



Mayor and City Council Regular Session
Tuesday, September 01, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

Mayor and Council: Jelani Linder – Mayor | Post 3: Mayor Pro Tem Ryan Smith | Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos | Post 4: Council Member Kay Nunez | Post 5: Council Member Hub Jordan | Post 6: Council Member Elaine Vaughn

Staff: Maggie Dimov - City Manager/Economic Development Director/DDA | Shavala Ames - City Clerk/Human Resources | Angela Couch - City Attorney

City of Stone Mountain, GA Facebook page: <https://www.facebook.com/CityofStoneMtn/>

Link to join Webinar: <https://us06web.zoom.us/j/82303400686>

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.*

I. Public Hearing

- [1.](#) 2026 Comprehensive Plan
- [2.](#) Entertainment District

II. Adjournment

III. Call to Order

IV. Determination of Quorum

V. Invocation and Pledge

VI. Citizen Comments – Including comments from public/stakeholders (3 minutes per comment)

Comments from the Public

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (1) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

The City appreciates your input and wants to hear from you. If you have a complaint or concerns about a particular person associated with the City, please contact the City Manager's office. Your public comments during a Council meeting may not be directed at or to any particular City

representative, including but not limited to the Mayor, City Council members, or a member of City staff. If your presentation includes such comments, the City reserves the right to stop your presentation. During your public comment, if you use obscenities or vulgar or abusive language, yell, or point fingers, the City reserves the right to stop your presentation. During your public comment, if you physically approach any City representative or your presentation rises to the level of disorderly conduct, your public comment will be stopped.

VII. Review of the Journal (City Clerk)

- 1.** Consideration of an action on a request to approve August 18, 2026, meeting minutes, requested by the City Clerk Shavala Ames. **Goal - Governance**

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. Council Policy Discussion Topics

- 1.** Discussion – Stone Mountain High School Parade, requested by Mayor Jelani Linder
- 2.** Discussion – Limited Hour Parking on Main Street, requested by Council Member Hub Jordan

XI. Unfinished Business

- 1.** Consideration of an action on a request to approve the appointment of proposed Ethics Board Member Will Galloway, requested by City Manager Maggie Dimov. **Goal – Governance**

XII. New Business

- 1.** Consideration of an action on a request to approve Change Order No. 3 with R&B Developers, requested by City Manager Maggie Dimov. **Goal - Governance**
- 2.** Consideration of an Action to Approve of the LCI Trail Study Summary, requested by City Manager Maggie Dimov. **Goal - Quality of Life, Governance**

XIII. New Ordinances and Resolutions

- 1.** Ordinance 2026-15 - Entertainment District (SECOND READ) **Goal – Governance**
- 2.** Resolution 2026-16 - Entertainment District Guidelines & Map **Goal – Governance**

XIV. Remarks of Privilege

XV. Announcements by The Mayor

XVI. Executive Session to Discuss Personnel, Legal, Cyber Security and/or Real Estate (if needed)

XVII. Adjournment



Date:	8/26/26	City Council Meeting Date:	September 1, 2026
From:	Thatcher Hart	Department:	Community Development
Goal:	Governance	Presenter:	Lauren Blaszyk, Atlanta Regional Commission
Agenda Title:	Consideration of an action to approve the transmittal of the 2026 Comprehensive Plan Update to the Department of Community Affairs.		

Agenda Item Description (Background/History/Details):

An update to the Comprehensive Plan is required by the state every five years to ensure that the city's goals, policies, land-use plans, and implementation priorities reflect the community needs and future growth. In addition, maintaining an approved comprehensive plan is critical for the city to maintain Certified Local Government Status.

Workplan Goal Details: Maintain compliance with State regulations

Staff Recommendations (Motion):

Staff recommends the following: Approval to transmit the 2026 Comprehensive Plan update to Department of Community Affairs (DCA).

Department Head Approval:	Recommendation to approve the transmittal of the 2026 Comprehensive Plan update to the Department of Community Affairs.
City Manager Approval:	Miglena Dimov

Mayor's Signature Required:	YES	NO
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List Attachments:

1. Updated Comprehensive Plan
2. Comprehensive Plan Update Presentation

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD

City of Stone Mountain DRAFT Comprehensive Plan Update 2026



ADOPTED
XX XX, XXXX

prepared by the



Atlanta Regional Commission

ACKNOWLEDGEMENTS

City Council

Jelani Linder, Mayor
Anita Bass, Post 1
Mark Marianos, Post 2
Ryan Smith, Mayor Pro-Tem (Post 3)
Kay Nunez, Post 4
Hub Jordan, Post 5
Elaine Vaughn, Post 6

Comprehensive Plan Steering Committee

Shavala Ames, City Clerk
Miglena Dimov, City Manager
Sarah Hage, Downtown Development Authority
Rachel Isley, Planning Commission
T.D. Johnson, former Code Enforcement Officer
Grace Kelly, Planning Commission
Mark Marianos, City Council
Katherine Meers, Historic Preservation Commission
Joshue Narvaez, Business Owner
Elisabeth Richmond, Historic Preservation Commission
Ryan Smith, City Council
Mike Vasquez, Storm Water Manager
James R. Westerfield, Chief of Police
Robert Witherspoon, Downtown Development Authority
Robbie-Terry Washington, Business Owner

Atlanta Regional Commission Staff

Lauren Blaszyk, AICP, Planning Administrator/Project Manager
Keri Stevens, Planning Administrator
Jillian Porter-Willis, Senior Planner
Benji Fitten, Long Range Planning Intern
C.J. Phillips, Housing Intern

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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 resources, 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.

CITY OF STONE MOUNTAIN COMPREHENSIVE PLAN 2021 UPDATE

Adopted by Stone Mountain City Council – October 28, 2021



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.



