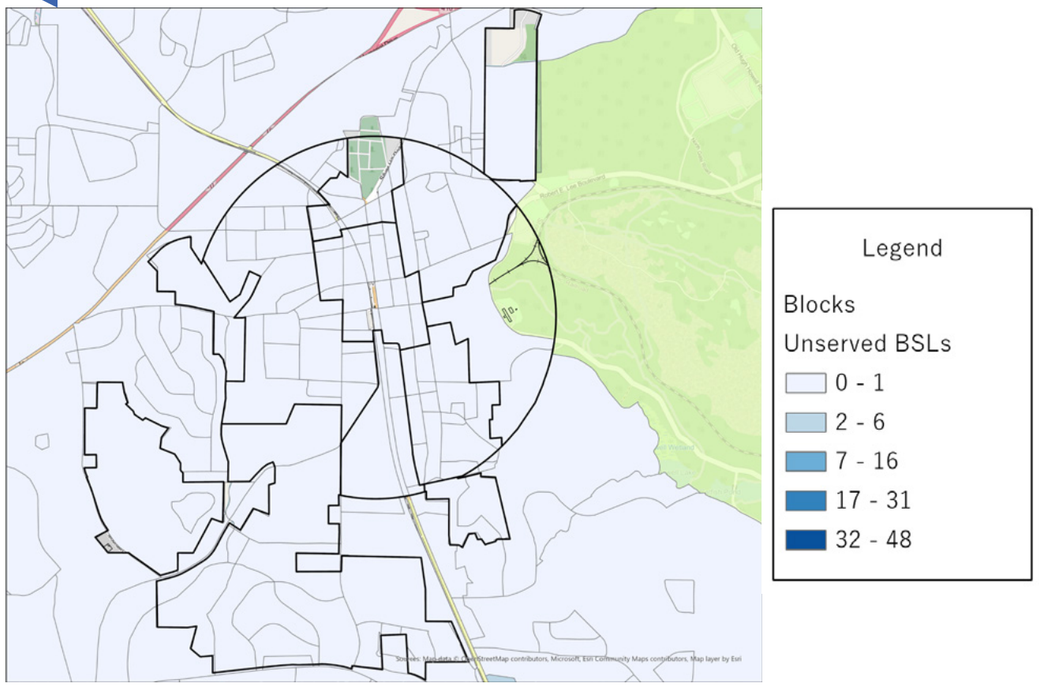


Source: City of Stone Mountain

CHAPTER 10

BROADBAND

STATUS



According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in DeKalb County were unserved by broadband as of 2025. The visual above illustrates that all of Stone Mountain is served by broadband. To further attract people and businesses to Stone Mountain's commercial corridors, the city should consider offering municipally provided WI-FI service.

The City should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.

CHAPTER 11

REPORT OF ACCOMPLISHMENTS

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Housing								**Completed, Underway, Postponed, Cancelled**
Create ordinance and enforcement plan to address blight.	X	X				City	Staff Time	Completed
Create redevelopment plan for housing in conjunction with planned future Community HOME Investment Program (CHIP) application submittal.	X	X				City	CHIP funding	Cancelled: The City was unable to complete this initiative due to staff turnover within the Community Development Department and the resulting transition in departmental responsibilities and priorities.
Economic Development								
Certify TAD and issue bond.	X	X	X			City	$25,000	Underway
Pursue designation as a State of Georgia Opportunity Zone for Westgate.	X	X	X			DDA, GA DCA	Staff Time	Cancelled: The City prioritized other strategic initiatives, including land acquisition and redevelopment efforts.
Continue dialogue with DeKalb County and Carl Vinson Institute of	X	X				City	Staff Time	Underway
Recruit a major grocery store chain.	X	X	X			City, DDA, Private	Staff Time	Postponed: The City is actively identifying suitable properties and potential grocery retailers to determine viable opportunities for attracting a major grocery store to the community.
Develop property maintenance enforcement and abatement options for buildings in downtown district	X	X	X			City	Staff Time	Cancelled: Additional research and coordination with neighboring municipalities is ongoing to identify effective property maintenance enforcement and abatement strategies that can be appropriately implemented within the Downtown District.

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Natural and Cultural Resources								
Provide targeted connections between parks, e.g., connect VFW and McCurdy Park. Plan for major street crossings, traffic control devices, etc.	X	X	X	X	X	City	General fund	Underway
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	General fund	Underway
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Staff Time, DDA	Underway
Develop plan to utilize the Pavilion property and make it available as a community gathering place.	X	X				City, DDA, Private	Staff Time	Underway
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for	X	X	X	X	X	City, DDA, Grants	$1,500,000	Underway
Transportation								
Continue restoration of granite curbing.	X	X	X	X	X	City, Private	General Fund, Private Funds	Cancelled: The City is pursuing additional funding opportunities to support and complete the continued restoration of granite curbing throughout the community.
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	$80,000	Underway
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X	X	X	City, CSX	$158,000	Underway
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, General Fund	Underway
Implement parking plan using recent Parking Study as guide.	X	X				City	Staff Time	Underway

CHAPTER 12

COMMUNITY WORK PROGRAM

Community Work Program for 2027-2031

Project	2027	2028	2029	2030	2031	Responsibility	Cost Estimate	Funding Sources
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 to expand children's recreational infrastructure	X	X	X			City	Estimated $250,000 - $1,000,000	LWCF Grants, Local Sponsorships, DDA, SPLOST
LCI Study Reccomendation: Prioritize Lawn on Main as a pilot event space for events, markets, and festivals as a model for other identified sites.	X	X	X			City	Staff Time	AARP Community Challenge Grant, CDBG, General Fund
Transportation								
Redesign "Five Points" Intersection, the intersection of James B. Rivers Drive and Main Street to improve pedestrian and vehicular experiences, using complete street principles	X	X	X	X	X	City	Estimated $1.8 - $4.2M	GDOT, DeKalb County, ARC, SPLOST, Georgia Transportation Infrastructure Bank (GTIB)
Close PATH Trail Gap via 2nd Street Alignment by developing a complete street and 10-foot wide multi-use path with buffer landscaping	X	X	X	X	X	City + PATH Foundation	Estimated $2M	PATH Foundation, TAP Grants, DeKalb County, SS4A, SPLOST
Establish a Downtown "Green Loop": A phased development pattern that establishes a continuous citywide multiuse path linking key public spaces	X	X	X	X		City + PATH Foundation	Costs vary with each phase	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP), DNR, TIP, DeKalb County, TAP, SS4A, County SPLOST
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	Estimates range from $150k to $5M, depending on type of crossing (at grade, underpass, pedestrian bridge, etc.)	ARC, LCI, Local Budget
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	Estimated $80,000	General Fund, PATH Foundation, SPLOST
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X			City, CSX	Estimated $158,000	General Fund, CSX, Grants, SPLOST

Project	2027	2028	2029	2030	2031	Responsibility	Cost Estimate	Funding Sources
Housing/Community Development								
Update Zoning for ADUs & Missing Middle Housing to expand housing options for future residents	X	X	X			City	Existing Staff Resources	General Fund
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan to enhance a cohesive placemaking effort	X	X	X	X	X	City, DDA, GDOT	$32,832 Existing Staff Resources	DDA
LCI Study Reccomendation: Establish a Placemaking Reserve Fund, dedicate an annual budget or percentage of funds to maintain and activate spaces	X	X	X	X	X	City	Staff Time	Finance Department, City Council, TSPLOST
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	Estimated $1,500,000	SPLOST
Economic Development								
Streamline Permitting & Business Onboarding	X	X				City	Staff Time	General Fund
Enforce Blight Ordinances & Code Enforcement	X	X				City	Staff Time	General Fund
Target Commercial Annexation & Continue Dialogue with DeKalb County and Carl Vinson Institute of Government regarding countywide plan for annexation	X	X	X	X	X	City/County	Staff Time	General Fund
Maintain Certified TAD	X	X	X	X	X	City/County	Staff Time	General Fund
Attract a quality grocery store operator to establish a location within the City	X	X	X	X	X	City,DDA	Staff Time	General Fund
Historic Resources/Placemaking								
Develop "Shermantown Square" & Cultural Preservation	X	X	X	X	X	City	Staff Time, HPC	General Fund
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	$230,000 - $360,000	General Fund

APPENDIX

330-503639 12/11,12/18
City of Chamblee
++2026 Meeting Calendar for the Mayor and City Council++
Regular meetings are held on the third Tuesday at 6:00 pm with the Work Session held the preceding Thursday at 6:00 pm of each month. Meetings are held at the City of Chamblee City Hall, 3518 Broad Street, Chamblee, GA 30341 in the City Council Chambers.

January 15 (Work Session) and 20 (Council Meeting)

February 12 (Work Session) and 17 (Council Meeting)

March 12 (Work Session) and 17 (Council Meeting)

April 16 (Work Session) and 21 (Council Meeting)

May 14 (Work Session) and 19 (Council Meeting)

June 11 (Work Session) and 16 (Council Meeting)

July 16 (Work Session) and 21 (Council Meeting)

August 13 (Work Session) and 18 (Council Meeting)

September 10 (Work Session) and 15 (Council Meeting)

October 15 (Work Session) and 20 (Council Meeting)

November 12 (Work Session) and 17 (Council Meeting)

December 10 (Work Session) and 15 (Council Meeting)

330-503640 12/11,12/18
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012
The vehicles subject to liens as stated above are identified as:

++Nissan 2011 Altima 1N4AL2AP2BN439781++ TAG# SFK9636 GA

Chevrolet 2016 CRUZE LIMITED 1G1PE5SB5G7171073 TAG# <unknown>

Chevrolet 2014 CRUZE 1G1PC5SB1E7441581 TAG# X4647 FL

Nissan 2011 Sentra 3N1AB6APXBL622949 TAG# LAD1955 NC

Kia 2011 SOUL KNDJT2A15B7736165 TAG# DL01F82 GA

Toyota 2002 Avalon 4T1BF28B52U224302 TAG# SGH2485 GA

Ford 2012 FUSION 3FAHP0HA7CR267531 TAG# SAN6825 GA

Nissan 2012 Altima 1N4BL2AP7CC138036 TAG# <unknown>

Mercedes Benz 2009 GL CLASS 4JGBF71E59A510809 TAG# P7024732 GA

Hyundai 2016 Sonata 5NPE34AF6GH311968 TAG# P7065817 GA

Chevrolet 2000 Suburban 3GNEC16T0YG224839 TAG# AZB3494 GA

Nissan 2018 Sentra 3N1AB7AP0JY272965 TAG# SIX6546 GA

Nissan 2004 Maxima 1N4BA41E54C859621 TAG# CUL7094 GA

BMW 2012 3-Series WBA3A5C54CF349966 TAG# <unknown>

Nissan 2014 Altima 1N4AL3APXEC123972 TAG# <unknown>

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

678-210-0245

330-503641 12/11,12/18
Public Notice
VEHICLE(S): ++2013 BMW 5 2 8 i VIN:WBAXG5C55DDY33089; 2014 CHRYSLER 300 VIN:2C3CCAAG4EH378089; 2016 MERCEDES GLA 250 VIN:WDCTG4GB8GJ212604++

You are hereby notified, in accordance with OCGA 40-11-19(b)(2), that the above-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at 2455 ELLENWOOD, GA. Anyone with an ownership interest in this vehicle should contact the following business immediately.
MAINSOURCE TITLE SERVICES LLC
8735 Dunwoody Pl Ste 11043
Atlanta, GA 30350
(229) 290-4900

330-503648 12/11,12/18
PUBLIC NOTICE OF ABANDONED MOTOR VEHICLE
State of Georgia County of DeKalb
Notice is hereby given that the undersigned, pursuant to the Georgia Abandoned Motor Vehicle Act (O.C.G.A. § 40-11-1 et seq.), has taken possession of the following abandoned vehicle:

Year: 2012
Make/Model: MERCEDES C 300
Vehicle Identification Number (VIN): WDDGF8BB3CF910033
License Plate: SFF2332
Color: SILVER

Year: 2021
Make/Model: RAM 1500
Vehicle Identification Number (VIN): 1C6SRFJT8MN773521
License Plate: CZN1320
Color: BLUE

Year: 2023
Make/Model: HONDA CIVIC
Vehicle Identification Number (VIN): 2HGFE2F5XPH533362
License Plate: N/A
Color: BLUE

Year: 2010
Make/Model: MERCEDES C CLASS
Vehicle Identification Number (VIN): WDDGF5EB5AF477998
License Plate: CSF7319
Color: GRAY

Year: 2020
Make/Model: DODGE CHARGER
Vehicle Identification Number (VIN): 2C3CDXGJ7LH160468
License Plate: N/A
Color: WHITE

Year: 2024
Make/Model: KIA K5
Vehicle Identification Number (VIN): 5XXG64J22RG260514
License Plate: CZU2322
Color: GRAY

Year: 2008
Make/Model: MERCEDES R350
Vehicle Identification Number (VIN): 4JGCB65EX8A068404
License Plate: CWQ3395
Color: LIGHT BLUE

Year: 2022
Make/Model: TOYOTA COROLLA
Vehicle Identification Number (VIN): JTDS4MCEXNJ096524
License Plate: SHL6152
Color: SILVER

Year: 2013
Make/Model: DODGE CHARGER
Vehicle Identification Number (VIN): 2C3CDXBG7DH502241
License Plate: DBI1447
Color: WHITE

Current storage location:
7043 Rogers Lake Rd, Lithonia, United States
Owner/lienholder or interested parties must pay all towing, storage, and related fees by:
January 2, 2026
Vehicle holder contact information:
Address: 7043 Rogers Lake Rd, Lithonia, GA 30058
Phone: (404) 508-0246
Email: liahw@southdekalbtowing.com
If the vehicle is not claimed by the above deadline, it will be sold or disposed of in accordance with Georgia law.
Date of Publication:12-11-2025
Name of Business/Individual Filing Notice:South DeKalb Towing, Inc.
++2012 MERCEDES C 300 (VIN): WDDGF8BB3CF910033++

330-503650 12/18,1/8
City of Stone Mountain
NOTICE TO THE PUBLIC
The City of Stone Mountain Mayor and Council will hold an initial public hearing regarding the City's 2025 Comprehensive Plan Update at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083, on **++January 20, 2026, at 6:30 P.M.++**
The purpose of this hearing is to brief the community on the process to be used to develop the plan update and opportunities for public participation in plan development, as well as to obtain input on the proposed planning process.
All interested parties should attend. Questions should be directed to Tamaya Huff, Planning Manager, at thuff@stonemountaincity.org or (770) 498-8984.

