



Agenda Item

Meeting Date: February 17, 2026

SUBJECT: Appointment of Alternate(s) Stakeholders for Comprehensive Plan Update

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

Background:

The City of Stone Mountain is required to establish a stakeholder committee to oversee the development of the comprehensive plan. According to the Standards and Procedures for Local Comprehensive Planning, specifically Local Planning requirements 110-12-1.02(2)(a), "Members of the governing authority must be included among the selected stakeholders and actively involved in plan preparation, such as serving on the Steering Committee that guides the development of the plan."

On November 5, 2025, the City Council appointed Mayor Pro Tem Ryan Smith, representing District 3, and Council member Mark Marianos, representing District 2, to the committee. The meeting minutes indicated that Council member Marianos' participation would be temporary until the new council members are sworn in.

Alternate(s) Governing Authority Stakeholder Proposed

As the procedures suggest, continuity in governing authority is maintained by having members participate throughout plan development. It is for this reason, two members were appointed to this process. In the event that one member cannot participate, another could carry on in their place, since there are two council representatives. To ensure continuity, an alternate is requested to participate if either council members are unable. The required elements of the plan include Steering Committee participation and the carrying out of required participation techniques, including governing authority participation. Such elements are components of the Department of Community Affairs' (DCA) reviews of the final plan; therefore, it is vital (as shared on October 7th, November 5th, and January 6th before City Council) that members of the Steering Committee remain involved throughout the process. As comprehensive plan approval is critical to maintaining qualified local government status and obtaining access to grants, resources ect the original members are encouraged to remain, where possible on the Steering Committee, with an alternate appointed in extreme circumstances when neither official can no longer viably commit.

In the event such transition become necessary, the exiting Council Member(s) would submit in writing the reason for exiting, as documentation, permitting the alternate to continue in their stead. This permits reasons for not fulfilling the regulation, to be provided for DCA consideration.

Resource Impact: No funding is required for this agenda item.

Attachments/Exhibits:

- (1) Minutes from November 5, 2025 City Council Meeting
- (2) Stakeholder Committee Development Process November 5, 2025 City Council Meeting
- (3) Final Stakeholder Committee Development Process January 6, 2026
- (4) Comprehensive Plan Development Process, October 7, 2026

Requested Action: For the mayor and council to appoint an alternate member of council to participate on the Stakeholder Committee, as a last resort, to support continuity in comprehensive plan development, if such need arises.



Agenda Item

Meeting Date: January 6, 2026

SUBJECT: Stakeholder Committee Adoption

Item: Action

Department: Planning and Development

Presented By: Tamaya Huff

BACKGROUND:

On November 5, 2025, the Planning and Development Department presented before the Stone Mountain City Council for consideration the plan for Appointment of Stakeholders for the Comprehensive Plan. The City of Stone Mountain (City) is required to form a stakeholder committee to guide the development of the comprehensive plan per DCA per Rule 110-12-1.02(2)(a). The City's committee was presented to include interested parties as recommended in the Department of Community Affairs (DCA), Rule 110-12-1.02(2)(a) and its Supplemental Planning Guidance. Committee members would be charged to review the 2021 Plan, provide feedback, and share lessons learned, and inform the plan's development. Committee Members would be requested to participate in all Stakeholder Committee meetings from January 2026 until the committee is dissolved in May 2026. Each stakeholder in the plan will have an active role as recommended in the prior 2021 Comprehensive Plan..

The Stakeholder Committee Development Process encompassed five phases, which established appointments from five different categories which included:

- Phase I. City Council Representatives
- Phase II. Agency Consultation & Stakeholder Participation
- Phase III. Commission Appointments
 - Planning Commission
 - Historic Preservation
 - Downtown Development Authority
- Phase IV. City Staff Appointments
- Phase V. Citizen Volunteers

A total of twenty-one (21) stakeholders were expected to participate in accordance with the established selection criteria, as outlined below in Table 1-1 Categories and Requirements for Stakeholder Members

Table 1-1 Categories and Requirements for Stakeholder Members

Category	Requirements	Member Total
Elected Official	Local Elected Official	2
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	2
Planning Commission	Active Planning Commissioner	2
Downtown Development Board Member	Active Downtown Board Member	2
Historic Preservation Commission Member	Active Historic Preservation Commission Member	2
City Staff	City Manager	1
	City Manager Appointees	6
Citizen Volunteers	A residential property owner in City who appeared before the PC as an applicant in the last six (6) months.	1
	A business owner of City who appeared before the PC as an applicant in the last six (6) months.	1
	A residential property owner in City who appeared before HPC as an applicant in the last six (6) months.	1
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
21 Maximum Members		
Members may only represent one category as presented in Table 1-2.		