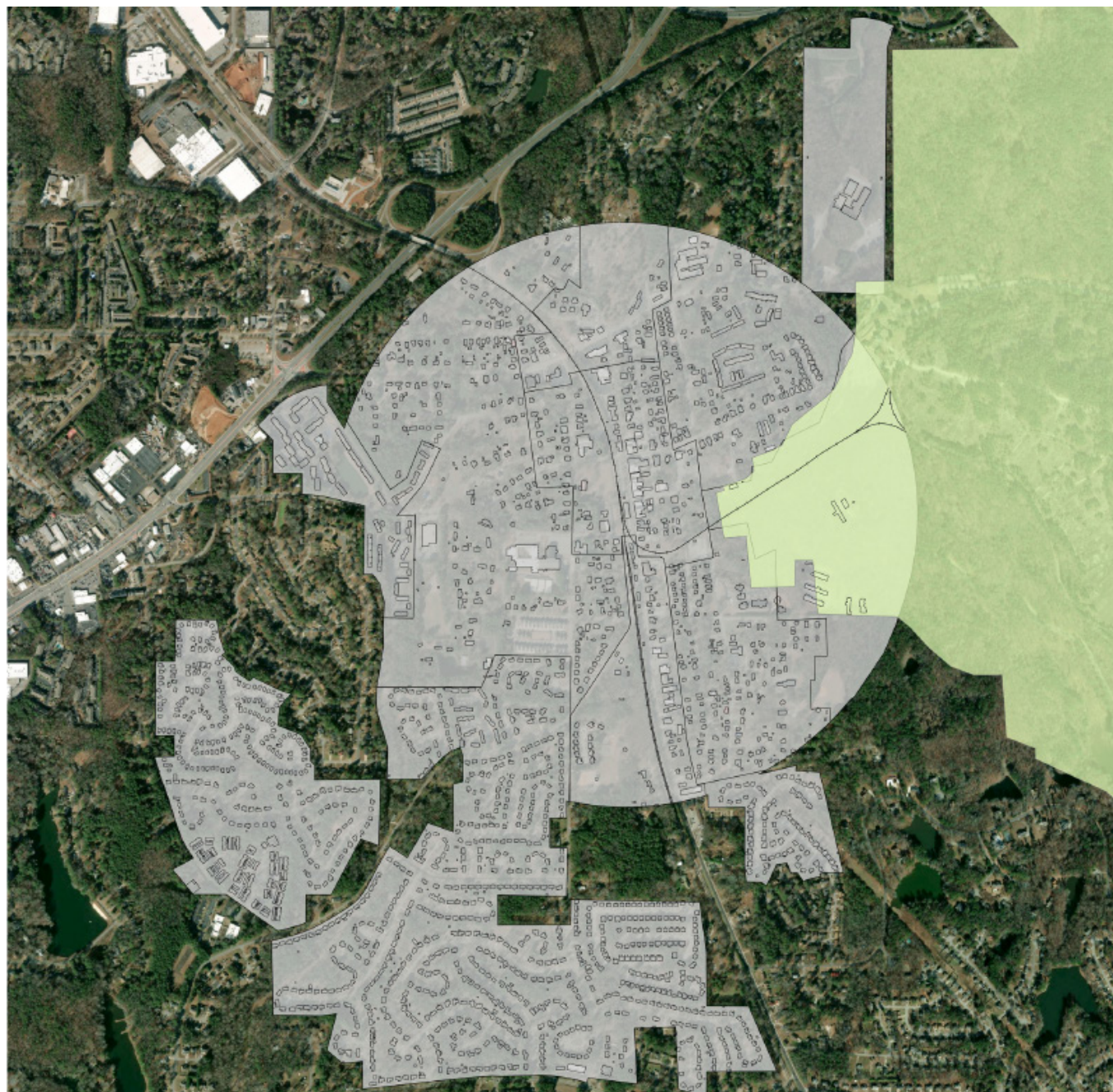
Source: Stone Mountain Historical Society

*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.”

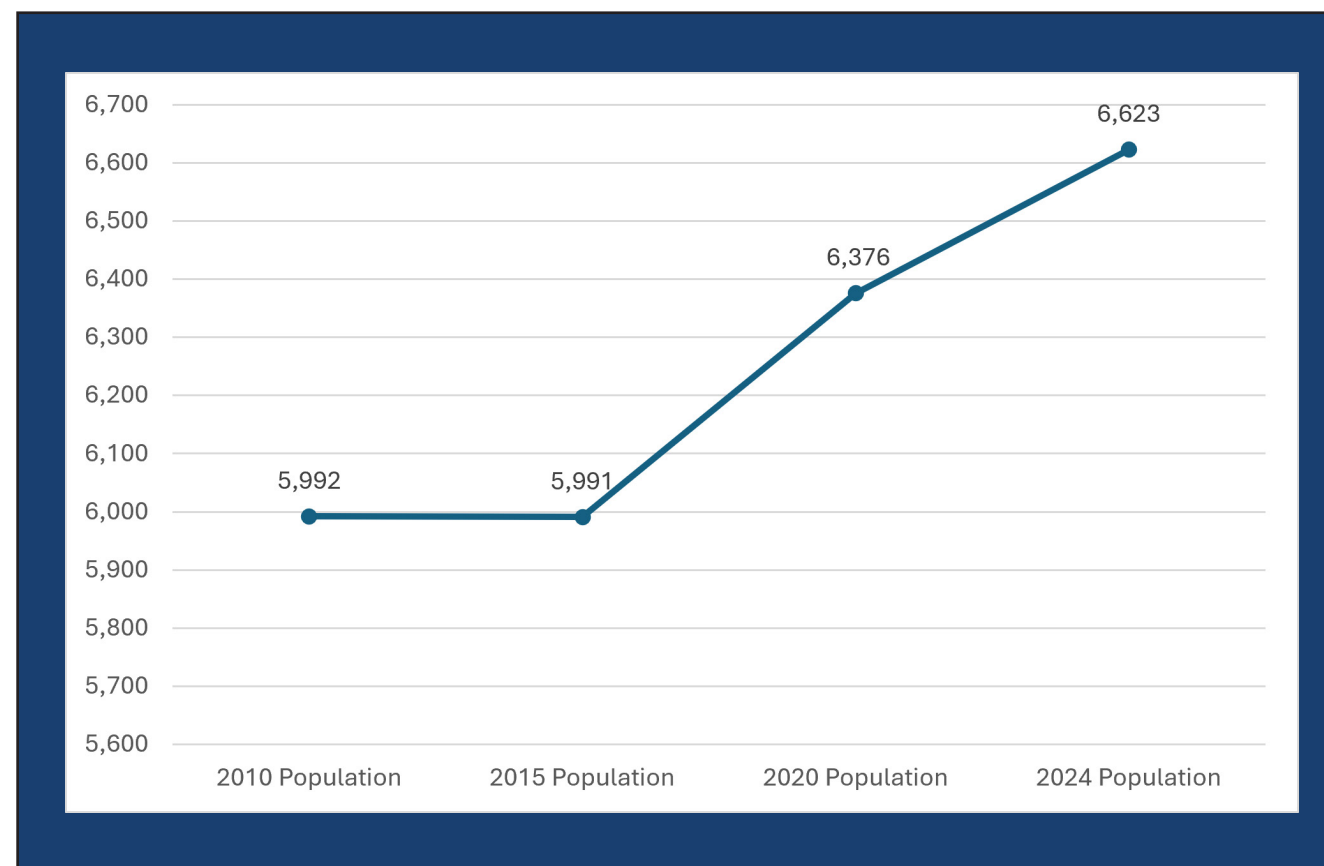
Goals:

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



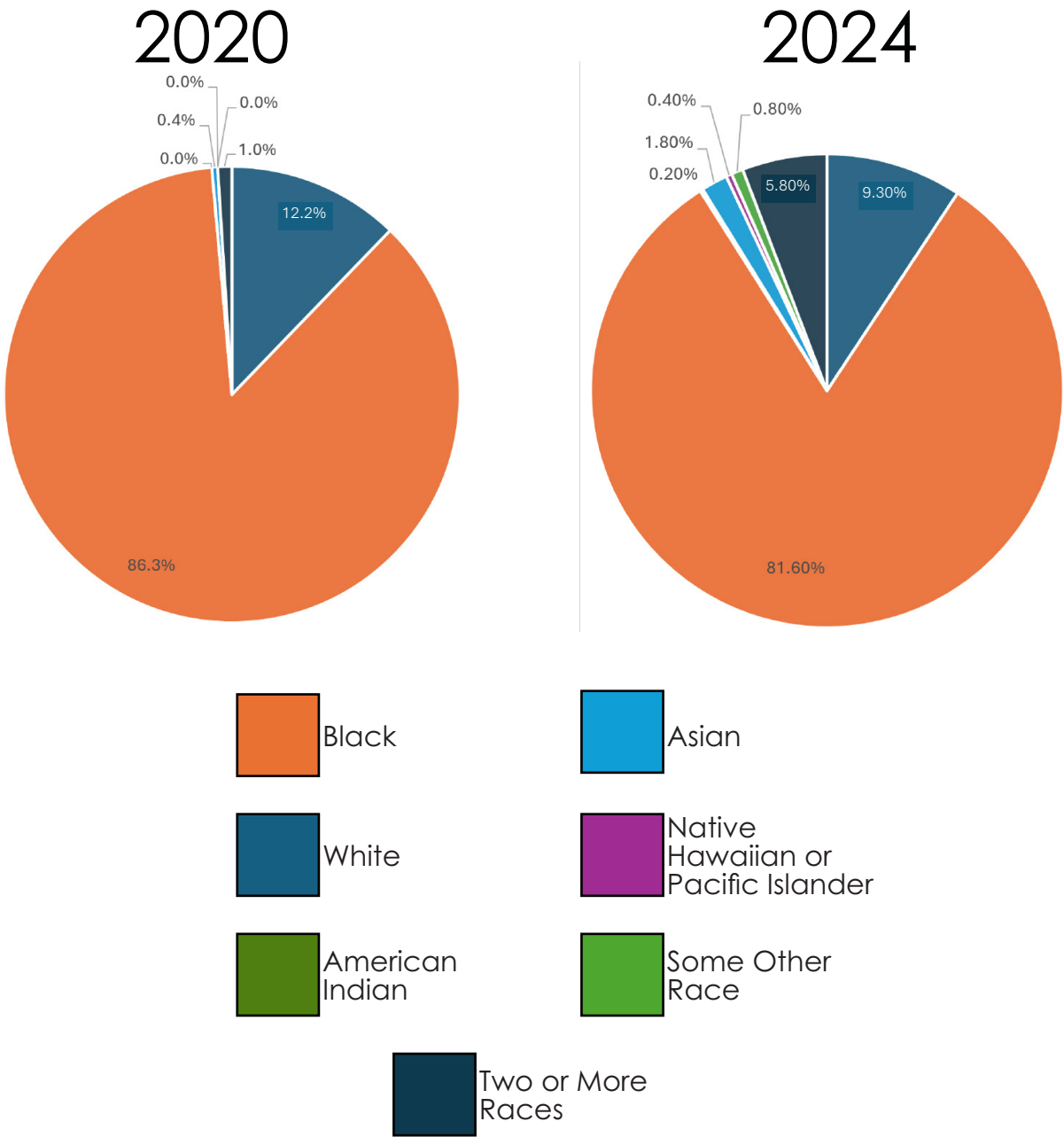
Stone Mountain's population steadily increased between 2014 - 2024, the most recent year population estimates are available. From 2020 - 2024, the population grew by 3.8%.