330-503694 12/18,12/25
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012
The vehicles subject to liens as stated above are identified as:

++Chevrolet 2013 CRUZE 1G1PA5SH3D7153196 TAG# E5033446 GA++

Kia 2018 Optima 5XXGT4L3XJG211726 TAG# SHE0633 GA

Hyundai 2018 Sonata 5NPE24AF8JH641279 TAG# <unknown>

Ford 2010 FUSION 3FADP0L32AR427836 TAG# SLK9579 GA

Chevrolet 2004 Aveo KL1TJ62624B251084 TAG# <unknown>

Chevrolet 2014 Malibu 1G11B5SL4EF121792 TAG# <unknown>

GMC 2022 Yukon 1GKS1AKD1NR344424 TAG# CUV1290 GA

Ford 1998 E250 Vans 1FTPE24L5WHB94583 TAG# <unknown>

Mazda 2010 MAZDA3 JM1BL1H59A1131106 TAG# VK3J0B MO

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

330-503699 12/18
PUBLIC NOTICE
The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, January 6, 2026, at 6:30 p.m. in order to discuss and to hear public input on a variance to accommodate a rear deck and addition (parcel ID: 18-089-18-022) located at ++1082 New Gibraltar Square++ The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-503844 12/18
PUBLIC NOTICE
This is what homeowners face when fighting for their homes. The owner will not receive a trial by jury. In a case the was tried on 12-3-2025; case number 25CV8596-8; Donna Lindsey v. Brenda Hines; Judge Nora L. Polk violated Brenda Hines civil rights; the true and legal owner of 2212 Cloverdale Drive, Atlanta, Ga. 30316; in DeKalb County. The United States Supreme Court held that..."every action recognized in 1791 for the recovery of possession of property carried with it the right to jury trial." Pernell v. Southall Realty, 416 U.S. 363, 94 S. Ct. 1723, 40 L.Ed.2d 198 (1974). Judge Polk failed to follow the rule of law that states in the 14th Amendment of the U.S. Constitution and article one, paragraph one of the Ga. State Constitution..."No one shall be denied the right to life, liberty or property without due process of law"(a trial by jury). Under federal law this is a violation of 18USC3571. The penalty for this is $250,000 per charge; under federal law. This is the second time that the defendant, Brenda Hines has had her rights violated. In 2016, DeKalb Co. Superior Court held a secret trial against her and never informed her of the trial and made the decision to steal her home that she did not even have a mortgage on.
This is a pattern of judicial misconduct in the courts of not just DeKalb but all over the State of Ga. and in other states. Judge Polk continued her abuse of the defendant by not letting her expert witness; John Fisher to testify in her behalf about the fraud applied against her. Ms. Hines has legal documents with Governor Brian Kemp's name on them and the clerk of the superior Court of DeKalb with a sworn affidavit by the county from their Superior court records stating that she is the true and legal owner of said real property. She has a land grant dated 1-28-2018 stating that she is the true owner of the land. All of these documents are on file in the court house records and on display in the court house of DeKalb County for ALL to see. Mr. Fisher is a top expert in the State of Ga. on land grants, proof of ownership and acknowledgement of deeds. Mr. Fisher was told by Judge Polk to leave the court room.
Judge Polk held the trial without a jury or was suppose to have a grand jury convene in order to see if there is enough evidence to go to trial. The right to jury trial on appeal is expressly given in O.C.G.A. 5-3-30 which states, "[a]ll appeals to superior or state court shall be tried by a jury..."therefore, the appellants are not being denied a jury trial, but instead, only endure a procedural delay in the magistrate court before receiving a jury trial on appeal to the state or superior court. Hill v. Levenson, 259 Ga. 395, 396, 383 S.E. 2d 110-111-12 (1989). Only Superior Court has exclusive jurisdiction in matters of equity.
If you are a victim of Mortgage Identity Theft; know that all of the foreclosure documents and claims of foreclosure were forged! Now comes the time that these victims/Plaintiffs are suing and filing for the return of their homes and monies in federal courts as due each of them and every federal agency as it applies to each of them. We are victims of mortgage identity theft and numerous cases of fraud and deception, including judicial misconduct, misprision of felony and violations of oaths of offices by judges and enforcement officials. All of these victims have been subject to denial of a trial by jury. As per the U.S. Constitution and the Constitution of the State of Georgia (Ga. Constitution, Article One Paragraph One; "No one shall be denied life, liberty or property without due process of law [trial by jury]"). Not a single one of these victims have received due process of law as the courts and judges in this state and other states will not allow the case to get in to a court of record. Also known as Superior Court. And if they do allow this to happen, a grand jury must convene to determine if there is enough evidence to have a trial. We have had secret court decisions and trials where the defendant; herein the homeowner/victim is NEVER notified of a trial.
Fraud on the courts of DeKalb County was filed, by John Fisher on 12-6-2018, under Superior Court case number 14CV1230. The D.A. of DeKalb Co. has yet addressed this case. This group also met with the Honorable Sherry Boston, D. A. of DeKalb County on 1-24-2017; 4 days after she was sworn in. Our group filed a court subpoena for D.A. Boston to appear in a magistrate court case on 4-30-2024; of which she failed to appear. We even contacted her 2 weeks before the trial to let her know that all we needed for her to do was to state that she was aware of foreclosure auction fraud and bid rigging in DeKalb Co. per newsletters from the U.S. Department of Justice and that we had had a meeting with her to the effect. (Our group gets the same reports from the DOJ because we are a part of the federal task force on fraud). We gave her a list and,documents showing fraud of 30 persons in this group. Police reports have been filed ever since 5-22-2013; case number 13-055122. This includes other cases in Valdosta, Ga, 2015100377, in Henry County; case number 09021537 and FBI case number 329FAT2175733. This group is the Ga. Coalition for Fair Housing Justice and Eviction Support Group. We were formed after we were failed by The National Action Network, the NAACP, the SCLC, Operation Push and other civil rights groups to help us. We have the documents to prove this.
Victims of mortgage fraud cases are statutorily entitled to restitution, 18USC3663 (A) (2009). The actions of these fraudsters and criminal actors have caused unrepairable emotional harm and these victims are due to be made whole as much as humanly possible. These criminal actions constitute SLAVERY: (forced compliance to contracts not held); 18USC3571; as mortgage identity theft is a federal crime. On February 9, 2012; then Attorney General Sam Olens of Georgia, joins the $25 Billion Federal-State Settlement with the Nation's Five Largest Mortgage Servicers. Ga. received right at $1 Billion to address its foreclosure issues. As of this date, they have not paid out one penny. This settlement was for IMMEDIATE RELIEF to distressed and wrongfully foreclosed homeowners. Our group on April 12, 2018; 13 years ago; had a meeting with Assistant State Attorney General, the Honorable Gregory Lohmeier about this issue and provided to the AG Office a list of over 80 homeowners that were victims. This list was published on 10-22-2020 in the legal pages of the Champion Newspaper. Attorney General Chris Carr was asked to be at this meeting and other meetings that we have requested but has failed to respond. These homeowners have been denied due process of law and all of the provisions of the United States Constitution (violation of 18USC3571). Said acts are also in violation of Title 18USC241. These rights are based on Natural Law, hence invariant and not subject to human opinion or prosecution. Where is our money for being victims of mortgage identity theft; a federal crime?
We have over 18 attempts to meet with Governor Brian Kemp, D.A. Fani Willis of Fulton Co. and other officials. I have been in front of the Fulton Co. commission and the city council of Atlanta. I have been interviewed by the DOJ six times, the IRS twice, the U.S. Attorneys Office in Washington DC (interviewed by Attys Daniel Mostetler and Ian DeWaal), the Security and Exchange Commission. In 2023 we asked the Governor under OCGA 45-15-18 to have the State Attorney General to investigate these issues.
Homeowners are issued dispossessory warrants and improper warrants (in violation of 18USC3571) that they are NEVER shown or are NEVER signed by a judge and forced into magistrate court that DOES NOT HAVE JURISDICTION while they are still the owners of their homes and listed as tenants in their own houses that they still own at the time of court. Most of the people in this group houses NEVER ARE LISTED ON A FORECLOSURE LIST; and are sold in secret on the side at the auctions on the side or the internet. The buyer then purchases a deed under power or a so called foreclosure deed; in which the language never said a foreclosure has happened, from an agent or attorney. The homeowner's name is listed under an attorney in fact for the purpose of using that person's name to steal the usage rights of that stolen house.
The Supreme Court of Georgia never signs the order to move cases back to the Magistrate Court that has no jurisdiction and lets the Clerk, Thersa Barnes sign orders to evict home owners without due process of law. In 2020 I pointed this out to then Chief Supreme Court Justice Harold Melton, who stepped down on 6-30-2021.
This allows them to steal your equity, use it to even pay off judges, law enforcement officials and clerks as the finances of the house is used to continue the fraud. The market value of the house is then raised again to allow them to steal more money as they use your equity and profits to pay for your own foreclosure; which by the way NEVER HAPPENED. "Where one person without lawful authority sells and conveys as his own the land of another person and receives the consideration paid therefore, such PRENTENTED SALE AND CONVEYANCE WILL NOT OPERATE TO DIVERT THE TITLE OF THE OWNER, NOR WILL THE PURCHASER DERIVE ANY TITLE...Crews v. Heard, 7 Ga. 60,21 R.C.L., 923."
These homeowners have Federal Patents and Land Grants, Acknowledgements of their Warranty Deeds with Governor Brian Kemp's name on them, the Secretary of State, the clerk of the court county where the home is located with signed affidavits by the clerk and seals of the State of Ga. certifying

2026 Comprehensive Plan Update

Initial Public Hearing

Stone Mountain City Council Meeting

January 20, 2026

Agenda

- Why plan?
- State requirements
- Approach and roles
- Next steps

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



ONE great REGION

ARC

Required Plan Elements

Required for all plans

VISION & GOALS

NEEDS & OPPORTUNITIES

COMMUNITY WORK PROGRAM

BROADBAND

Required for some plans

Asterisk* = Required for Stone Mtn

CIE

LAND USE*

ECONOMIC DEVELOPMENT

TRANSPORTATION*

HOUSING*

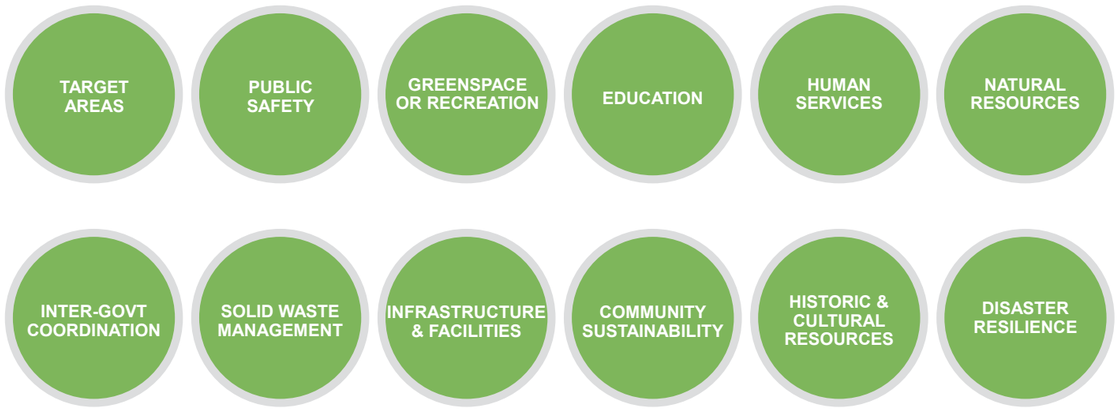
***Underlined* = Required to be updated every 5 years**

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

ONE great REGION

ARC

Optional Plan Elements



Elements RC 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 <u>required</u> of the RC, but ARC's scope of work includes more*

ONE great REGION ARC

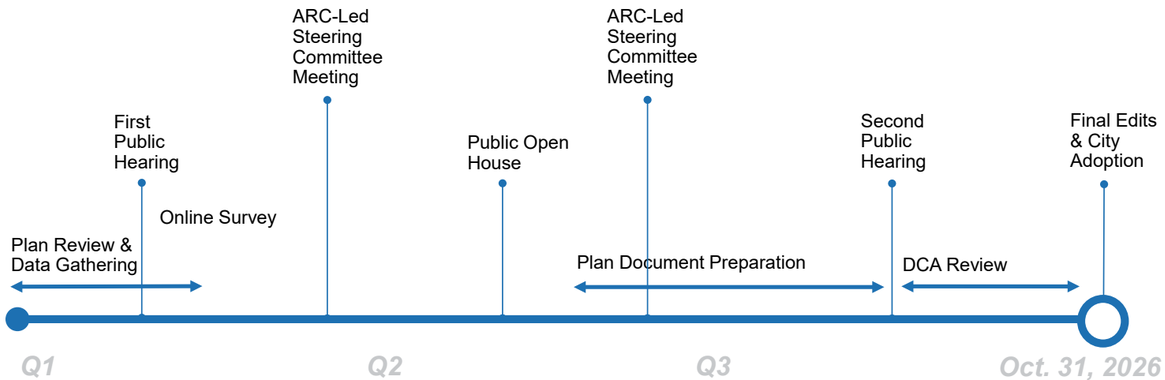
Approach – ARC Roles

- Support DCA-required public hearings (like this one)
- Develop/manage online public engagement portal and survey
- Facilitate two Steering Committee meetings
- Facilitate one general public engagement event
- Use input gather to update key elements and produce draft plan
- Implement any revisions required by DCA following state review
- Provide final plan and other documents

Approach – City Roles

- Host ARC on tour of community
- Provide key information
- Manage Steering Committee
- Manage public awareness for events and meetings
- Provide locations for in-person meetings
- Conduct additional engagement beyond ARC scope, if desired

Next Steps – Tentative Schedule



***Note 1**: Final dates will be publicized on Project Website (will link to City Website) as they are confirmed*

***Note 2**: City staff will lead additional Steering Committee meetings during Q1*

Helpful Resources for Local Planning

DCA Main Page

https://dca.georgia.gov/community-assistance/coordinated-planning/local-planning

DCA Governing Statutes and Regs (incl. Local Planning Rules)

https://dca.georgia.gov/community-assistance/coordinated-planning/governing-statutes-regulations-and-guidance

DCA Due Dates, Status, and Other Resources

https://apps.dca.ga.gov/dcacommunity/default.aspx/default.aspx

Atlanta Regional Commission

Questions?

Ranata Mattison
RMattison@atlantaregional.org

Stone Mountain Comprehens
Update

Steering Committee Meeting #1 I April 9, 2026

Agenda

- Introductions & Overview
- Data Trends
- Summary of Stakeholder Committee Work
- Strengths, Weaknesses, Opportunities & Thre
- Next Steps



Introductions & Overview

Why do we plan?

- One of the fundamental responsibilities of local government is planning - **How a community shapes and guides growth and development**.
- Updating the comprehensive plan offers communities the opportunity to **look beyond the execution of day-to-day services** and **consider where they want to be in the next five years** – as well as **what has to be done to get there**.