The final list of Stakeholder members have been assembled, and is listed below for City Council adoption:

Category	Requirements	Appointee Name
Elected Official	Local Elected Official	<ul style="list-style-type: none"> Mark Marianos, City Council, Post 2, Ryan Smith, Mayor Pro Tempore <i>Appointment by City Council on November 5, 2025</i>
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	<ul style="list-style-type: none"> Josh Griffin, Stone Mountain Memorial Association <i>Appointment by Bill Stephens CEO of Stone Mountain Memorial Association</i>

Planning Commission	Active Planning Commissioner	<ul style="list-style-type: none"> • Rachel Isley, Planning Commissioner • Grace Kelly, Planning Commissioner <i>Appointment by Planning Commission December 15, 2025, meeting.</i>
Downtown Development Board Member	Active Downtown Development Board Member	<ul style="list-style-type: none"> • Robert Witherspoon, Downtown Development Board • Sarah Hage, Downtown Development Board <i>Appointment by Downtown Development Board on November 20, 2025</i>
Historic Preservation Commission Member	Active Historic Preservation Commission Member	<ul style="list-style-type: none"> • Elisabeth Richmond, Historic Preservation Commissioner • Katherine Meers, Historic Preservation Commissioner <i>Appointment by Historic Preservation Commission on November 19, 2025</i>
City Staff	City Manager	<ul style="list-style-type: none"> • Miglena Dimov, City Manager/Economic Development • Mike Vasquez, Stormwater • Tamaya Huff, Planning and Zoning • T.D. Johnson, Code Enforcement • Chief Westerfield, Police • Angela Adeiran, Financial Manager
	City Manager Appointees	
Citizen Volunteers	A business owner who appeared before the PC as an applicant in the last six (6) months.	Robbie-Terry-Washington A Appeared before Planning Commission on April 21, 2025.
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	Joshue Narvaez Appeared before Historic Preservation Commission July 16, 2025.
21 Maximum Members Total Actual Proposed Members (17)		

Resource Impact:

No funding is required for this agenda item

Attachments/Exhibits:

- November 5, 2025, Stakeholder Development Process presented before City Council
- City Council Minutes – November 5 City Council
- Downtown Development Authority – Appointment Email
- Historic Preservation Commission – Appointment Minutes
- Planning Commission – Appointment Minutes
- Stone Mountain Memorial Association Appointment Email
- Citizen Letters of Interest
- Stakeholder Roles on Plan

Requested Action: City Council to appoint citizen stakeholder members for Comprehensive Plan Stakeholder Committee, and accept appointments made by Planning Commission, Historic Preservation Commission, Downtown Development Authority, City Council, and Stone Mountain Memorial Association.



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: Appointment of Stakeholders for Comprehensive Plan Update

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

Background:

The City of Stone Mountain (City) is required to form a stakeholder committee to guide the development of the comprehensive plan per DCA per Rule 110-12-1.02(2)(a). The City’s committee will include interested parties as recommended in the Department of Community Affairs (DCA), Rule 110-12-1.02(2)(a) and Supplemental Planning Guidance. Committee members will review the 2021 Plan, provide feedback, and share lessons learned, and inform the plan’s development. Committee Members are requested to participate in all Steering Committee meetings from January 2026 until the committee is dissolved in May 2026.

Phase I Selection. City Council Representatives

Phase I of the Stakeholder Selection process involves appointments of Elected Officials. Staff request that the Council hold a vote on the appointment of council members to serve as stakeholders on the Comprehensive Plan Stakeholder Committee. A maximum of two elected officials is requested for appointments.

Phase II Agency Consultation & Stakeholder Participation

Phase II will focus on selecting agencies and government representatives who have experience in providing technical assistance for comprehensive plan development. Each participant will bring their unique professional perspective to the stakeholder committee. The City will reach out to the following agencies, inviting them to contribute technical input or participate as stakeholders on the committee. This is not an exhaustive list.