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

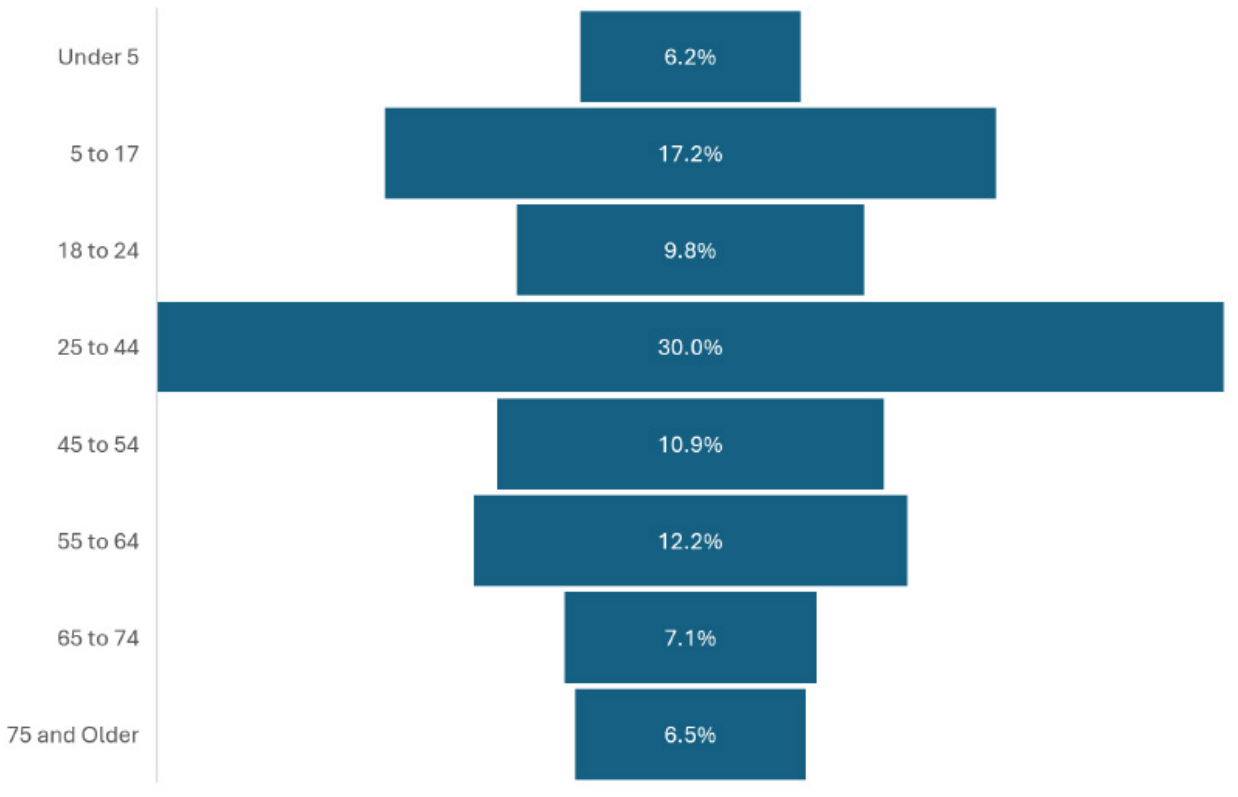


AGE

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

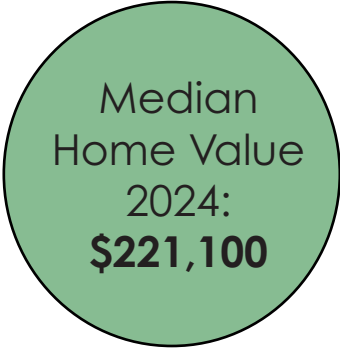
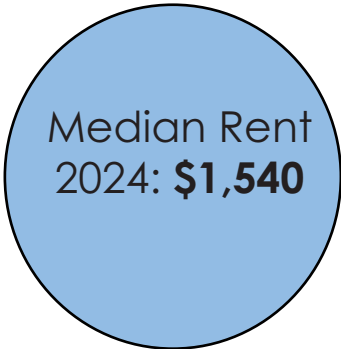
ACS 5-Year Estimates 2024



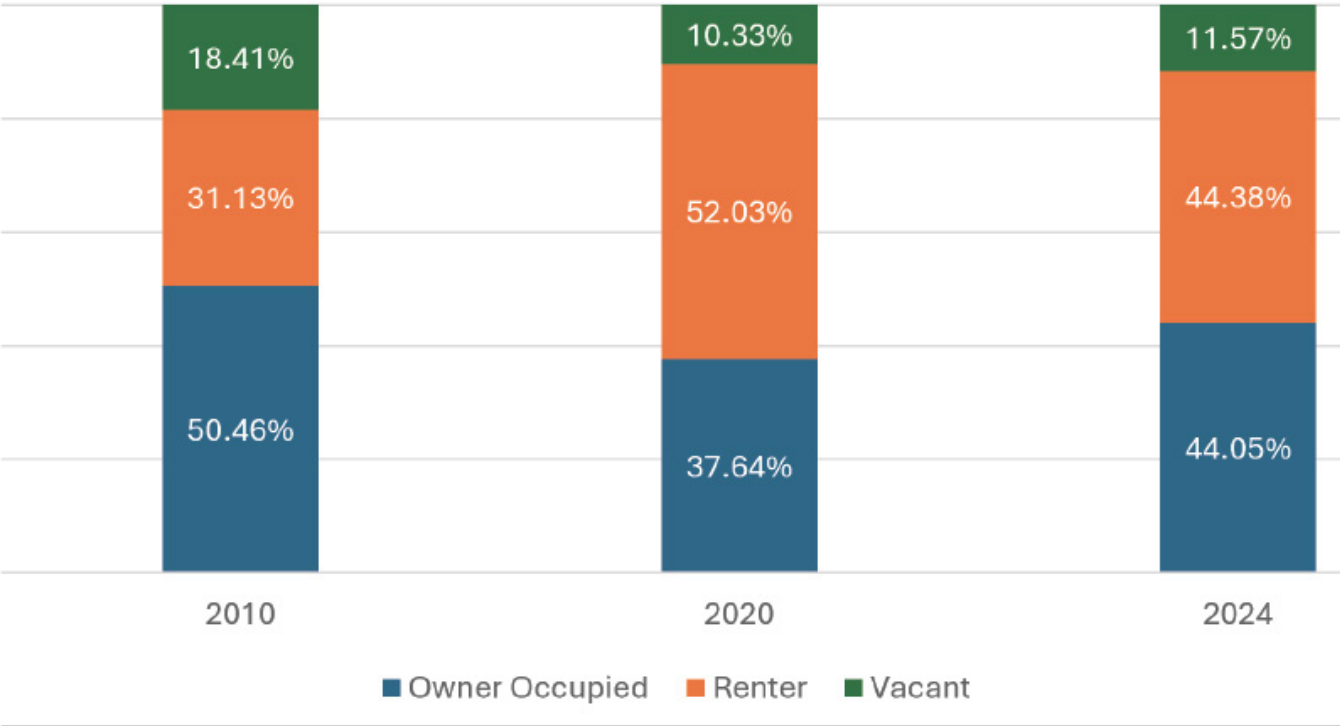
Median Age	2020	2024
Stone Mountain	34.3	34.9
DeKalb County	36.5	36.8

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.