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Required Elements

REQUIRED FOR ALL

- VISION & GOALS
- NEEDS & OPPORTUNITIES
- COMMUNITY WORK PROGRAM
- BROADBAND

REQUIRED FOR SOME

- CIE
- LAND USE*
- ECONOMIC DEVELOPMENT
- TRANSPORTATION*
- HOUSING*

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

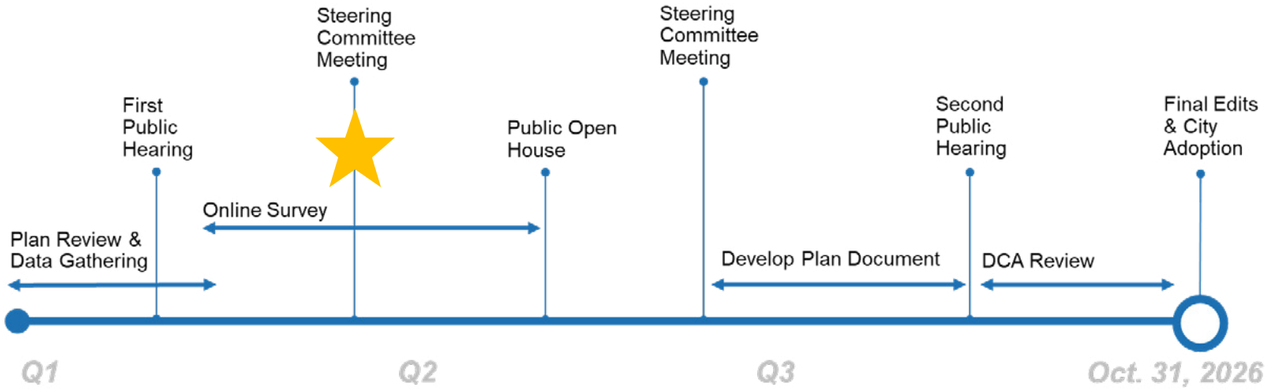
** = Required for Stone Mountain*

Underlined = Required to be updated every 5 years

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What is the timeline?

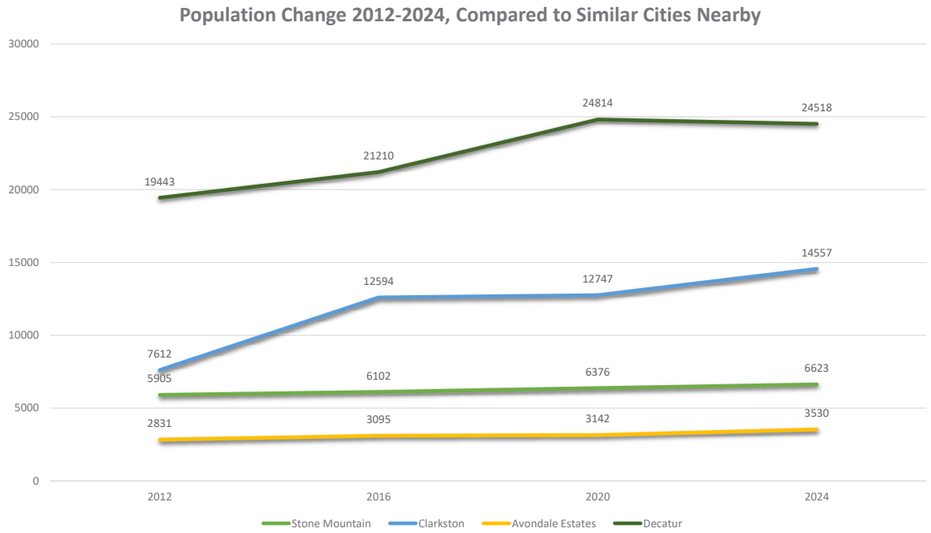


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Data Trends

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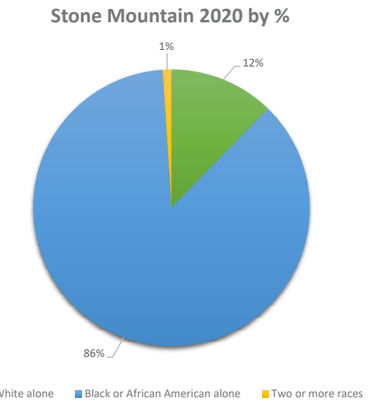
Population Change

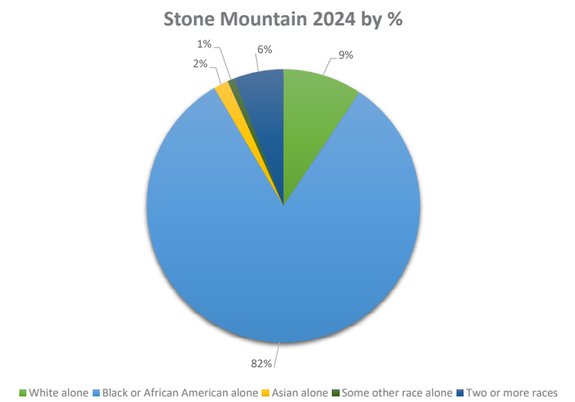


Stone Mountain has seen steady, incremental growth over the past decade. Between 2012 and 2024, the population rose from 5,905 to 6,623. While this growth is more moderate than some neighboring cities like Clarkston or Decatur, it demonstrates a consistent upward trend for the community.

Race Distribution

The city's demographic makeup is evolving. Since 2021, the White and Black populations have seen slight decreases. Conversely, there has been a notable increase in residents who identify as Asian or as being of two or more races, reflecting an increasingly diverse community.

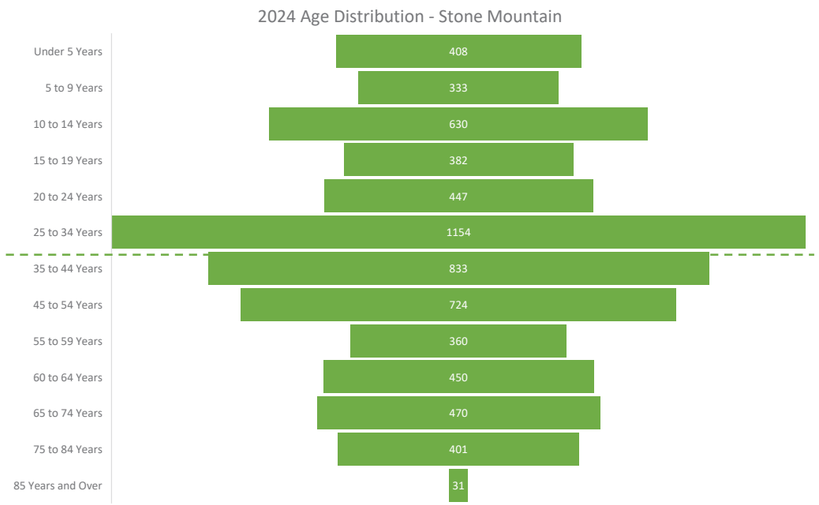




Age Statistics

Stone Mountain's demographic profile is trending younger, with a median age of 34.9. While the city maintains a balanced population—with nearly half of residents aged 35 or older—the largest single age group is now young adults aged 25 to 34. Additionally, with over 26% of the population under age 20, there is a clear and growing presence of young families and early-career professionals within the community.

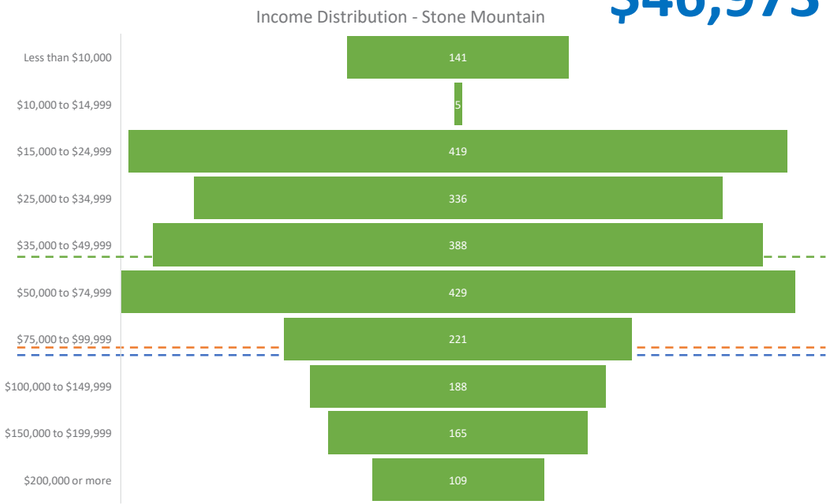
Median Age: 34.9



Income Statistics

City Median Income

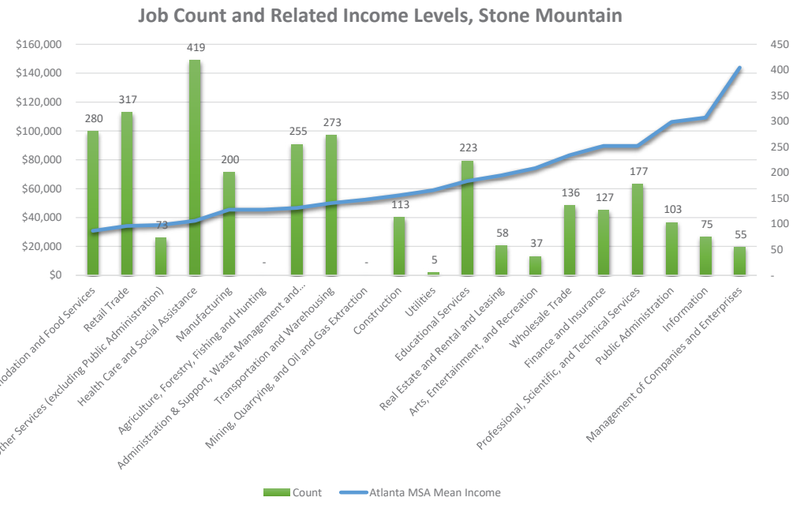
$46,973



The income distribution in Stone Mountain highlights a community with a strong middle-income presence, as over 25% of households earn between $35,000 and $74,999. While there is a notable concentration of households in the $15,000 to $24,999 range, the city has seen growth in higher-income brackets, including the recent emergence of households earning $200,000 or more. This spread contributes to a median household income that, while rising, remains below the broader regional averages of DeKalb County and the Atlanta MSA.

- Stone Mountain Median Income
- Dekalb County Median Income
- Atlanta MSA Median Income

Industries Distribution



The local workforce has shifted toward professional and service-oriented sectors. While residents previously worked primarily in retail and food services, the most prominent industries for Stone Mountain residents now include educational services, health care, social assistance, and manufacturing

Housing Statistics

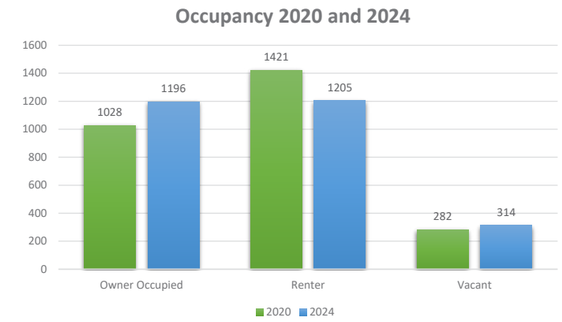
2024 Median Home Value: $206,400

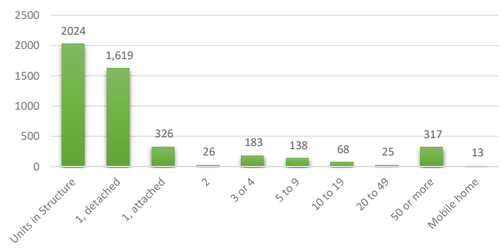
2020: $128,300

2024 Median Mortgage: $1,420

2024 Median Rent: $1,540

2020: $1,105





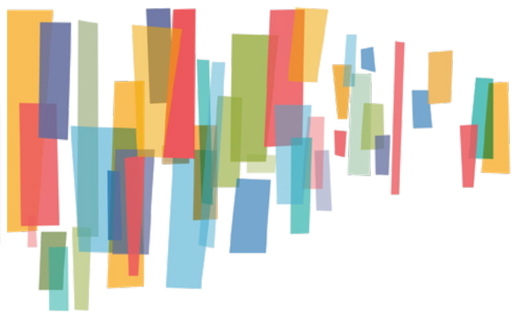
Housing Overview

39.8% of Householders Live Alone

2.76 People per Housing Unit

73.9% Renters Cost Burdened
1,205 Occupied Rental Units

50.2% Live in Renter-Occupied Units
49.8% Live in Owner-Occupied Units



5.3% Homeowner Vacancy Rate
5.7% Rental Vacancy Rate

90.6% of Homes Built Prior to 2000
9.4% of Homes Built 2000 or After

71.6% Live in 1-Unit Structures
28.4% Live in 2+Unit Structures

Owner Cost Burden (2023)
782 units with a Mortgage
414 without a Mortgage

Source: 1-year ACS, 2023 | 5-year ACS 2023, CoStar 2024 Multifamily Data

Summary of Previous Steering Committee Work

Top 10 Goals

- Preserve affordable housing
- Identify housing needs
- Establish housing stability policies
- Allow and incentivize innovative housing types
- Leverage funding for preservation
- Grants
- Connect neighborhoods
- Improve pedestrian and bicycle facilities and connectivity
- Repair sidewalks
- Signage

Top 10 Needs and Opportunities

- Support programs to facilitate business and home ownership
- Explore grants and opportunities and partnerships
- Improve sidewalks and multimodal facilities
- Dsyfunction operation @ 5way and inadequate traffic (improve signage @ left turn)
- Coordinate with GDOT to find improvements on JBR
- Improve connection to city shuttle with Stone Mountain Park
- Challenges with permitting process – digitize it, permit expediting process
- Support development and tourism and increase visitors to the Ciy
- Incorporate pedestrian safety in scoping/desired paths
- Golf cart parking

Top 10 Workplan Items

- Explore grants and opportunities for partnerships
- Improve signage and connectivity
- Widen sidewalks, improve pedestrian crossings, interactive public art installations
- Expedited permitting / dedicated staff for permitting / building review and revise permitting and digitize permitting process
- Increase fees for blight
- Coordinate with MARTA to improve the indirect train station downtown and SMP connectivity
- Update guidelines for historic preservation
- Implement previous studies
- Updating 2016 annexation plan
- Add golf cart, bicycle, EV parking, and EV charging