Table 1-1. Recommended Stakeholder Agencies

Agency
Dekalb County UGA Extension
Dekalb County Historic Preservation Commission
City of Stone Mountain Memorial Association
Dekalb County Stormwater
Georgia Department of Transportation
Dekalb County Department of Commerce
Dekalb County Fire Rescue
Dekalb County Board of Education

Up to (2) two agencies will be selected as stakeholder members to actively contribute to the planning process. It's encouraged that all other agencies review the comprehensive plan, and/ or attend public meetings to share feedback on the final draft of the plan. Invitations to participate will be sent out by **November 6, 2025**, and the invitation period will be concluded on **December 17, 2025**. In our previous comprehensive plan update, the City highlighted the importance of including the Stone Mountain Memorial Association in our planning efforts. Thus, prioritizing this agency for participation is encouraged, unless it chooses to opt out.

Phase III. Commission Appointments

Commission appointments from the Planning Commission (PC), Downtown Development Authority (DDA), and Historic Preservation Commission (HPC) will be requested during the following meetings:

- PC: December 15, 2025
- HPC: December 17, 2025
- DDA: November 20, 2025

Each commission will be requested to appoint at least two members to the stakeholder commission.

Phase IV. City Staff Appointments

The City Manager will appoint **seven (7) staff members** from the City to join the Stakeholder Committee. This committee will include the City Manager and representatives from Code Enforcement, Planning, Stormwater, Police, and other relevant positions as determined by the City Manager.

Phase V. Citizen Volunteers

Residents of the City will be invited to apply for a unique opportunity to contribute to the comprehensive plan development. Volunteers must meet **one** of the following criteria:

1. A residential property owner that appeared before PC as an applicant in the past six (6) months.
2. A business owner that appeared before the PC as an applicant in the past six (6) months.
3. A residential property owner who appeared before HPC as an applicant in the last six (6) months.
4. A business owner that appeared before HPC as an applicant in the past six (6) months.

Selected volunteers will provide valuable insights into the planning and historic preservation procedural processes to help shape current initiatives and future planning efforts.

Applications will be accepted from **November 6, 2025**, and will close on **December 17, 2025**. A minimum of two (2) volunteers, with the possibility of choosing up to four (4) volunteers are planned.

Summary

As indicated in Table 1-2, a total of **twenty-one (21) stakeholders** will be selected to participate in the Stakeholder Committee. The requirements for stakeholders planned to participate are listed in Table 1-2.

Table 1-2 Categories and Requirements for Stakeholder Members

Category	Requirements	Member Total
Elected Official	Local Elected Official	2
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	2
Planning Commission	Active Planning Commissioner	2
Downtown Development Board Member	Active Downtown Board Member	2
Historic Preservation Commission Member	Active Historic Preservation Commission Member	2
City Staff	City Manager	1
	City Manager Appointees	6
Citizen Volunteers	A residential property owner in City who appeared before the PC as an applicant in the last six (6) months.	1
	A business owner of City who appeared before the PC as an applicant in the last six (6) months.	1
	A residential property owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
21 Maximum Members Members may only represent one category as presented in Table 1-2.		

The final committee is anticipated to be established by **December 17th**. The schedule of Stakeholder Meetings is enclosed for reference.

Resource Impact: No funding is required for this agenda item.

Attachments/Exhibits: Comprehensive Plan Stakeholder Development Schedule

Requested Action: For the mayor to appoint two Council Members to participate in the Stakeholder Committee.

265
266 Council Member Marianos will temporarily serve on the Comprehensive Plan Stakeholder Committee
267 until the newly elected Council members begin their terms, at which time the Council may reappoint
268 a member.
269

270 **ACTION: MOTION TO APPOINT MAYOR PRO TEM SMITH AND COUNCIL MEMBER MARK**
271 **MARIANOS AS MEMBERS OF THE COMPREHENSIVE PLAN STAKEHOLDER COMMITTEE.**

272 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 6
273 Teresa Crowe
274

275 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
276 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member:
277 Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe
278

279 **MOTION PASSED (UNANIMOUSLY)**
280

- 281 5. Consideration of an action on a request by the Downtown Development Authority (DDA) to Exempt
282 DDA-Sponsored Signs from City Sign Permit Fees
283

284 Council raised questions regarding exemptions and specifications for campaign signs, including the
285 number and size allowed. The City Attorney recommended adding specific language so that a
286 resolution could be drafted to include these requirements.
287

288 **ACTION: MOTION TO APPROVE A REQUEST BY THE DOWNTOWN DEVELOPMENT**
289 **AUTHORITY (DDA) TO EXEMPT DDA-SPONSORED SIGNS FROM CITY PERMIT FEES**

290 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 1
291 Anita Bass
292

293 *Motion not voted on, later amended*
294

295 **ACTION: MOTION TO AMEND PREVIOUS MOTION MADE BY MAYOR PRO TEM RYAN**
296 **SMITH AND INCLUDE ALL SIGNAGE CONDITIONS/ SPECIFICATIONS AS WILL BE**
297 **PROPOSED**