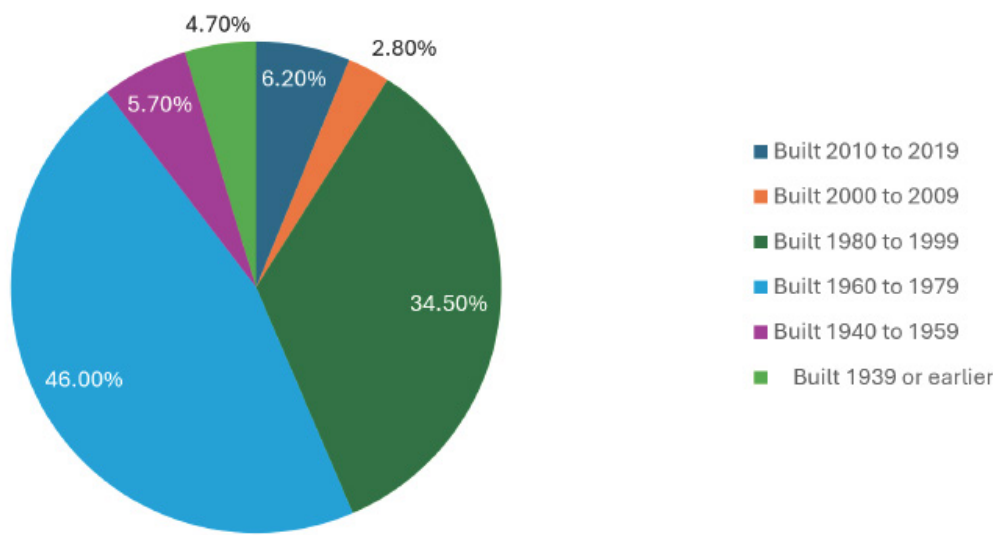
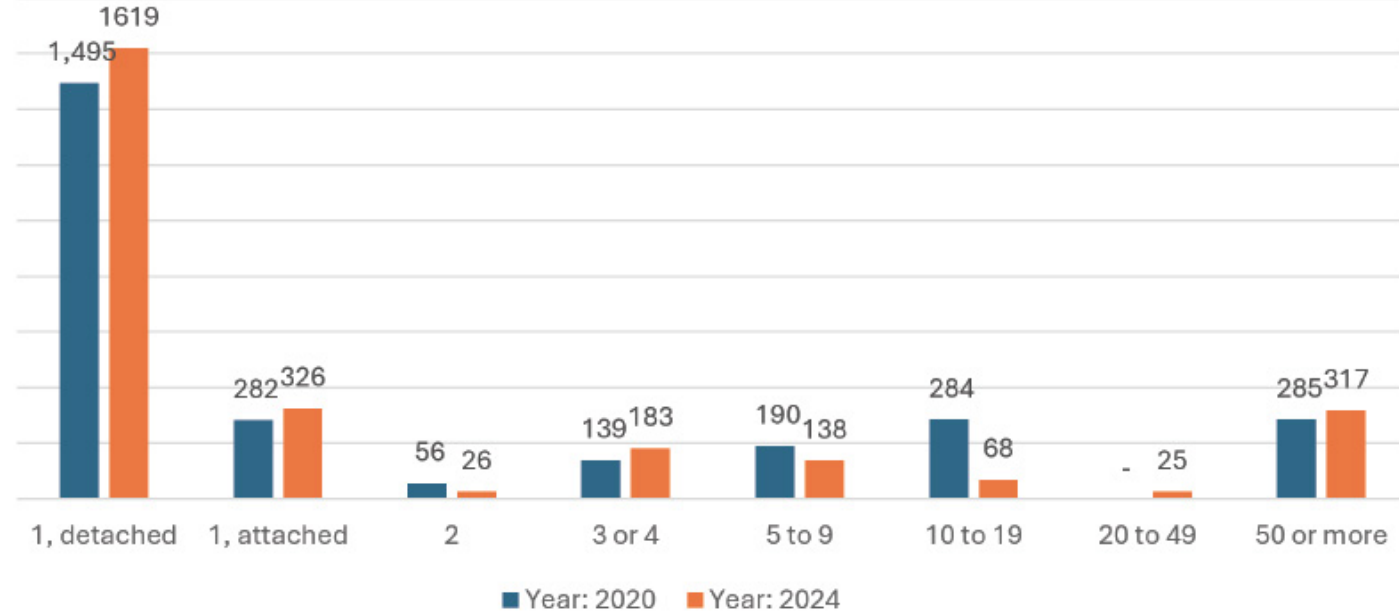
Homeownership Breakdown 2010 - 2024
ACS 5-Year Estimates 2024