SWOT Analysis

Strengths, Weaknesses, Opportunities, Threats

SWOT Activity

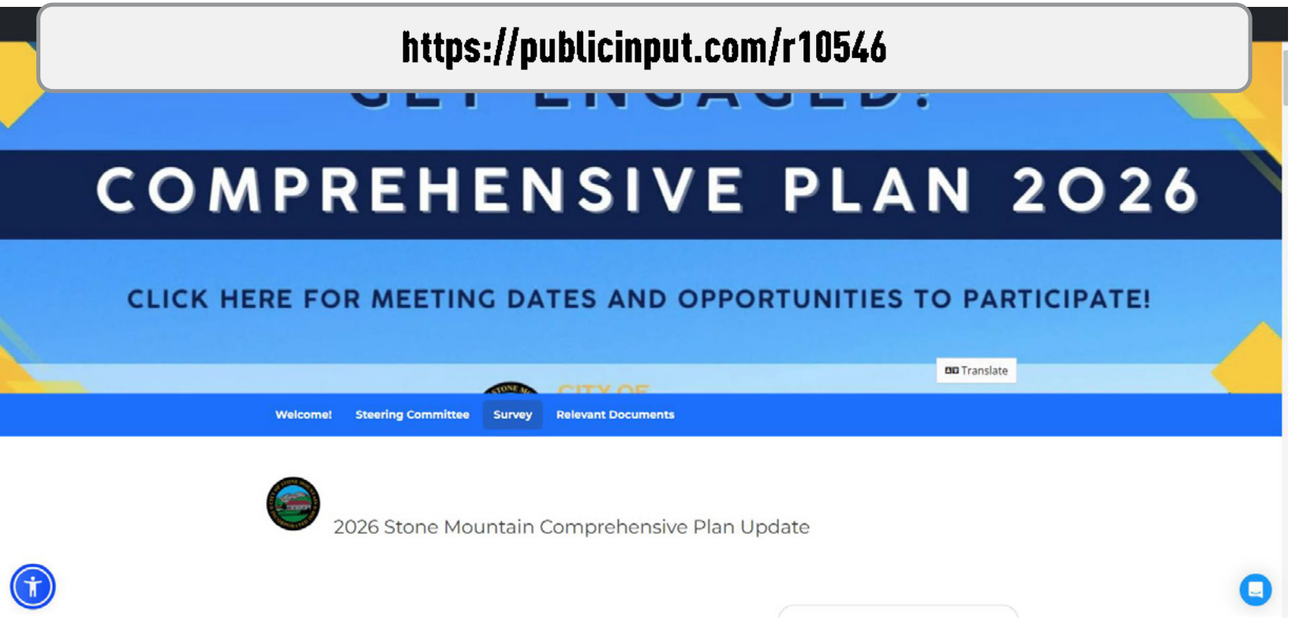
On giant Post-it notes, we will dive into the strengths, weaknesses, opportunities, and threats that the City faces from the perspective of the Steering Committee



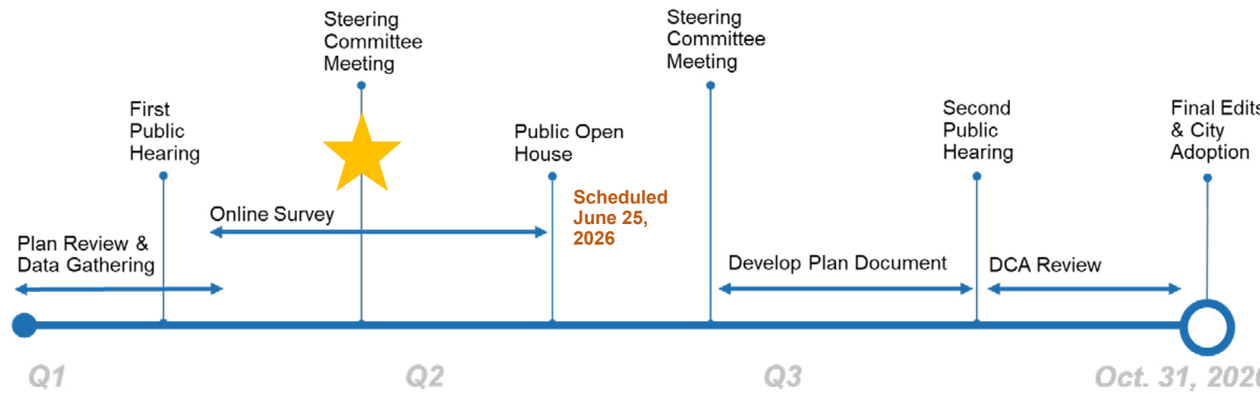
Next Steps

Help us spread the word!

https://publicinput.com/r10546



What is next?



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Before you go…

Any questions?

Thank You

CITY OF STONE MOUNTAIN COMPREHENSIVE PLAN UPDATE PUBLIC MEETING

Hosted by : Atlanta Regional Commission

The Atlanta Regional Commission will be hosting a public meeting to gather community input regarding the City's Comprehensive Plan Update.

Date: Tuesday, June 23rd, 2026
Time: 5:30 PM
Location: 5380 Studios

Atlanta Regional Commission

2026 Comprehensive Plan Update
Community Open House
June 23, 2026

Name	Email Address
Elaine Vaughn	[redacted]
Jody Norwood	
Tammy Norwood	
Geri Fullerton D. Burns	
E. Teen G Ryan Smith	
Pamela Winston	
Kay Nunez	
Denise Glenn	
Jimmy Rankin	
Denise Phillips	
Rusty Hamby	
SHARON FRIERSON	
CLINT MONROE	
[illegible]	
Shani Linder	
Valnisii Das Jacksan	
Jelani Linder	
Cordero Vigil	
Amanda Bass	
Rhea Hollowell Spears	

This sign-in sheet is for internal record keeping purposes for the City of Stone Mountain and ARC.
Your information will not be shared with any outside parties.

Stone Mountain Website Draft Posting

2026 Comprehensive City Plan ▲ — 4 documents

- **Comprehensive Plan Stakeholder 3172026.xlsx**
- **SC1 CoSM.pdf**
- **Stone Mountain SC Summary April9.docx**
- **8.26.26 - CoSM Comp Plan Draft**

2021 Comprehensive City Plan ▼ — 6 documents

2016 Comprehensive Plan ▼ — 3 documents

Proposed 2026 Comprehensive Plan Update ▼ — 1 document



2021 Vision Statement

Please use a sticky note or comment card to let us know if this still reflects your vision of Stone Mountain.

The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play and prosper together.

2021 Goals

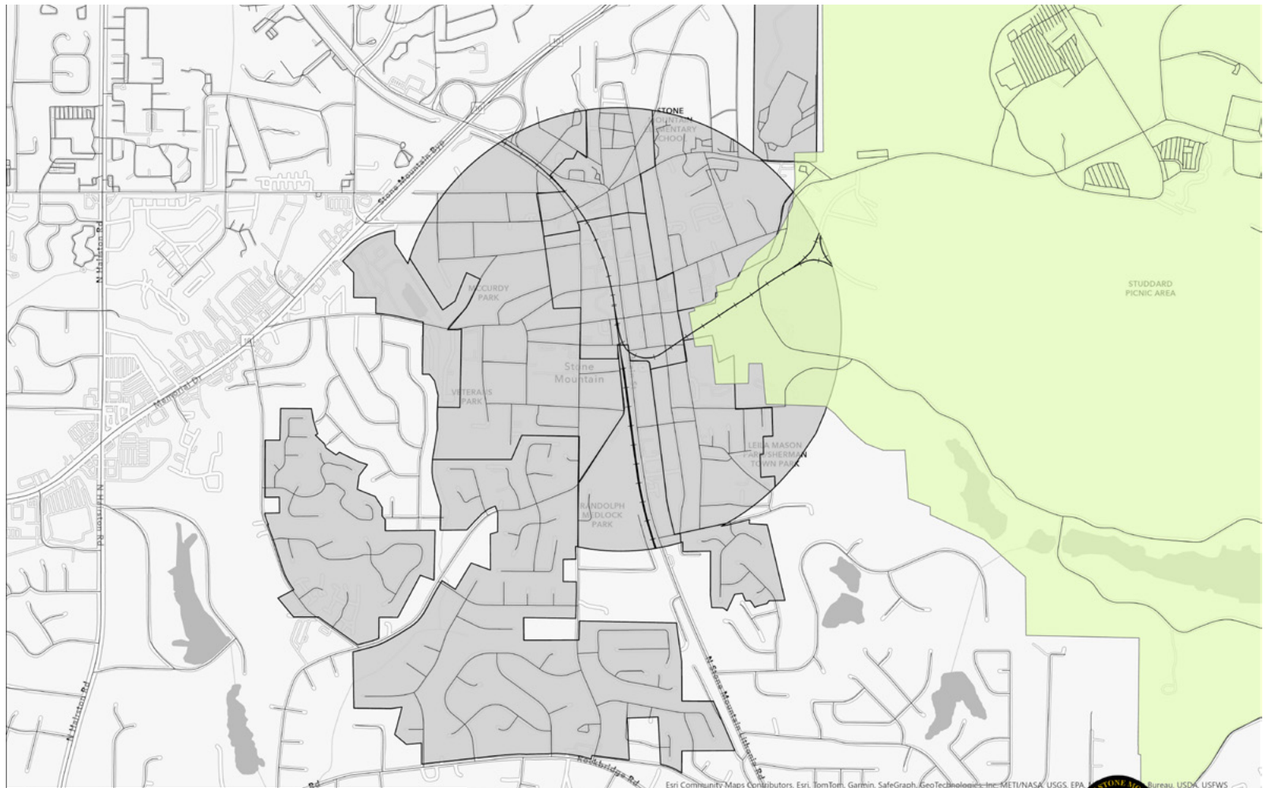
What matters most to you? Place a dot on your top two priorities.

1. Vibrant downtown and resilient neighborhoods
2. Strong, connected business environment
3. Positive reputation and image
4. High-quality community appearance with local character
5. Growing resident population
6. Safe, convenient transportation system for all modes

Atlanta Regional Commission

Atlanta Regional Commission

Where do you live or work in Stone Mountain?

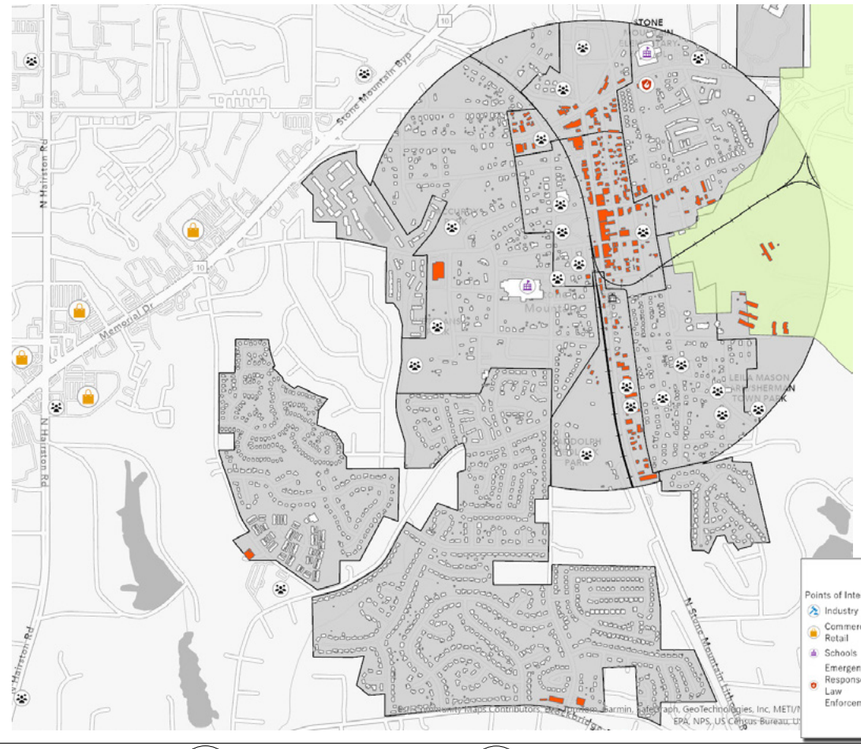


Live

Work

What's Something You'd Like to See?

Are there places where you would like to see something new in Stone Mountain? Place a dot or leave a sticky note comment.



Greenspace

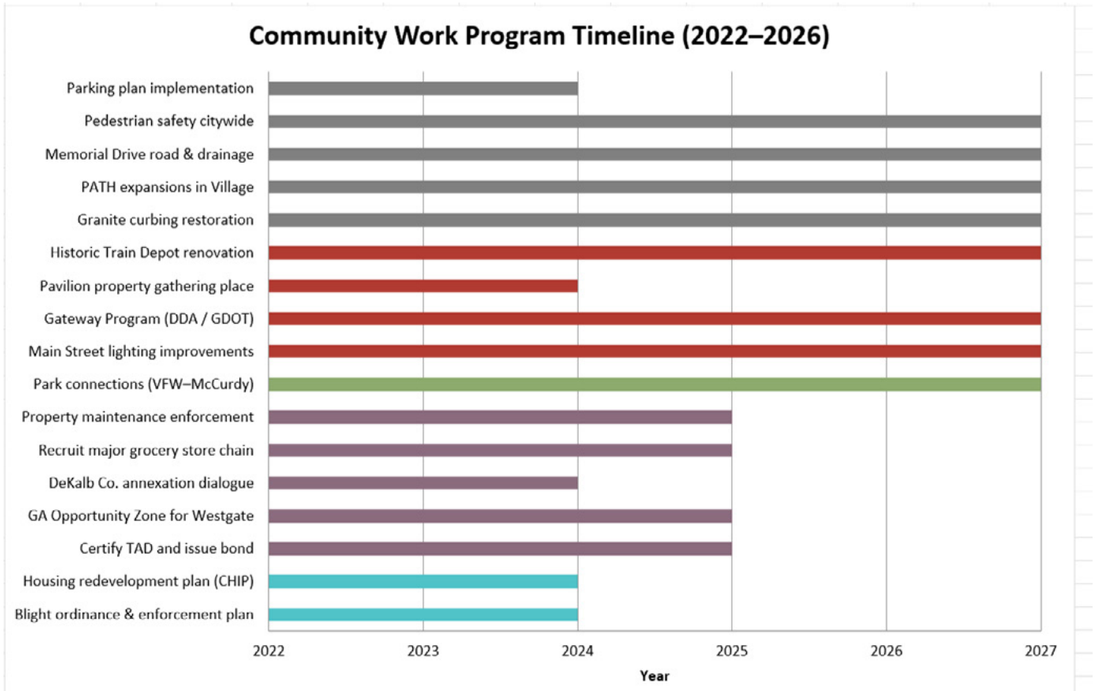
Commercial Space

Other (What Kind)

Atlanta Regional Commission

2021 Community Work Program

Many of these plans are underway!