298 Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member Post 1
299 Anita Bass
300

301 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
302 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 6 Teresa Crowe
303

304 **Voting Nay:** Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant
305

306 **MOTION PASSED**
307

308 **XIV. New Ordinances and Resolutions**
309

- 310 1. Resolution No. 2025-29 – Amend Special Event Fee Schedule to include street closures
311

312 The Interim City Manager discussed the need for street closures during special events to ensure public
313 safety and suggested creating a fee schedule to cover the costs of police presence, barricades, and other
314 necessary City support.
315

316 Council members questioned whether it would be fair to charge citizens permit fees.
317

318 **ACTION: MOTION TO APPROVE RESOLUTION NO. 2025-29 – AMEND SPECIAL EVENTS**
319 **FEE SCHEDULE TO INCLUDE STREET CLOSURES**

320 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 6
321 Teresa Crowe

According to DCA rules, the Steering Committee, also known as the Stakeholder Committee, serves as an advisory panel that provides input during the planning process. For comprehensive planning purposes, the Steering Committee generally includes representatives from local authorities, the business community, key non-profit organizations, and citizen groups. Below is a detailed overview of the stakeholder groups selected for the 2026 Comprehensive Plan Update Stakeholder Committee, along with their roles and responsibilities for City Council consideration.

Current Role as Stakeholder: Review the priorities identified for their stakeholder group in the 2021 Comprehensive Plan and identify needs and opportunities for consideration in the 2026 Comprehensive Plan update.

Stakeholder	Role on Stakeholder Committee	Appointment Reason
City Council	Required per DCA Rule 110-12-1.02	DCA Regulation
Agency Stakeholder	In the 2021 Comprehensive Plan for the City of Stone Mountain, the Stone Mountain Memorial Association was recognized as a stakeholder and potential contributor to the City's development of green spaces, trail systems, and new park opportunities.	2021 Comprehensive Plan
Planning Commission	<ul style="list-style-type: none"> According to Section 2-310 of the City of Stone Mountain Code of Ordinances, the planning commission is required to participate in areas of land use, planning, and redevelopment. This includes consulting with planning and zoning experts or other individuals as deemed necessary or appropriate by the governing authority, the city manager, or the planning commission itself. These investigations may be conducted from time to time to aid in decision-making regarding land use, planning, redevelopment, and zoning matters, which also encompass comprehensive planning and comprehensive plan development. <p>2021 Comprehensive Plan</p> <ul style="list-style-type: none"> Review the 2013 LCI Update, Enhance conservation regulations and improve access to park facilities. The Zoning Procedures Law mandates that zoning decisions consider comprehensive plan goals. 	2021 Comprehensive Plan Suggested Stakeholder (DCA)
Downtown Development Board Member	<ul style="list-style-type: none"> In 2021, the Downtown Development Authority (DDA) collaborated with the Georgia Department of Community Affairs' Design Studio to enhance Stone Mountain's entrances and gateways as part of the Comprehensive Plan. In 2020, the DDA hired the consulting firm POND to create the Village Forward Downtown Master Plan, a goal established during their 2019 strategic planning retreat. The plan was adopted on October 6, 2020, and complements the City's Livable Centers Initiative (LCI) Plan and other downtown planning efforts. 	2021 Comprehensive Plan Suggested Stakeholder (DCA)
Historic Preservation Commission Member	This stakeholder group will focus on: <ul style="list-style-type: none"> Historic District Design Guidelines & Role in Comprehensive Plan Residential development reinforcing the traditional town center through a combination of historic home rehabilitation. Preserve Historic Character The goals from the previous plan included <ul style="list-style-type: none"> Preserving Historic Character Revisiting Design Guidelines Commercial Development (Ground Retail) Reinforcing Historic Home Rehabilitation 	2021 Comprehensive Plan Suggested Stakeholder (DCA)

According to DCA rules, the Steering Committee, also known as the Stakeholder Committee, serves as an advisory panel that provides input during the planning process. For comprehensive planning purposes, the Steering Committee generally includes representatives from local authorities, the business community, key non-profit organizations, and citizen groups. Below is a detailed overview of the stakeholder groups selected for the 2026 Comprehensive Plan Update Stakeholder Committee, along with their roles and responsibilities for City Council consideration.

Current Role as Stakeholder: Review the priorities identified for their stakeholder group in the 2021 Comprehensive Plan and identify needs and opportunities for consideration in the 2026 Comprehensive Plan update.