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

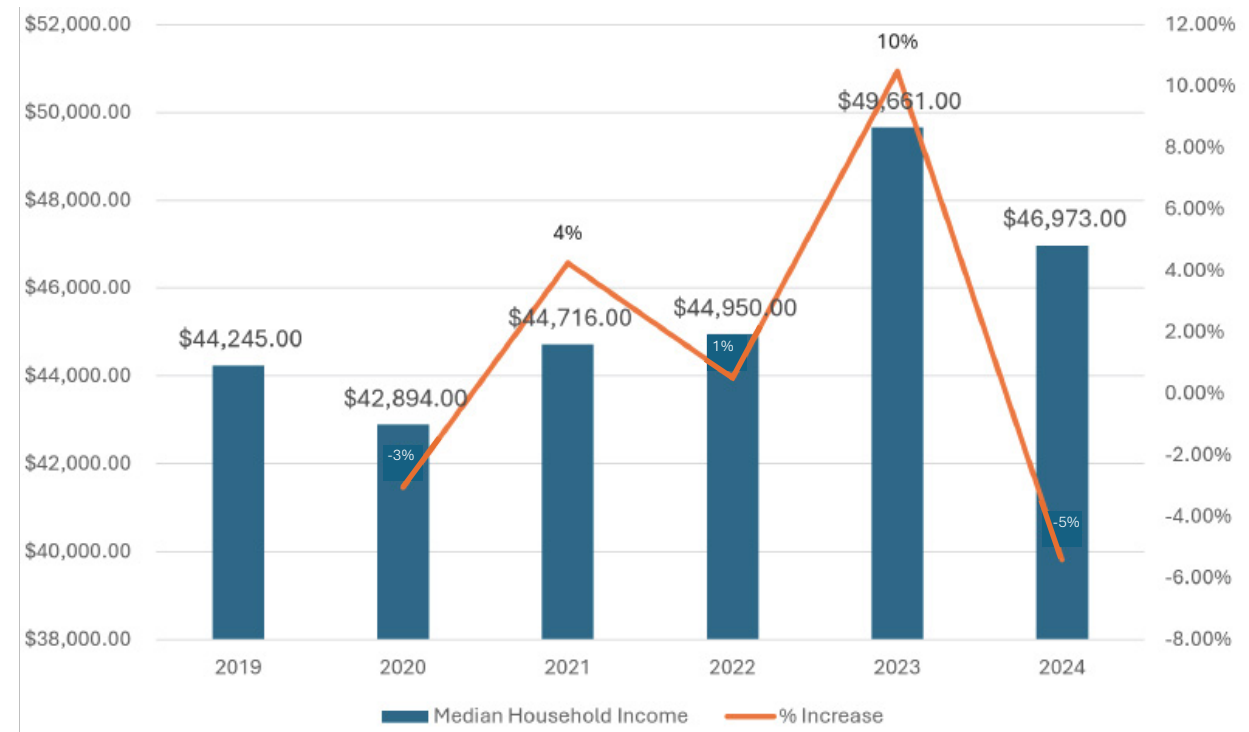


INCOME

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

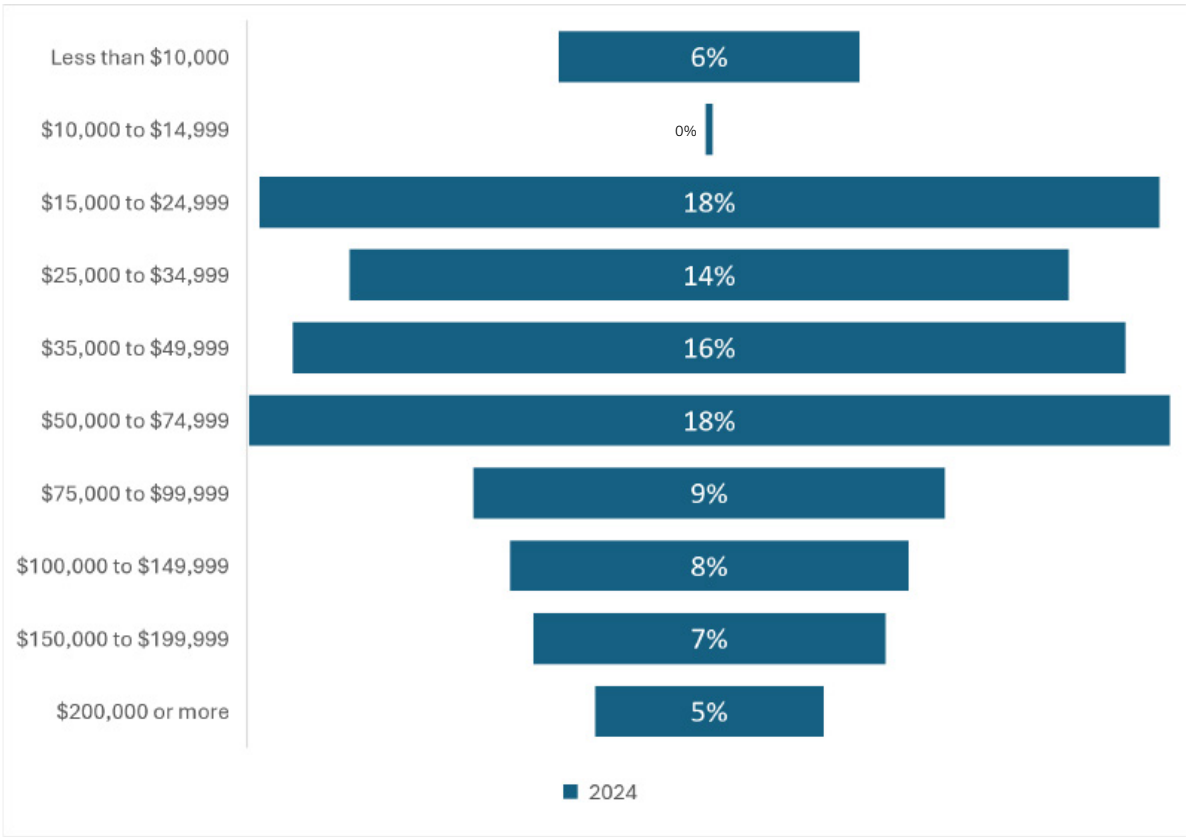


INCOME DISTRIBUTION

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

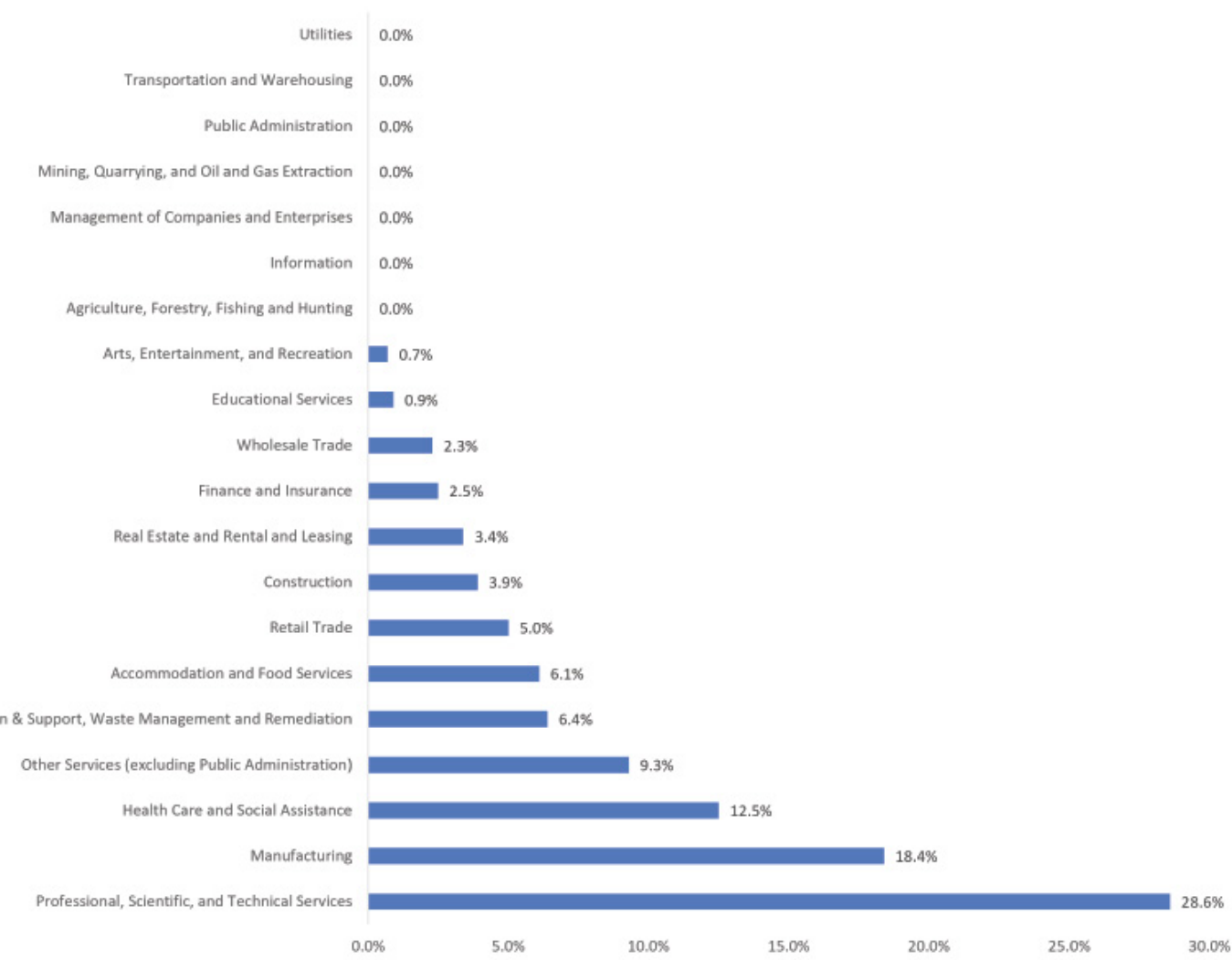
ACS 5-Year Estimates 2024



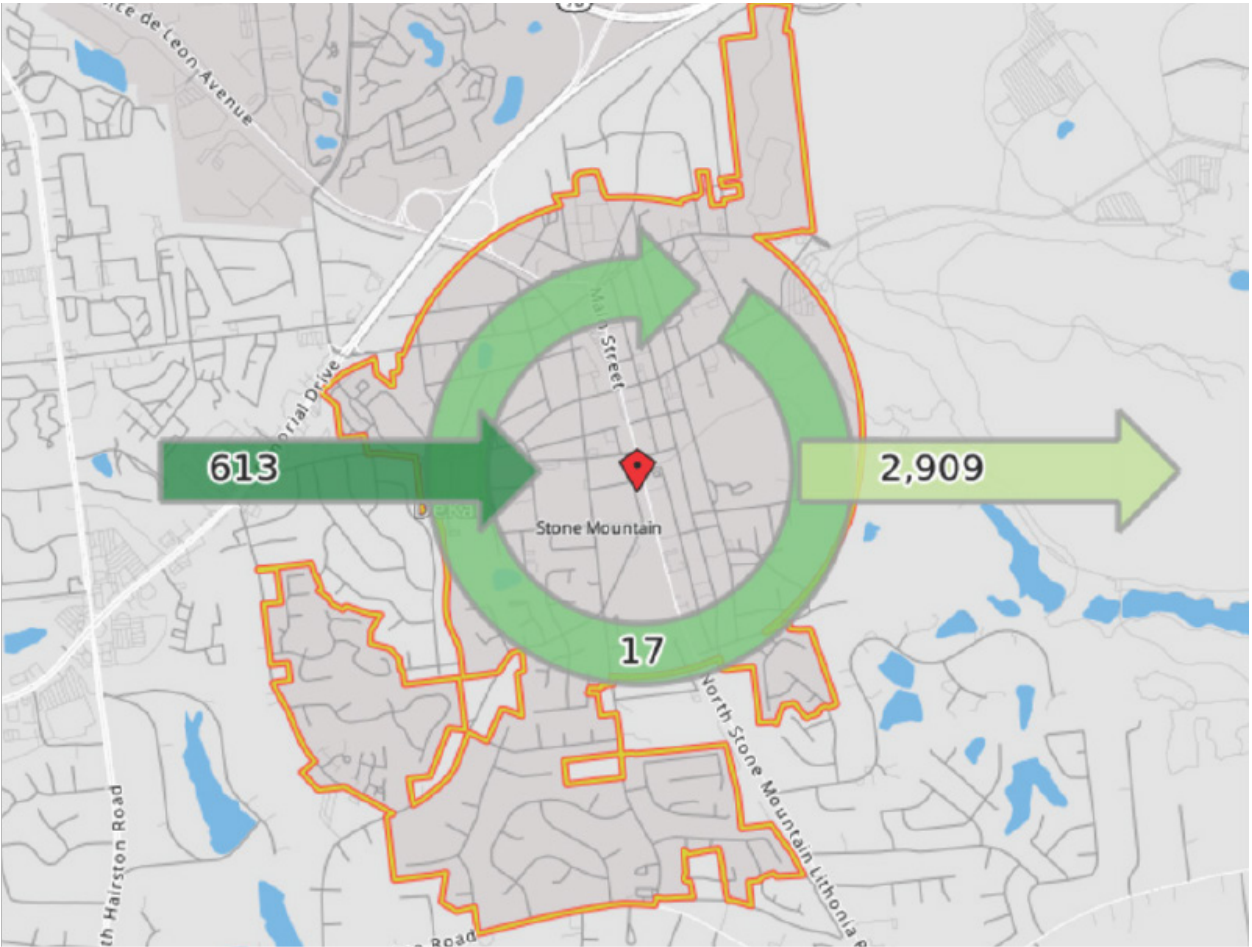
JOB SECTORS

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