Transportation | Development | Parks & Rec | Economic Development | Housing

Proposed 2026 Needs and Opportunities

Vote for your top 5 priorities from the following two boards:

Support Programs to Facilitate Business and Homeownership

Explore Grants, Opportunities, and Partnerships

Improve Sidewalk & Multimodal Facilities

Dysfunction at the 5-way Intersection

Coordinate with GDOT to Improve Jones Bridge Road

Atlanta Regional Commission

Proposed 2026 Needs and Opportunities

Vote for your top 5 priorities from the two boards:

Improve Connection to City Shuttle with Stone Mountain Park

Modernize and Expedite the Permitting and Renovation Process

Support Development and Tourism to Increase Visitors to the City

Incorporate Pedestrian Safety in Scoping and Finding Desired Paths

Golf Cart Parking

Prioritizing a Future Scenario

From the Steering Committee, three scenarios came forth that we wanted to see how residents felt about prioritizing. Rank the following options from Least (1) to Most (3) desirable for the city to prioritize.

*This is not binding. It is a way to gauge preferences and sentiment.

Options and Scenarios	Ranking
Annexation Strategy The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.	
Future Land Use & Permitting The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.	
Catalytic Projects The city should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies.	

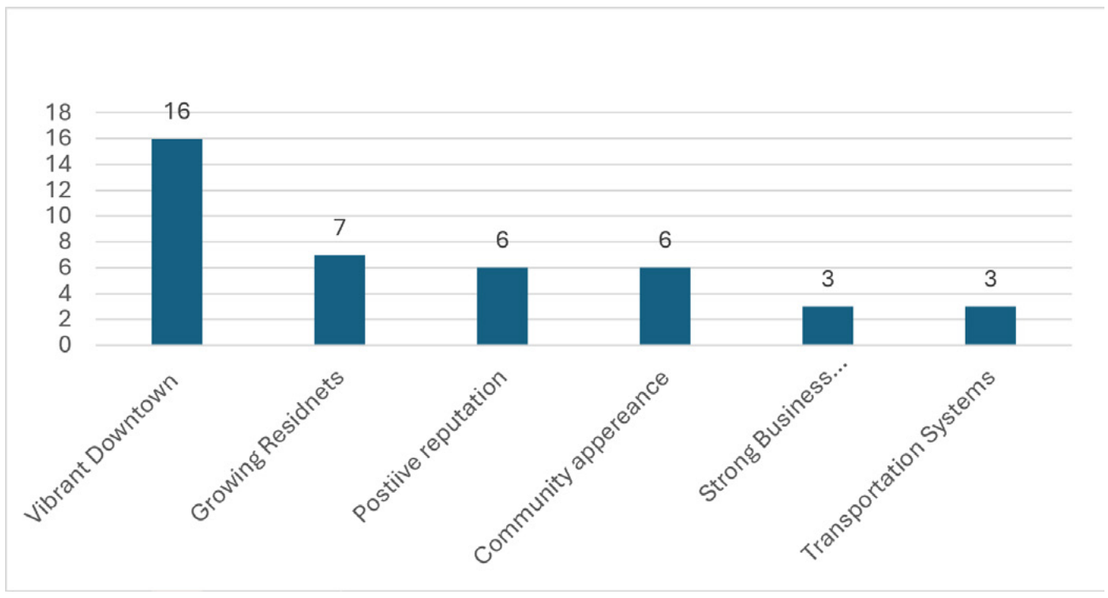
Open House Results

2021 Vision Statement Responses

1. Council Wrote a New Vision Statement in January
2. As Long as council is here this will not happen. Look at the millage
3. This still reflects our vision as Stone Mountain
4. Seems a little generic

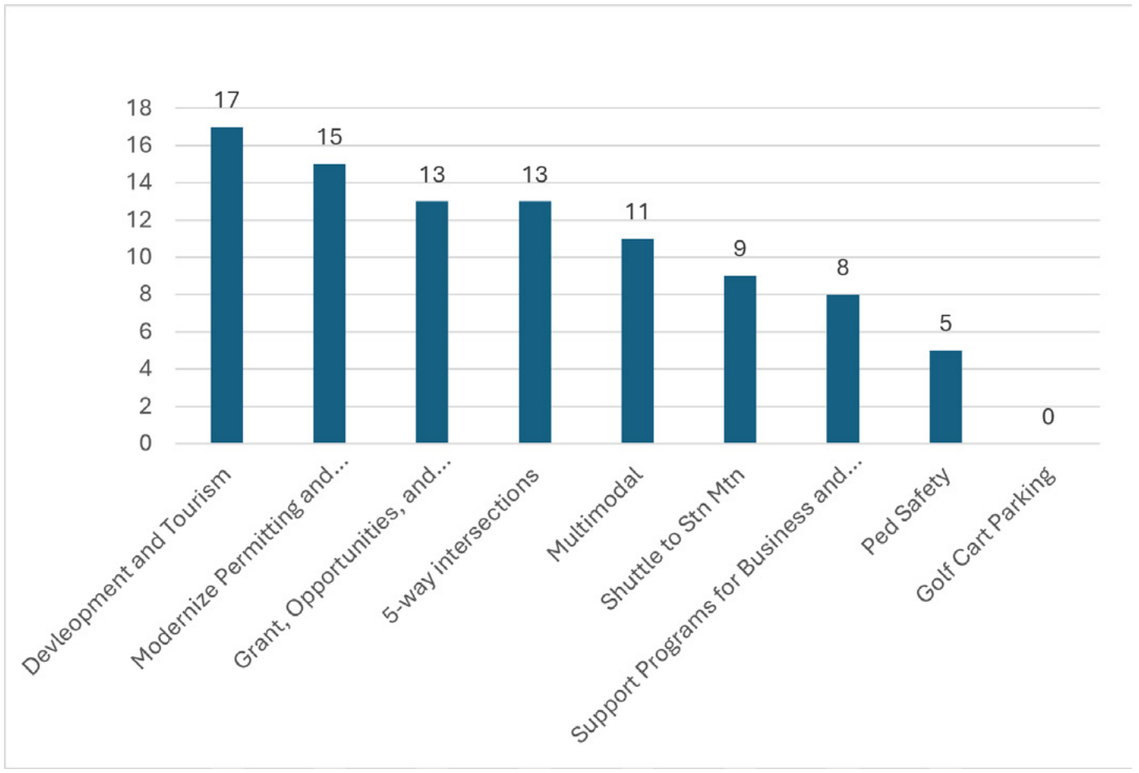
Top Two Priorities from 2021 Goals

The top priority is a vibrant downtown. Without clear indication for 1st or 2nd priority, the next three categories could be interchangeable in terms of priority. However, all feed into a a vibrant downtown.

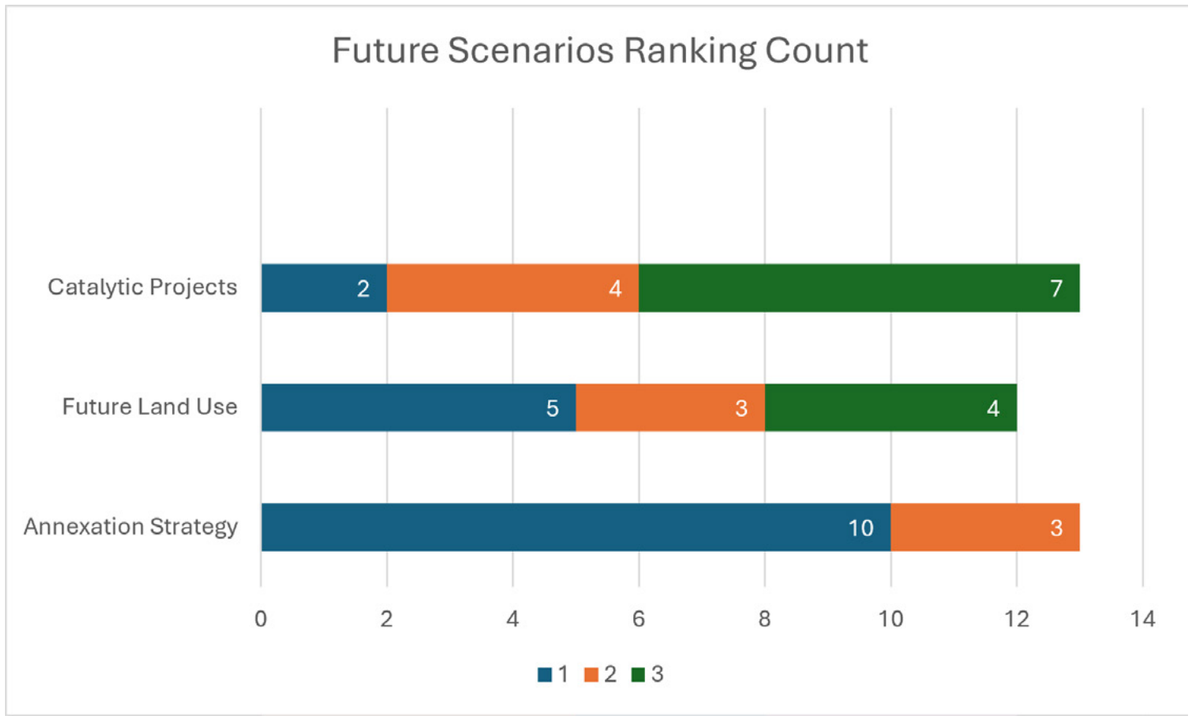


Top 2026 Priorities

The top priorities are Development and Tourism with Modernizing permits and renovations.



Future Scenarios Ranking Count
1 is high priority 3 is low priority.



From this graph, it is clear the annexation strategy is preferred most, with 10 respondents choosing this as a #1 priority and 3 reporting is a second priority. The future land use scenario would rank second with 5 reporting it as first choice, and 3 as second choice.

Scenario Description:

Annexation Strategy

The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.

Future Land Use & Permitting

The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.

Catalytic Projects

The City should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies

Comments from Map (Will Include on Map)

1. New Residential Allowed on Vacant Lots dispersed throughout the city +1
2. Better relationship with Park
3. I would like to see Silver Hill Isolated and own Cemetery increased in size?
4. Incorporate the FOP Bldg. and Central
5. Get rid of take giant markers and make space for the citizens in the cemetery
6. Make downtown more livable
7. Clean out blight new housing
8. Tiny house development somewhere
9. Mixed use hotel
10. Public pool/splash pad in the town center
11. Mixed use development +2
12. More children's outdoor activities. With an activity bus to pick up and drop off
13. Tree Trimming+1
14. Drainage and ditches cleaned on Lucille and Pepperwood because of Flooding
15. Start acting like the Pepperwood subdivision matters before annexing any other areas.

ONE great REGION

Stone Mountain Comprehensive Plan Update

Steering Committee Meeting #2 I July 9, 2026

Atlanta Regional Commission

2026 Comprehensive Plan Update
SC 2 July 9th

Name	Email Address
James Westerfield	
Josh Griffith	
Mike Helton	
Nancy Lovingood	
Josue Navarez	
Robbie Terry-Washington	
Ryan Smith	
Sarah Hage	
Shavala Ames	
Rachey Isley	
Elisabeth Richmond	

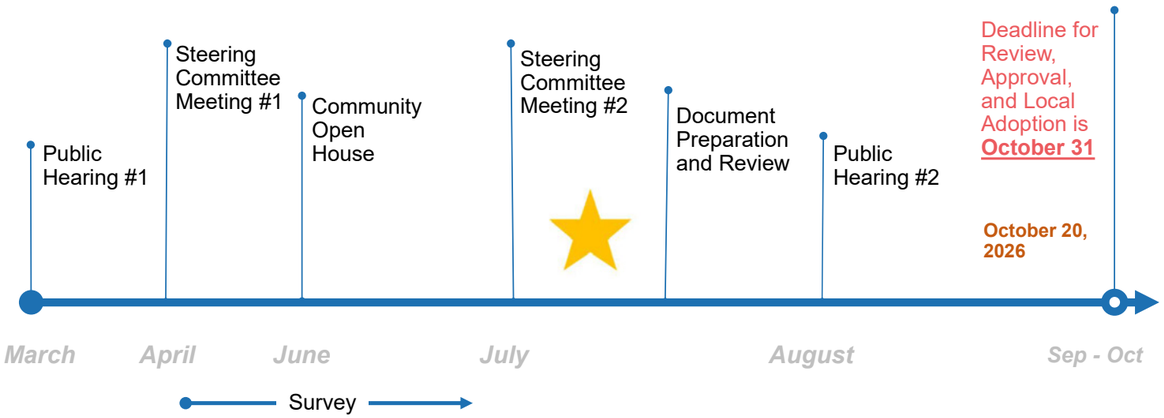
This sign-in sheet is for internal record keeping purposes for the City of Stone Mountain and ARC.
Your information will not be shared with any outside parties.

Agenda

- Progress Update
- Engagement Summary (Survey and Open House Results)
- Community Work Program
- Next Steps

Progress Update

What is the timeline?



2026

2026

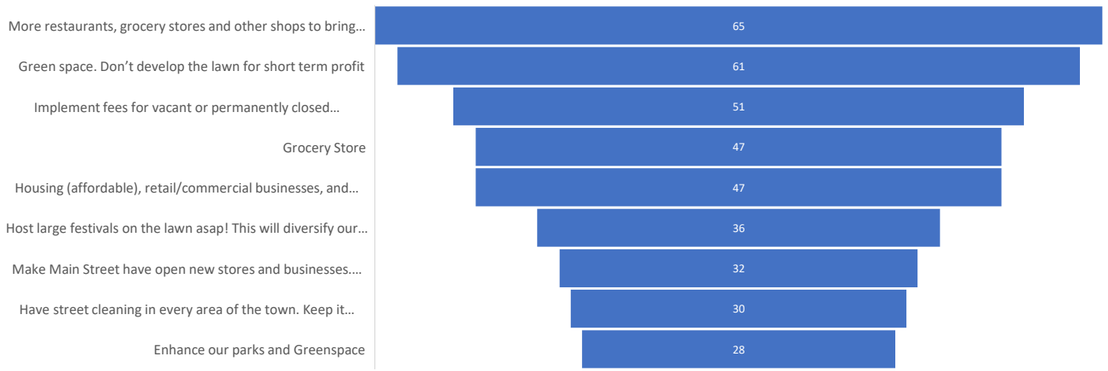
Engagement Summary

Survey Results

Views	Participants	Responses	Comments
1,465	98	1,607	128

What's Missing From Stone Mountain as a Whole?