City Staff	City Manager (Economic Development)	
	<p>City Manager Appointees</p> <ul style="list-style-type: none"> • Stormwater – Mike Vasquez • Planning and Development – Tamaya Huff (Land Use & Housing/Transportation) • Code Enforcement – T.D. Johnson (Aged/ Vacant Housing Stock) • Police – Chief Westerfield (Traffic Safety) • Finance – Angelia Adieran (Financial Resources/Financial Planning) 	<p>2021 Comprehensive Plan</p> <p>Suggested Stakeholder (DCA)</p>
Citizen Volunteers	<p>A business owner of the City who appeared before the PC as an applicant in the last six (6) months.</p> <p>The prior comprehensive plan identified underperforming business retention, a better business environment, better alignment with business interests, and improved interactions with business owners as underlying issues for the City of Stone Mountain.</p> <ol style="list-style-type: none"> (1) Recently participated in the Planning and Historic Commission process as an applicant. (2) The representative will share their experiences in obtaining Planning Commission approval. (3) They will provide insights as business owners. (4) Potential process improvements will be presented for stakeholder consideration. 	<p>2021 Comprehensive Plan</p> <p>Suggested Stakeholder (DCA)</p>
	<p>A business owner in the City who appeared before the HPC as an applicant in the last six (6) months.</p> <p>The prior comprehensive plan identified underperforming business retention, a better business environment, better alignment with business interests, and improved interactions with business owners as underlying issues for the City of Stone Mountain.</p> <ol style="list-style-type: none"> (1) Recently participated in the Historic Preservation Commission process as an applicant. (2) The representatives will share their experiences in obtaining Historic Preservation approval. (3) They will provide insights as business owners. (4) (4) Potential process improvements will be presented for stakeholder consideration. 	<p>2021 Comprehensive Plan</p> <p>Suggested Stakeholder (DCA)</p>



Agenda Item

Meeting Date: October 7, 2025

SUBJECT: REQUEST FOR COUNCIL APPROVAL TO ENTER INTO A MEMORANDUM OF AGREEMENT FOR LOCAL COMPREHENSIVE PLAN ASSISTANCE WITH THE ATLANTA REGIONAL COMMISSION

Item: Action Item

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

Summary:

The Georgia Planning Act aims to establish a unified framework for coordinated and comprehensive planning across all levels of government in the State of Georgia. This means fostering, developing, and sustaining effective planning initiatives that engage local, regional, and state government entities. This Act is designed to establish a structured framework for coordinating planning efforts under the direction of the Governor, ensuring that departments, agencies, commissions, and other state institutions collaborate effectively. The emphasis on collaboration and shared responsibility is crucial in addressing critical areas, including land use, transportation, environmental stewardship, and public health.

The Department of Community Affairs (DCA) is the state agency responsible for overseeing the enforcement of this Act, thereby ensuring that local governments also meet its minimum standards and produce their service delivery strategy (SDS), comprehensive plan, and capital improvement element (CIE). Where such standards are not met, DCA deems the Local Government Compliance Status for Planning as ineligible for state assistance programs and permits.

City of Stone Mountain's Current Local Government Compliance Status – Planning & 2026 Comprehensive Plan Update

A key responsibility of local government is to engage in proactive planning and preparation of strategic initiatives. Often referred to as "city planning," "urban planning," or "land use planning," this process provides an essential framework for guiding community growth and development. The results of effective planning are captured in "comprehensive plans" or "growth management plans." By implementing well-considered planning practices, local governments can ensure that future development harmonizes with the community's vision and objectives, fostering a thriving environment for all residents.

Georgia offers an incentive program, called Qualified Local Government (QLG) status, which provides financial resources to cities and counties with DCA-approved comprehensive plans to local governments that participate in comprehensive planning. This support includes eligibility to

apply for Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), and economic development funding from the OneGeorgia Authority, among other programs.

It's also important to be aware of the Georgia Planning Act, which requires the Department of Community Affairs (DCA) to review comprehensive plans within 30 days to ensure standards are met. The City of Stone Mountain's QLG status is currently compliant and on track to submit its comprehensive plan and capital improvement element (CIE) updates to the DCA by August 31, 2026. Plan adoption is required by DCA no later than October 31, 2026 to continue in QLG compliance.

Staff propose the following general schedule to meet the October 31, 2026 QLG Compliance review due date, which is included in your agenda package.