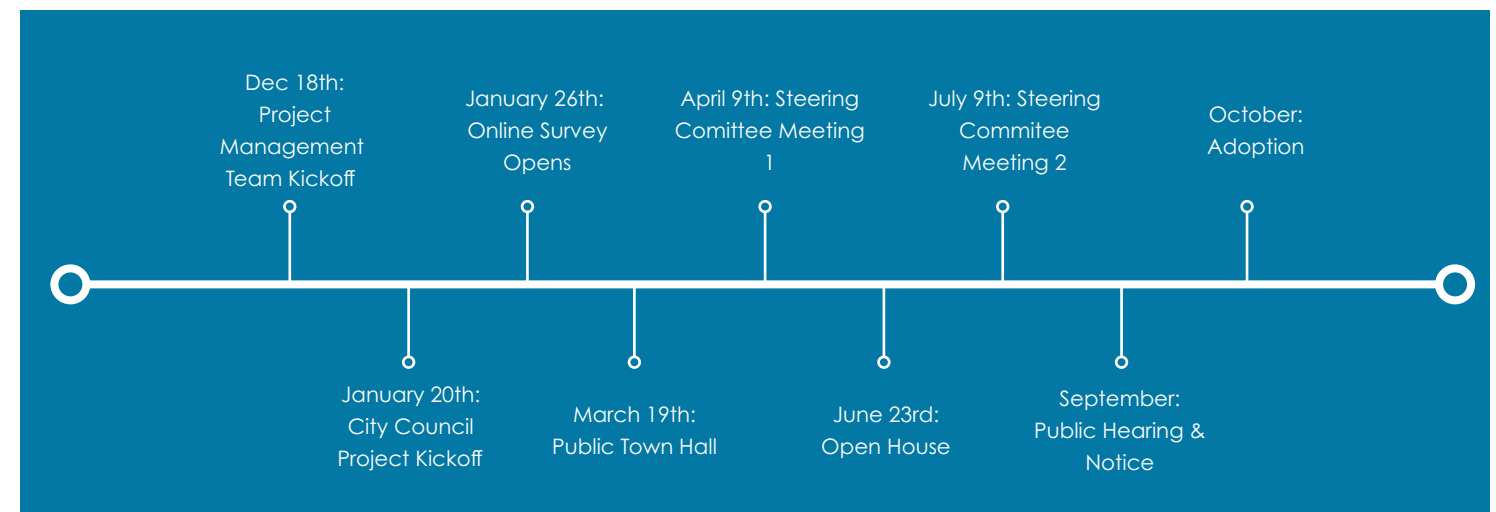
COMMUTING PATTERNS



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

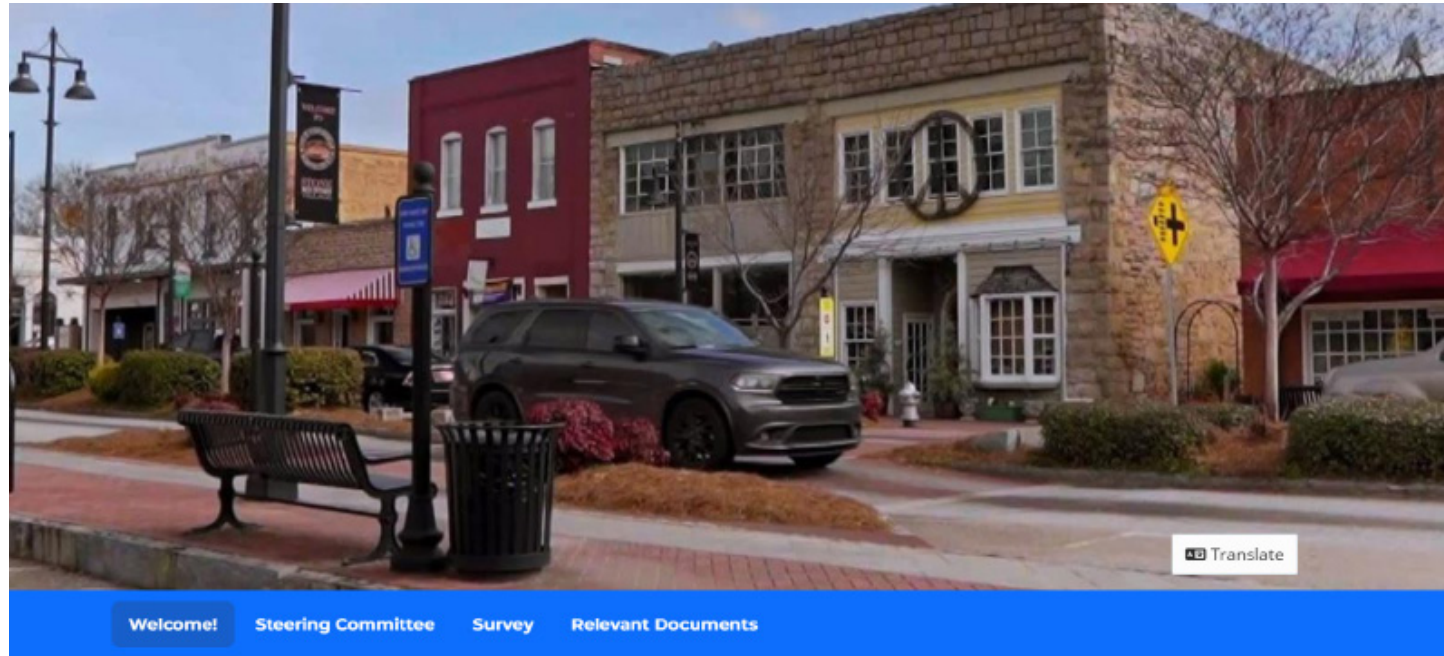
COMMUNITY ENGAGEMENT TIMELINE



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.



Public Input Website

SWOT Analysis

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 institutions.

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 Analysis