Below are the top 10 comments respondents made



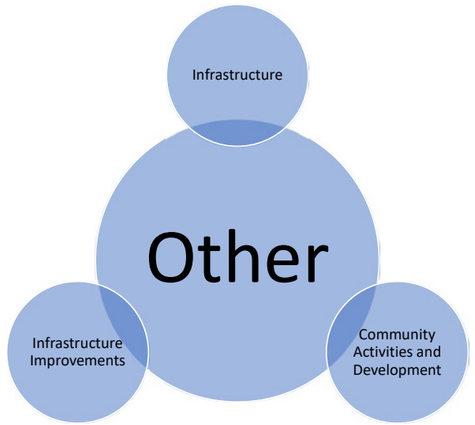
Residents largely focused on Main Street's economic, community, and aesthetics, along with greenspace activation.

How Would You Rank the Priorities for Stone Mountain?

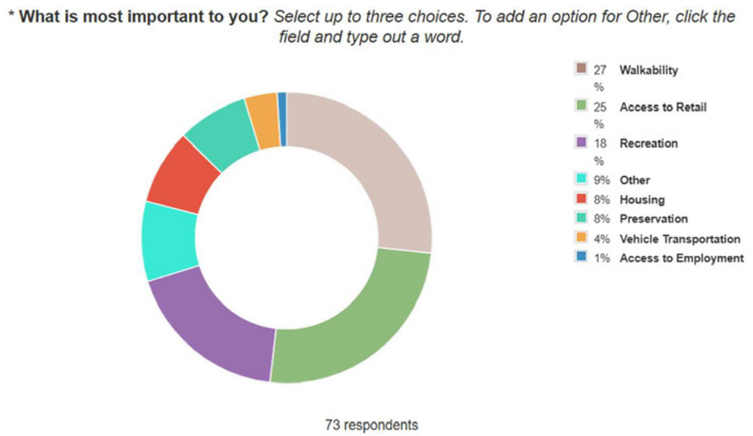
Sustainable Growth 2.14	**Access to Commercial/Retail** 2.14	**Other** 2.5
Historic Preservation 3.54	**Housing Choices** 4.08	**Employment in the City** 4.3

How Would You Rank the Priorities for Stone Mountain?

Below are the broad areas summarizing the focus of respondents' comments.



What's Most Important to you



Walkability and Access to Retail account for over half of the respondents' top choices. Recreation comes third, highlighting the need for greenspace identified in the previous slide.

Other comments reflect what was already stated in the comments: Infrastructure, beautification, a unique thriving community.

What's Most Important to you

*** The 2021 City of Stone Mountain Comprehensive Plan update identified a series of community concerns. How much do you agree with the following statements?**

	Agree	Slightly Agree	Neutral/Not Applicable	Slightly Disagree	Disagree
Recruiting a major grocery store chain still a community concern?	53% Agree	23% Slightly Agree	8% Neutral/Not Applicable	4% Slightly Disagree	12% Disagree
Code ordinance enforcement is still a community concern.	52% Agree	27% Slightly Agree	16% Neutral/Not Applicable	2% Slightly Disagree	2% Disagree
Westgate's designation still a community concern?	19% Agree	5% Slightly Agree	55% Neutral/Not Applicable	3% Slightly Disagree	18% Disagree
Property maintenance enforcement in the downtown district is still a concern.	74% Agree	12% Slightly Agree	10% Neutral/Not Applicable	2% Slightly Disagree	1% Disagree
Statewide annexation (city boundary growth) remains a community concern.	30% Agree	21% Slightly Agree	24% Neutral/Not Applicable	7% Slightly Disagree	18% Disagree
Creating a redevelopment plan for housing.	32% Agree	18% Slightly Agree	23% Neutral/Not Applicable	12% Slightly Disagree	15% Disagree

83 responses

Residents strongly agree that the 2021 priorities and goals of a Grocery Store, Code Enforcement, and Property Maintenance still resonate.

Meanwhile, most are neutral on the 2021 priority of Westgate's designation being a community concern, showing a changing attitude.

Other Comments

Below are the general themes from the comments section, with applicable direct quotes.

Economic Development & Revitalization	Grocery Store/Retail	Tourism/Stone Mtn, Park	Property Taxes	Infrastructure (JBR)	Governance	Housing
Right now, the City does not have a clear plan for creating a real, sustainable economy... The DDA should be actively studying what comparable cities are doing to attract business investment. The town just appears to be very run down with no cohesive look or personality... too many storefronts are closed.	Why doesn't the city work with Tucker to buy the corner at Goldrush/Memorial , or buy up the old crappy hotel on Memorial and W. Mountain to build a grocery store? There's a need for diverse grocer options besides Kroger, Publix and Walmart	Stone Mountain Village sits next to the most visited attraction in the state yet we are not meaningfully connecting that traffic to our downtown	Cut the city budget/staff to reflect priorities for residents. If the budget was cut and staff reduced there would be no need to raise the millage.	If this city doesn't address the mess that is JBR, this city will never get any respect. Total neglect and lack of leadership and vision.	We need to work with DeKalb County to allow an annexation exception so the city can annex ALL the way to Memorial Dr. on JBR and West Mountain Lack of Transparency and Trust Need better theft protection at night.	Regulate investor housing. Assist senior residents. Multi family and low income housing always seems to bring more problems.

Summary

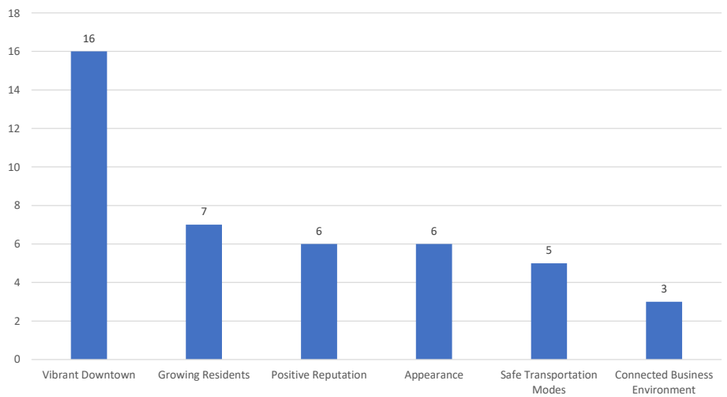
- The survey results show that residents want to see both residential and economic growth in Stone Mountain.
- Main street improvements and acquiring a grocery store carry over from 2021's Comprehensive Plan priorities.
- There are many respondents who want to see improved greenspace activation and cohesive community identity develop.

Based on these results, are there any first impressions or items that stood out? Is there anything missing?

Open House Summary

Top Priorities from 2021 Goals

The top priority is a vibrant downtown. Growing residents is the next priority, with reputation and appearance tied for the third priority. The second, third, and fourth priorities support a vibrant downtown.

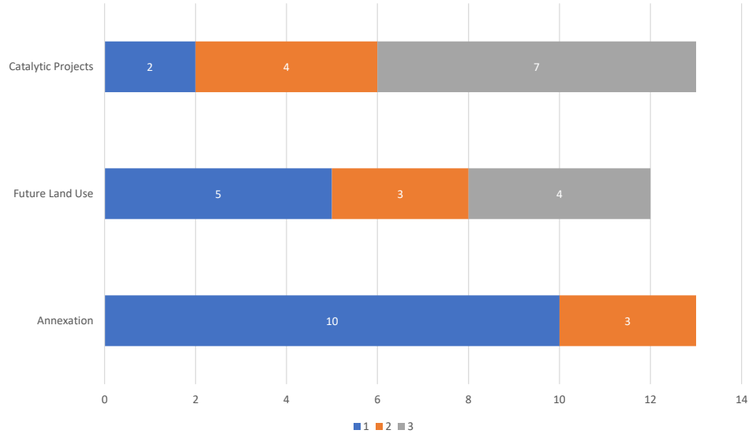


Strategy Prioritization

In the open house, we asked residents to prioritize the following three strategies

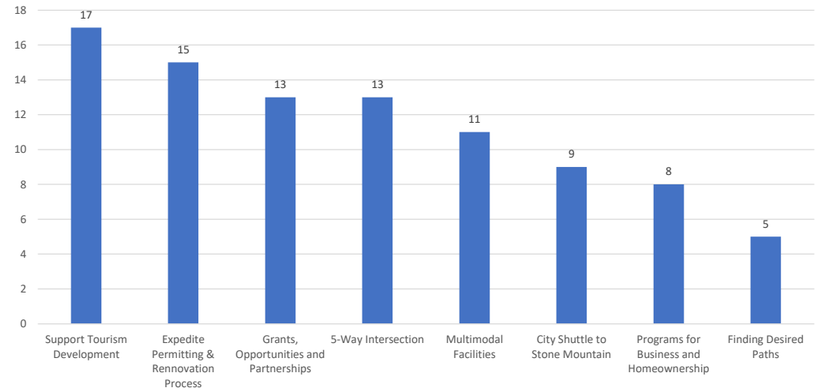
1. Annexation Strategy:
“The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.”
2. Future Land Use:
“The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.”
3. Catalytic Projects:
"The city should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies."

Strategy Prioritization



- An overwhelming number of residents prioritized the annexation strategy. Future Land Use received a mixed-response, while Catalytic Projects was the lowest priority.
- Based on these responses, and the city's staff and leadership capacity, what is feasible for the city to accomplish over the next 5 years?

Proposed 2026 Needs and Opportunities



Looking forward, residents see developing tourism and using Stone Mountain Park as an anchor.

However, many residents desire to see the city reform their permitting and renovation policies and to support innovation through other funding opportunities.

Map: What's Something You'd Like to See?

Greenspace

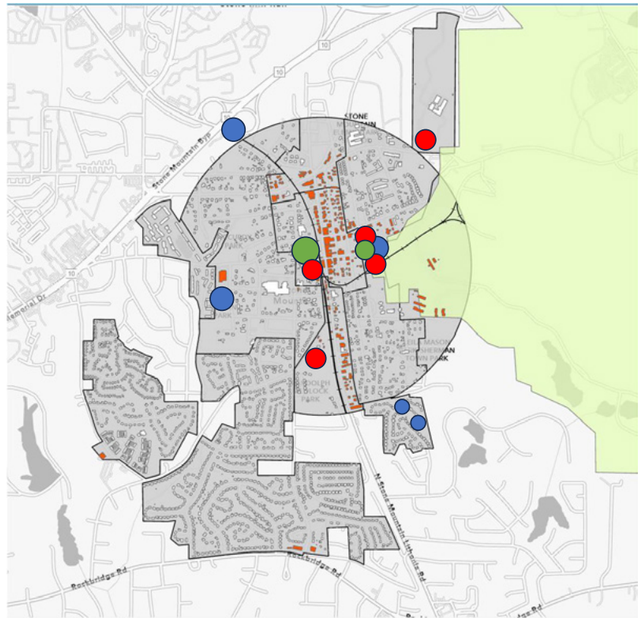
Public pool/splash pad in town center. More children's outdoor activities (ages 7 – 17). Get rid of the fake grave markers. Have a better relationship with [Stone Mountain] park.

Commercial

Mixed use, hotel in downtown. Make downtown more viable.

Other

Clean out blight. Tiny house and infill residential development. Pepperwood Community improvements.



Summary

- The open house results reflect some of the sentiments found in the online survey.
- A vibrant downtown remains the focus, with many residents feeling the permitting process as a barrier to achieving this vision.
- Many see the city as underutilizing Stone Mountain Park as an anchor to further spur growth for Stone Mountain's Downtown.
- Contrary to their main street growth mindset, residents appear to be focused on annexation rather than updating land use for its current boundaries.
- Aside from the 5-way intersection, infrastructure and transportation are less important than the other issues mentioned.

Do you feel that this summary accurately reflects community sentiment? Is there anything missing?

2021 Vision Statement

"The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play, and prosper together."

As long as council is here, this will not happen. Look at the millage.

This still reflects our vision as Stone Mountain.

Seems a little generic.

Council's 2026 Mission Statement

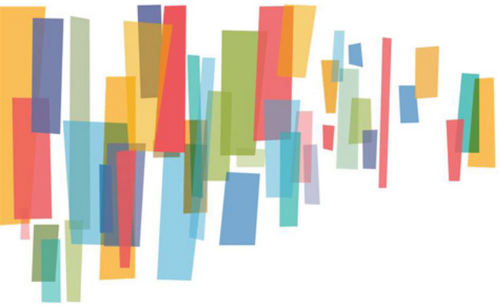
Is there anything in the mission statement that should be included in the 2026 vision statement? What changes are needed to the current vision statement so that is accurately reflects what people WANT the city to become in the next 5 – 10 years?

2026 Mission Statement

The City of Stone Mountain serves our residents, businesses, and visitors by providing an enhanced quality of life and a unique sense of place, guided by trust and integrity.

2021 Vision Statement

The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play, and prosper together.



Community Work Program

Workplan Update

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Housing								**Completed, Underway, Postponed, Cancelled**
Create ordinance and enforcement plan to address blight.	X	X				City	Staff Time	Completed
Create redevelopment plan for housing in conjunction with planned future Community HOME Investment Program (CHIP) application submittal.	X	X				City	CHIP funding	Cancelled
Economic Development								
Certify TAD and issue bond.	X	X	X			City	$25,000	Underway
Pursue designation as a State of Georgia Opportunity Zone for Westgate.	X	X	X			DDA, GA DCA	Staff Time	Cancelled
Continue dialogue with DeKalb County and Carl Vinson Institute of Government regarding countywide plan for annexation	X	X				City	Staff Time	Underway
Recruit a major grocery store chain.	X	X	X			City, DDA, Private	Staff Time	Postponed
Develop property maintenance enforcement and abatement options for buildings in downtown district	X	X	X			City	Staff Time	Cancelled
Natural and Cultural Resources								
Provide targeted connections between parks, e.g., connect VFW and McCurdy Park. Plan for major street crossings, traffic control devices, etc.	X	X	X	X	X	City	General fund	Underway
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	General fund	Underway
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Staff Time, DDA	Underway
Develop plan to utilize the Pavilion property and make it available as a community gathering place.	X	X				City, DDA, Private	Staff Time	Underway
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X	X	X	City, DDA, Grants	$1,500,000	Underway
Transportation								
Continue restoration of granite curbing.	X	X	X	X	X	City, Private	General Fund, Private Funds	Cancelled
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	$80,000	Underway
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X	X	X	City, CSX	$158,000	Underway
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, General Fund	Underway
Implement parking plan using recent Parking Study as guide.	X	X				City	Staff Time	Underway

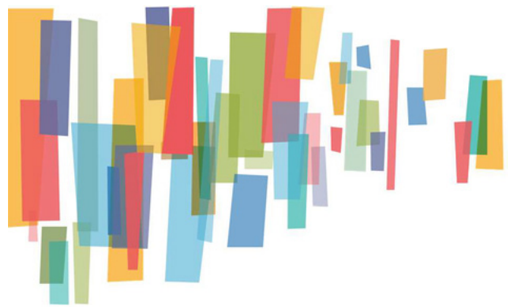
Interactive Workplan Exercise

- Based on community input and your knowledge of the city's needs, please suggest items that we should add to the Community Work Program for 2026 – 2031.
- Are there any Items from the 2021 Workplan that need updates or need to be reframed?