- **Prior Plan Review & Data Gathering – Underway. October 2025 to January 2026**
An internal review of the 2021 Adopted Comprehensive Plan is conducted by staff to collect the required data for updates and to coordinate with the Atlanta Regional Commission (ARC), which will assist with meetings and help develop the final draft document.

- **Stakeholder Development, November 2025 to May 2026.**
One of these critical activities is forming a Steering Committee. The members of this committee will actively participate in developing the plan from start to finish, providing technical insight from various community planning perspectives. These areas include real estate, business owners, community development organizations, school boards, developers, property owners, biking/walking groups, residents, and a host of other interested parties. The formation of this committee will follow the Department of Community Affairs (DCA) Rule 110-12-1.02(2)(a) and the Department's Supplemental Planning Guidance. This process will commence in mid-October 2025, during which we will finalize the selection of stakeholders and provide training for the chosen Steering Committee members. Members will be responsible for reviewing the 2021 Plan, offering critical feedback, and lessons learned, while committing to all Steering Committee meetings and commitments scheduled from October 2025 until the committee is dissolved in May 2026.

- **First Public Hearing January 2026.**
A public hearing is to be conducted at the outset of the local planning process per Rule 110-12-1.04(1)(a) of the DCA Rules and Regulations, which is planned for January 2026. The purpose of this hearing is to effectively inform the community about the development process of the plan, outline avenues for public participation, and gather input on the proposed planning methodology. Following the consideration of public comments, the community will be well-positioned to initiate the development of the plan in a manner that reflects collective input and priorities. The public hearing will be conducted in accordance with the Georgia Zoning Procedure Law, allowing for a general presentation of plan process, and public comment limiting each speaker to no more than 5 minutes.

- **Online Survey. January 2026 to March 2026.**
This survey provides an opportunity for the community to share valuable feedback, beginning with the first public hearing and continuing through March 2026. This input will play a crucial role in shaping the comprehensive plan. By actively participating, community members can help guide the development of the draft document, which is set to begin in April 2026.
- **Public Open House. February 2026**
Each component of the plan must incorporate meaningful engagement and input from stakeholders, local leaders, and the public, as outlined in section 110-12-1-.02(2) of the DCA Department Rules and Regulations. This inclusive approach ensures the plan reflects the community's diverse needs and values. Involving citizens and leaders in the development process fosters ownership and enhances the likelihood of successful implementation, ultimately driving positive change within the community. The meeting format will be an open-house style, allowing interested participants to learn more about the plan through self-guided interaction by consulting staff, maps, and supporting plan documents provided for public inspection.
- **Document Development**
Document development will begin in April 2026 and continue through June 2026, collecting input through scheduled public hearings, online surveys, an open house, and feedback from the steering committee. By July, the final draft of the comprehensive plan will be finalized and posted for public comment.
- **Second Public Hearing, July 2026**
The final draft of the comprehensive plan will be posted online for public comment in June 2026, and an overview of the plan will be presented at the second and final public hearing in July 2026.
- **Transmittal of Draft to DCA, July 2026**
Following the final public hearing, the final draft of the plan will be transmitted to DCA for review. DCA recommends transmitting the final draft at least 30 to 90 days before the required due date, to permit the approved plan, following DCA review, to be adopted before the October 31, 2026, due date.
- **Plan Adoption**
Once approved by DCA, the final plan will be presented to the Planning Commission for comment and final adoption by the Mayor and City Council by September 2026.

Resource Impact:

The Atlanta Regional Commission (ARC) offers a free service to assist local governments in developing their comprehensive plans through its Local Comprehensive Plan Update Assistance Program. The division of responsibilities, are outlined in the agenda item, and upon approval from the Mayor and City Council, the City will enter into a Memorandum of Agreement (MOA) to receive these services.

Attachments/Exhibits:

- City of Stone Mountain's Planning Status as of October 2, 2025.
- Draft Resolution: Enter into A Memorandum of Agreement with ARC to implement the comprehensive plan update.
- Draft Local Comprehensive Plan Update Assistance Memorandum of Agreement
- Stakeholder Development Schedule for Comprehensive Plan Update 2025- 2026
- Overall Schedule for Comprehensive Plan Update 2025-2026

Requested Action: The Mayor and City Council authorize the City's acceptance of the MOA as follows:

1. Approve the City to enter into an MOA with the Atlanta Regional Commission for the purpose of developing the City's Local Comprehensive Plan.
2. Authorizes Maggie Dimov, Interim City Manager, or her designee to negotiate, finalize, and execute an MOA on behalf of the City