



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: Initial Public Hearing – 2026 Comprehensive Plan

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff

Summary:

The City of Stone Mountain will hold an initial public hearing to kick off the update of the 2026 Comprehensive Plan. The purpose of this hearing is to inform the community about the process for developing the plan, outline opportunities for public participation, and gather feedback on the proposed planning process. Public comments will be handled according to the adopted public comment guidelines as required by section 36-66-5, which outlines the Adoption of Hearing Policies, Procedures, and Standards for Exercising Zoning Power. Printed copies of the public comment guidelines will be available for distribution to the public. Each speaker will be allowed a maximum of 2 minutes to address the podium, and the total time allocated for public comments is 10 minutes. Following the initial hearing on the 2026 Comprehensive Plan, the City Council will continue with its scheduled agenda.

Requested Action: None.



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



Required Plan Elements

Required for all plans



Required for some plans

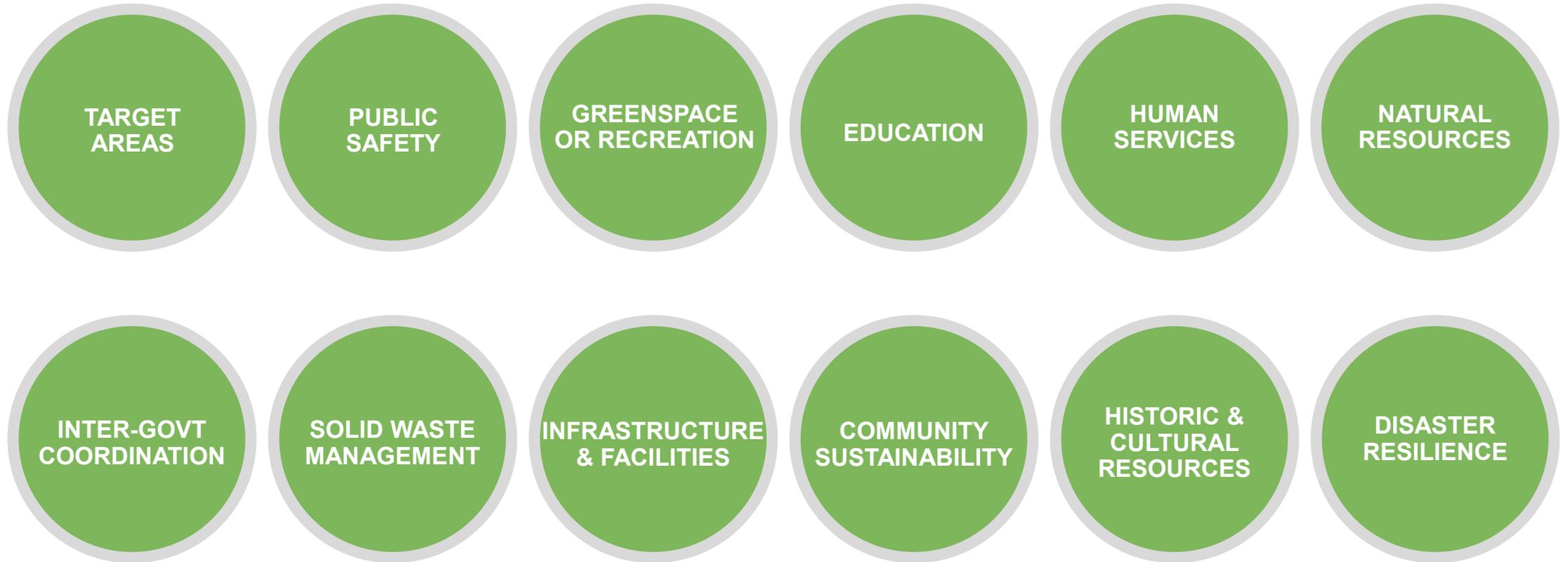
Asterisk = Required for Stone Mtn*



Underlined = Required to be updated every 5 years

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

Optional Plan Elements



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

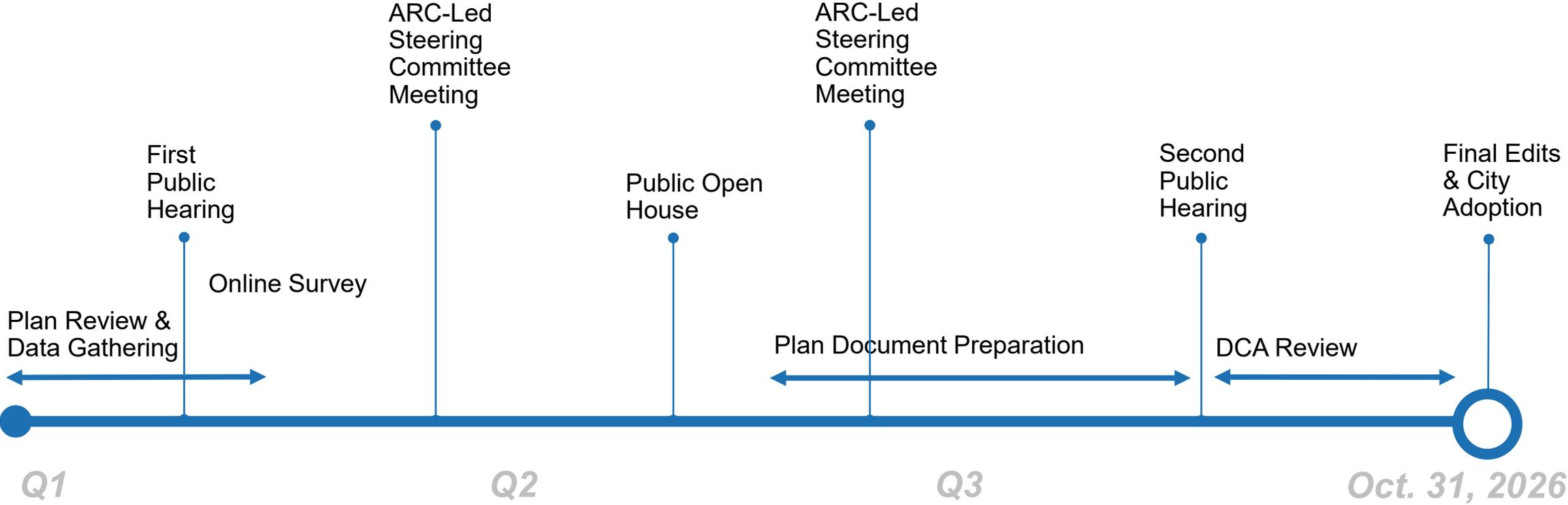
Approach – ARC Roles

- 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>



Questions?

Ranata Mattison

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REGION