Next Steps

What is next?

- **July 24th:** Draft Comprehensive Plan to city manager & planner for review
- **August 18th:** Distribute draft plan to Steering Committee & City Council; deadline to run legal ad for second/final public hearing
- **August 25th:** Comments due from Steering Committee & City Council
- **September 2nd/3rd:** Upload final plan to DCA Website
- **October 20th:** City Council adoption of 2026 Comprehensive Plan



Before you go…

Any questions?

2026 Stone Mountain Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,658	98	1,607	128

*** What is missing from the City of Stone Mountain and the community as a whole?** *Utilize the comment box below to provide feedback and attach example pictures.*

More restaurants, grocery stores and other shops to bring in business

2/7/2026 65 Agree

Green space. Don’t develop the lawn for short term profit

2/4/2026 61 Agree

Implement fees for vacant or permanently closed commercial properties on Main Street

2/19/2026 51 Agree

Grocery Store

2/5/2026 47 Agree

Housing (affordable), retail/commercial businesses, and growth.

2/3/ gree

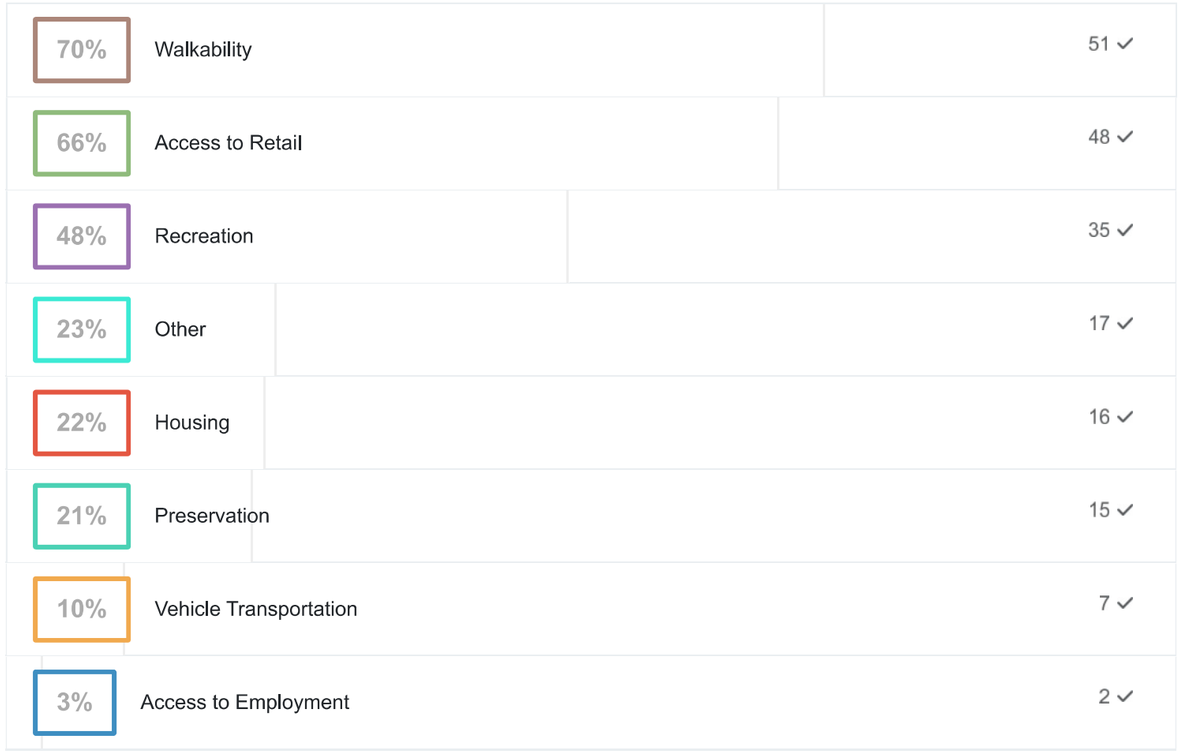
Show all comments

*** How would you rank the priorities for the City of Stone Mountain?** *To rank the priorities, drag the responses above the Next Priority line. To add an option for Other, click the field and type out a word.*

97%	Sustainable Growth	Rank: 2.14	37 ✓
97%	Access to Commercial/Retail	Rank: 2.14	37 ✓
37%	Other	Rank: 2.50	14 ✓
97%	Historic Preservation	Rank: 3.54	37 ✓
97%	Housing Choices	Rank: 4.08	37 ✓
97%	Employment Opportunities in the City	Rank: 4.30	37 ✓

38 Respondents

*** What is most important to you?** *Select up to three choices. To add an option for Other, click the field and type out a word.*



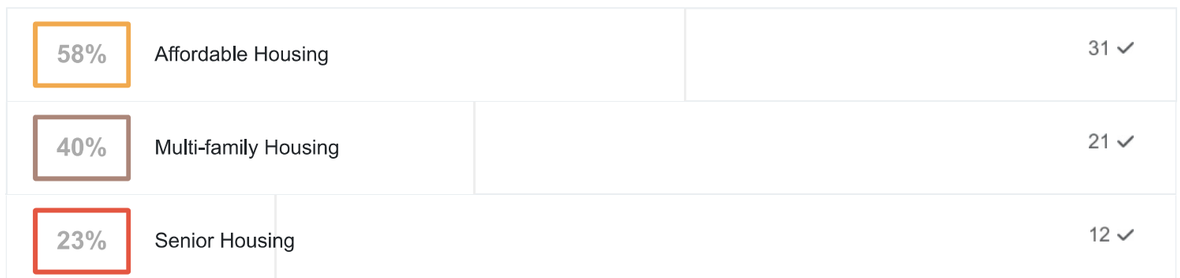
73 Respondents

*** The 2021 City of Stone Mountain Comprehensive Plan update identified a series of community concerns. How much do you agree with the following statements?**

Recruiting a major grocery store chain still a community concern?	53% Agree	23% Slightly Agree	8% Neutral/Not Applicable	4% Slightly Disagree	12% Disagree
Code ordinance enforcement is still a community concern.	52% Agree	27% Slightly Agree	16% Neutral/Not Applicable	2% Slightly Disagree	2% Disagree
Westgate's designation still a community concern?	19% Agree	5% Slightly Agree	55% Neutral/Not Applicable	3% Slightly Disagree	18% Disagree
Property maintenance enforcement in the downtown district is still a concern.	74% Agree	12% Slightly Agree	10% Neutral/Not Applicable	2% Slightly Disagree	1% Disagree
Statewide annexation (city boundary growth) remains a community concern.	30% Agree	21% Slightly Agree	24% Neutral/Not Applicable	7% Slightly Disagree	18% Disagree
Creating a redevelopment plan for housing.	32% Agree	18% Slightly Agree	23% Neutral/Not Applicable	12% Slightly Disagree	15% Disagree

83 responses

*Housing: How do you perceive the supply/amount of housing types in Stone Mountain?



53 Respondents

*** Use the space below to provide additional feedback to help make Stone Mountain a great place to live, work, and play.**

Stone Mountain is beautiful. I just moved there. I am coming from Marietta, and I used to live close to an entrance for the Chattahoochee National Park. And That's exactly what is missing in Stone Mountain. St. Mtn has way more green area then Marietta, but it doesn't have a public park in the woods. At least not a safe and clean one. There is a road, close to my house, that goes to a deck on a lake, and the first thing my wife, I, and my 4yo son did when we moved, was to go to this road to check the lake. We got terrified. it's completely abandoned, and there was a car, parking there, selling drugs in a bright day light. I'll probably never go back there again.

4/10/2026

Stone Mountain has many under-leveraged assets that can help it thrive in the future. Three significant ones are ...
1. the Park - doesn't need much amplification
2. U.S. 78. There are many radial (U.S.) highways on this side of Atlanta that are surface streets. We have a freeway right to our city limits. That's incentive for future residents and tourists from the east side of Atlanta.
3. Real estate in Stone Mountain, particularly residential, is significantly less expensive than most surrounding communities, even many farther out from Atlanta than Stone Mountain.

4/10/2026

Funding changes to the Depot Museum next to Freedom Bell in City of Stone Mountain to draw people to view the city bac

1800's History is not a reflection of progress of our city or country. We all know the journey and sigma etched into the Stone Mountain Park granite. Who wants to spend state and county grants or citizen tax payer property tax increases to fund going back to hurtful and disrespectful bias of humans. I don't. Let's move forward and not backward.

4/3/2026

1) introduction to the city of stone mtn with a sign (stronger signage)
2) have stronger neighborhood boundaries (identity of neighborhoods, districts, etc);
3) stronger design along the main corridors; more emphasis on placemaking; focal points of areas, sculpture, street furniture, planting strips; stronger emphasis on the trails
4) better upkeep of lawns, facade of downtown area, and businesses
5) design ordinance (i.e. property maintenance)
6) grocery store in area to bring more foot traffic to downtown area
- Commissioner Hudson

3/31/2026

You do not show "OTHER" choices so how does the public know who said what?
Your "*Housing" question makes no sense whatsoever. It will mislead people and you will come up with a mishmash of answers based on countless interpretations of what you have said. This survey is not a good one. It does not appear to be designed to illicit opinions.

3/28

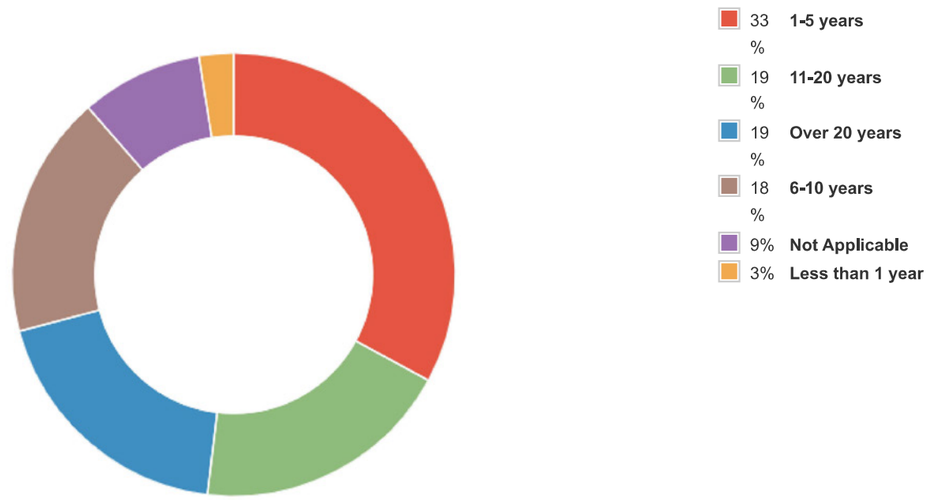
Show all comments

Please select each of the following that apply to you:

90%	I live in Stone Mountain	61 ✓
18%	I work in Stone Mountain	12 ✓
10%	I own a business in Stone Mountain	7 ✓
6%	I do not live but frequent Stone Mountain	4 ✓
4%	Other	3 ✓

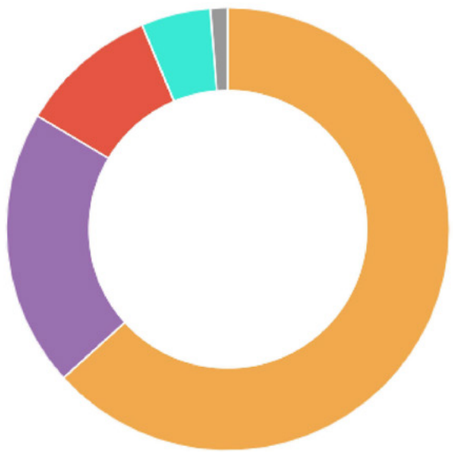
68 Respondents

If you live in Stone Mountain, how long have you been a resident?



79 respondents

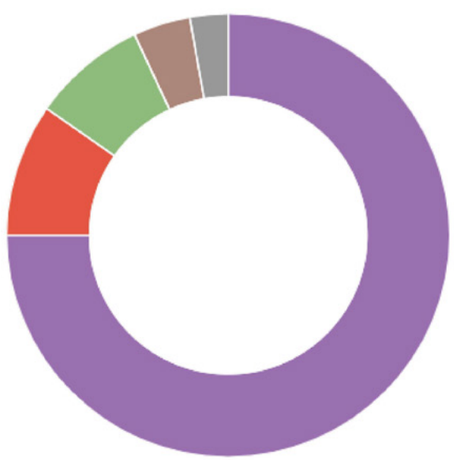
Which of the following categories best describes your employment status?



- 63% Employed full-time
- 20% Retired
- 10% Employed part-time
- 5% Other
- 1% Others

79 respondents

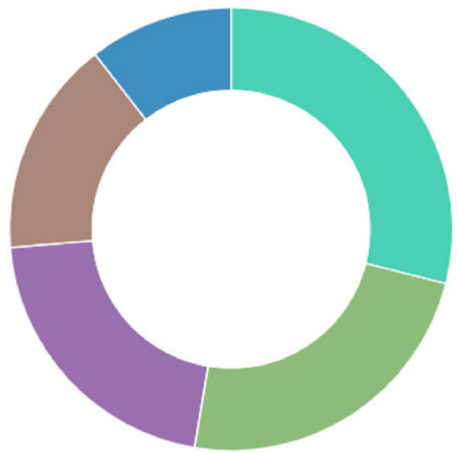
If you work or own a business in Stone Mountain, how long have you done so?



- 75% Not Applicable
- 10% 1-5 years
- 8% 11-20 years
- 4% 6-10 years
- 3% Others

72 respondents

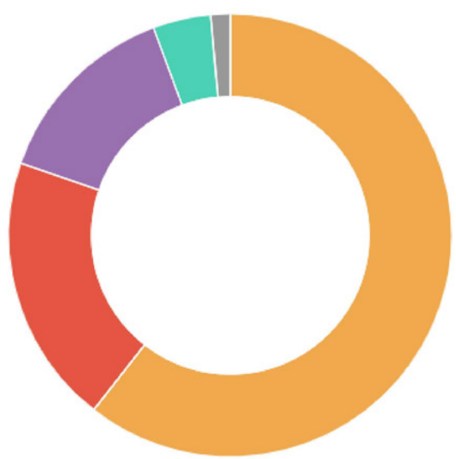
What is your age?



- 29% 65 or older
- 24% 35 - 44
- 21% 55 - 64
- 16% 25 - 34
- 11% 45 - 54
- 0% Others

76 respondents

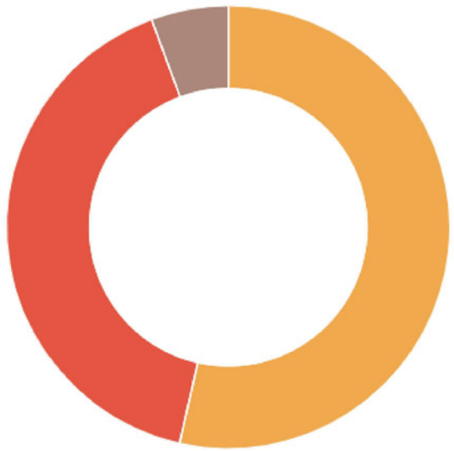
Which race do you identify as?



- 61% White
- 20% Black or African American
- 14% Multiple races
- 4% Other
- 1% Others

71 respondents

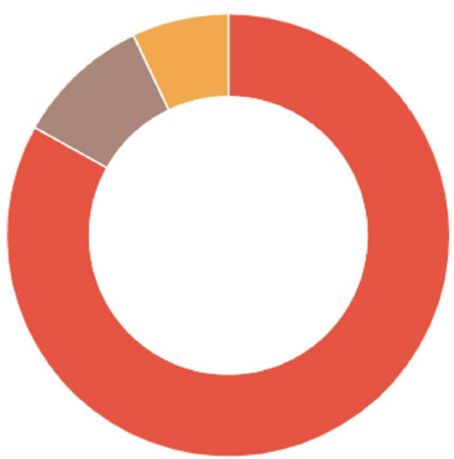
What is your gender identity?



71 respondents

- 54% **Female**
- 41% **Male**
- 6% **Prefer not to say**

Do you identify as Hispanic, Latino, or Spanish?



71 respondents

- 83% **No**
- 10% **Prefer not to say**
- 7% **Yes**
- 0% **Other**

Loading more report objects...

Stone Mountain Website Displaying Comprehensive Plan

Comprehensive City Plan

Home > Departments > Planning & Zoning > Comprehensive City Plan

Comprehensive City Plan

Welcome to the City of Stone Mountain's Comprehensive City Plan

Embark on a journey to shape the future of our community through our Comprehensive City Plan. Here, you'll find concise summaries outlining our vision, goals, and strategies for sustainable growth and development.

Our Comprehensive City Plan is a roadmap for enhancing livability, economic vitality, and environmental stewardship in Stone Mountain. As part of our commitment to meeting the highest standards of urban planning, we adhere to the Minimum Planning Standards set forth by the state of Georgia.

To ensure alignment with these standards and best practices, please refer to the Georgia Department of Rules and Regulations for additional resources on Georgia's Minimum Planning Standards.

For your convenience, below you'll find documents organized by year. Explore and stay informed about the initiatives driving positive change in our community.

Thank you for your commitment to shaping a brighter future for Stone Mountain.

Search for file name:

search here SEARCH

- **2026 Comprehensive City Plan** 4 documents
- **2021 Comprehensive City Plan** 6 documents
- **2016 Comprehensive Plan** 3 documents
- **Proposed 2026 Comprehensive Plan Update** 1 document

310-00187541 8/13, 8/20, 8/27, 9/3
NOTICE ++2026-1455++
TO: All Interested Parties
The Petition of **JOHN B. BRACEWELL**, for a year's support from the estate of **Emily H. Bracewell,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **09/14/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-00187546 8/13, 8/20, 8/27, 9/3
NOTICE ++2026-1484++
TO: All Interested Parties
The Petition of **SHERRIE DIANN SPEAR,** for a year's support from the estate of **Stanley Sterrovasky Spear, Sr.,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **09/14/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509725 7/30, 8/6, 8/13, 8/20
NOTICE ++2026-1052++
TO: All Interested Parties
The Petition of **WINNIFRED A. JOHNSON,** for a year's support from the estate of **Errol F. Johnson,** Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/31/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509371 7/23, 7/30, 8/6, 8/13
NOTICE ++2026-1216++
TO: All Interested Parties
The Petition of **ENEIDA WILMOT,** for a year's support from the estate of **Leborn Reinaldo Wilmot,** Deceased, for Decedent's Surviving Spouse (and minor child), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/24/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509372 7/23, 7/30, 8/6, 8/13
NOTICE ++2026-1346++
TO: All Interested Parties
The Petition of **LATRINA KEITH,** for a year's support from the estate of **Clovis McDowell, Jr.,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/24/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509373 7/23, 7/30, 8/6, 8/13
NOTICE ++2024-1968++
TO: All Interested Parties
The Petition of **DEBORRAH ALLEN,** for a year's support from the estate of **Donald Lee Mansfield,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/24/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By:Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509711 7/30, 8/6, 8/13, 8/20
NOTICE ++2026-1414++
TO: All Interested Parties
The Petition of **JANIE DUGGAN BOTTOMS,** for a year's support from the estate of **Louis Guy Bottoms,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/31/2026**, why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Public Hearing

320-187594 8/13,8/20,8/27
PUBLIC HEARING NOTICE
Stone Mountain City Council will hold a public hearing regarding the ++2026 Comprehensive Plan Update++ on **TUESDAY, SEPTEMBER 1, 2026 at 6:30 PM** at City Hall, 875 Main Street, Stone Mountain, GA 30083. The purpose of this hearing is to brief the community on the contents of the plan update and provide an opportunity for residents and council members to make final comments. Following the hearing, the city council will conduct a vote to approve transmittal of the plan to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review. Questions should be directed to Thatcher Hart, Community Development Director, at thart@stonemountainicity.org or 770-722-5014.

320-187600 8/13
CITY OF TUCKER
NOTICE OF PUBLIC HEARINGS
MAYOR AND CITY COUNCIL PUBLIC HEARING: MONDAY, **++SEPTEMBER 14, 2026, AT 7:00 P.M.++**
CITY HALL
ADDRESS: 1975 LAKESIDE PARKWAY, SUITE 350B, TUCKER, GA 30084
Public hearing for the determination of a time extension for SLUP-22-0002 (O2022-06-42) at 2247 and 2251 Northlake Parkway per Sec. 46-1599.

Public Notice

330-187625 8/13, 8/20, 8/27, 9/3
ORDER OF PUBLICATION
IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA
CIVIL ACTION NO.
++26FM2928-1++
Yoan Simbafo Tchassem
PLAINTIFF
VS
Jessica Jade Little
DEFENDANT
It appearing by Affidavit, that the above named defendant on whom service is to be made in this case resides out of the State, or has departed from the State, or cannot, after due diligence, be found within the State, or conceals himself or herself to avoid service of the Summons, and it further appearing, either by Affidavit or by verified Complaint on file, that a claim exists against the defendant in respect to whom service is to be made, and that the defendant is a necessary or proper party to the action.
IT IS HEREBY CONSIDERED, ORDERED AND DECREED THAT: Service be made by publication as provided by law. SO ORDERED this 10th day of July, 2026.

NAME OF PARTY TO BE SERVED:
Jessika Jade Little

CLERK OF SUPERIOR COURT OF DEKALB COUNTY, GA.

330-187055 8/6,8/13,8/20,8/27
IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA

FOX FUNDING GROUP, LLC,
Plaintiff,

vs.

SOLSTICE INVESTMENTS, LLC and KASIE SCOTT,
Defendants.

Civil Action No.
++25CV9526++

NOTICE OF PUBLICATION
TO: Kasie Scott
861 Cavanaugh Avenue, S.E.
Atlanta, Georgia 30316

By Order for Service by Publication dated July 23, 2026, you are hereby notified that on the 17th day of October, 2025, the above named Plaintiff, Fox Funding Group, LLC filed wih the Superior Court of Dekalb County, State of Georgia a Complaint against Solstice Investments, LLC and Kasie Scott.

You are required to appear and defend by answering the Complaint in this action and to serve a copy of your Answer on the DeKalb County Clerk of Superior Court at 556 N. McDonough St., Decatur, Georgia 30030 and on Plaintiff's counsel, Taylor Dove, Hunter, Maclean, Exley & Dunn, P.C., Post Office Box 9848, Savannah, Georgia 31412, within sixty (60) days. If you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

WITNESS, the Honorable Asha F. Jackson, Judge of this Superior Court.
This the 28th day of July, 2026.
Debra Debery
CLERK, SUPERIOR COURT
FOR: Taylor L. Dove
Georgia Bar No: 993210
P.O. Box 9848
Savannah, Georgia 31412-0048
Telephone: 912-236-0261
Facsimile: 912-236-4936
Email: tdove@huntermaclean.com
ATTORNEYS FOR PLAINTIFF

330-187056 8/6,8/13
ABANDONED MOTOR VEHICLE ADVERTISEMENT
NOTICE
(REPAIR FACILITY)

Vehicle Make:
BMW

Year: 2012

Model:750LI

Vehicle ID #:
++WBAKB8C53CC964228++
Vehicle License #: State

Person who left vehicle at facility: _UNKNOWN Any information relating to owner: _UNKNOWN

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicle is currently located at _5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360 . Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: _SOLOMOTOR SPORTS

Address:
Telephone #:
5042 WINTERS CHAPEL RD.
ATLANTA, GA. 30360
470 448 1189

330-187147 8/9,8/13
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at **2481 Old Covington Hwy SW Conyers, GA 30012**
The vehicles subject to liens as stated above are identified as:

++Jeep 2015 Cherokee 1C4PJLAB2FW532272 TAG# CWG1476 GA++

Dodge 2010 JOURNEY 3D4PG4FB2AT118956 TAG# ZLH021 GA

Ford 2009 Mustang 1ZVHT84N595121862 TAG# <unknown>

Chevrolet 2011 Aveo KL1TD5DE3BB119437 TAG# <unknown>

Ford 2012 Escape 1FMCU0E72CKB06848 TAG# <unknown>

BMW 2011 3-SERIES WBAPK5G50BNN81395 TAG# <unknown>

Nissan 2015 Sentra 3N1AB7AP5FY246434 TAG# SCA8161 GA

Ford 2002 Excursion 1FMNU42S92EC84357 TAG# RYS6222 GA

Chevrolet 2015 IMPALA 2G11X5SL8F9229635 TAG# TDW7756 GA

CADILLAC 2004 DeVille 1G6KD54Y84U148635 TAG# SFK7617 GA

Ford 1999 F-250 SD 1FTNF20L1XEB21174 TAG# <unknown>

Nissan 2003 Altima 1N4AL11D63C237653 TAG# PNS3486 GA

BMW 2004 7-Series WBAGL63434DP69627 TAG# FVOD GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

678-210-0245

Please call with any questions.
O: 678-210-0245 F: 678-413-0773

I am also requesting a copy of the ad and a publisher's affidavit

MASTER CARD

5348 6900 1336 0043
EXP 06/30

CODE ON BACK: 188

330-00187151 8/6,8/13
ABANDONED ADVERTISEMENTS: (REPAIR FACILITY)
Vehicle Make:
++LEXUS Year: 2013++ Model: GS 350 Vehicle ID# JTHCE1BL0D5010904 Person who left vehicle at facility:DWAYNE WHITE You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: G&T AUTOMOTIVE LLC. Anyone with an ownership interest in this vehicle should contact the following business immediately:

Business Name: G & T AUTOMITVE LLC
Address: 961 WEST MOUNTAIN ST
SUITE A
STONE MOUNTAIN GA 30083

ONE great REGION

Stone Mountain 2026 Comprehensive Plan Update

Second Public Hearing I September 1, 2026

Atlanta Regional Commission

Agenda

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

ONE great REGION

ARC

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

VISION & GOALS | NEEDS & OPPORTUNITIES | COMMUNITY WORK PROGRAM | BROADBAND

Required for some plans

CIE | LAND USE* | ECONOMIC DEVELOPMENT | TRANSPORTATION* | HOUSING*

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

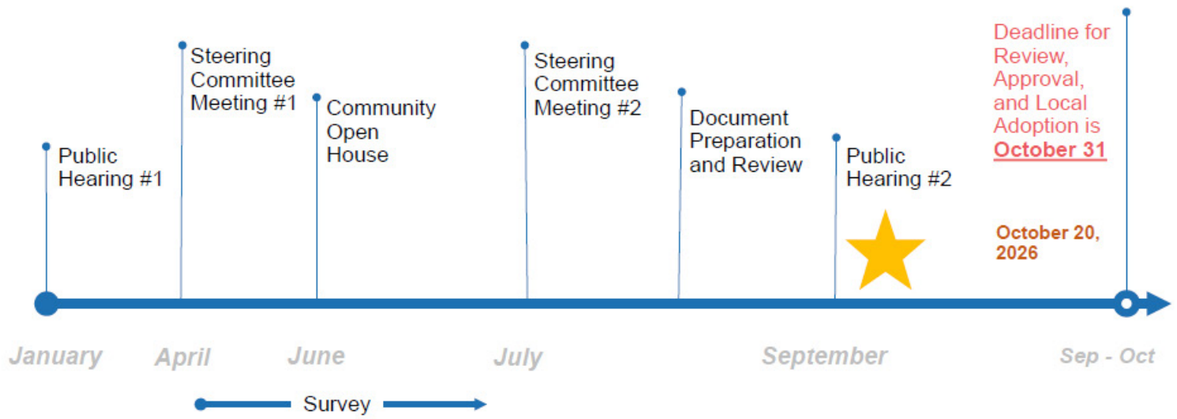
Elements ARC is Required to Assist With*

- 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 <u>required</u> of the RC, but ARC's scope of work includes more*

What is the timeline?



2026

Progress Update

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	Transportation	Housing
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	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.	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

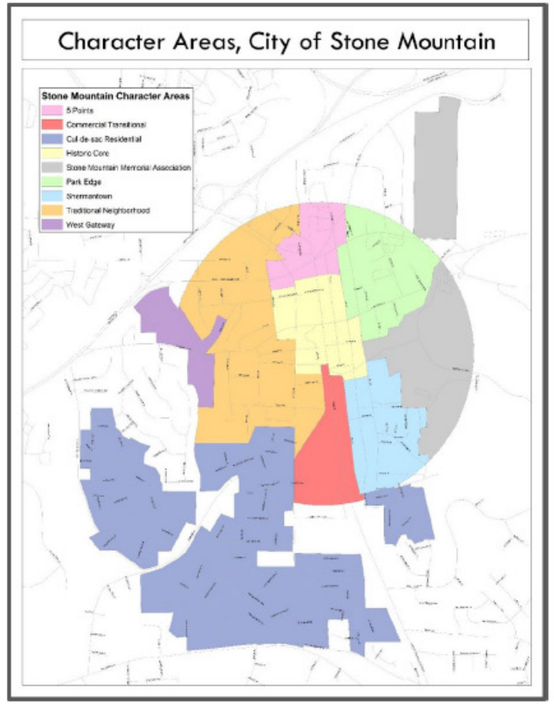
Historic, Arts, and Cultural Resources

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

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