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 Analysis

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

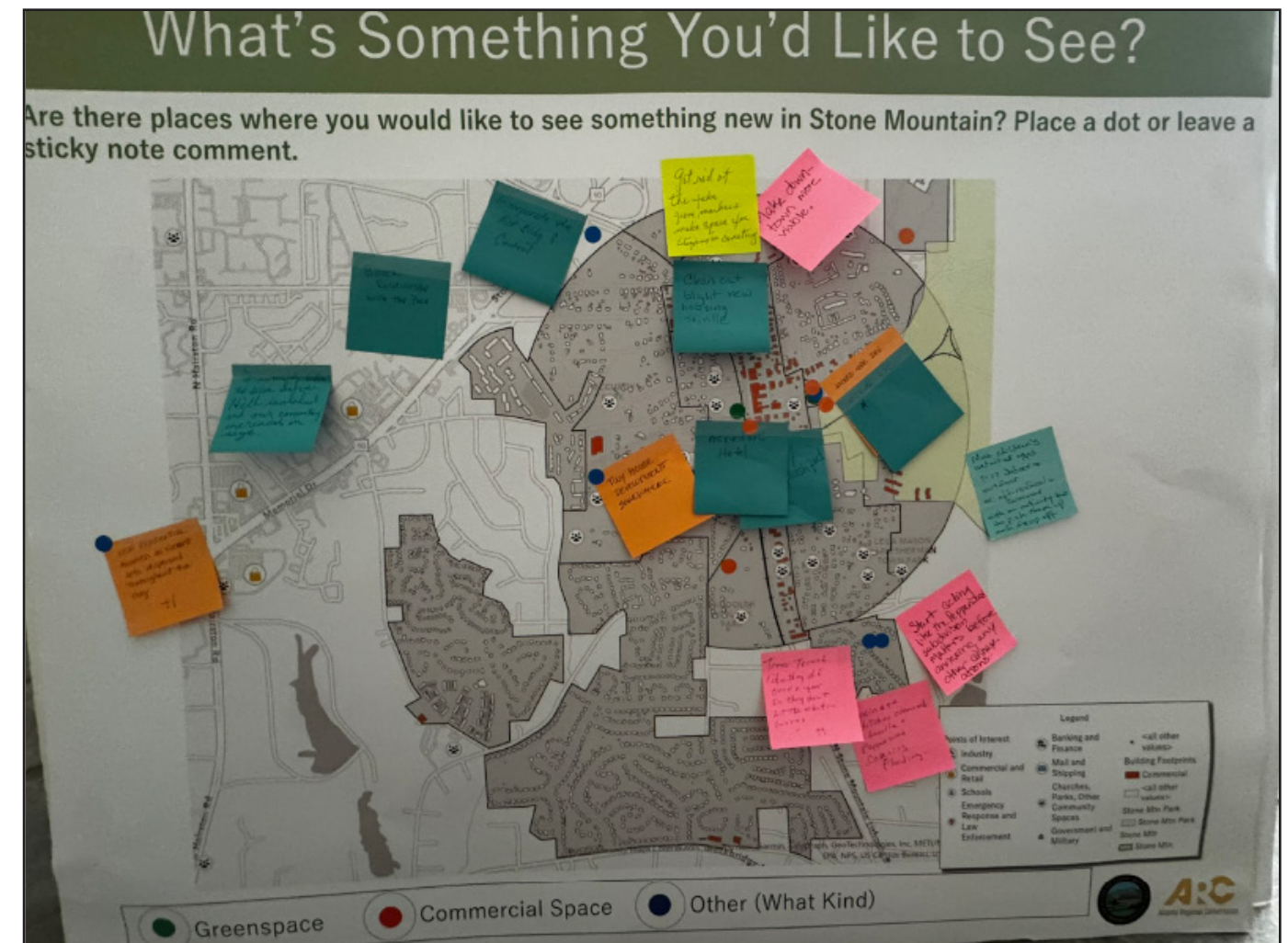
1. Allow alternative housing options like ADUs
2. Address Airbnb housing crowding the market
3. Allow/encourage infill development to increase housing stock and diversity types
4. Implement blight fees

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

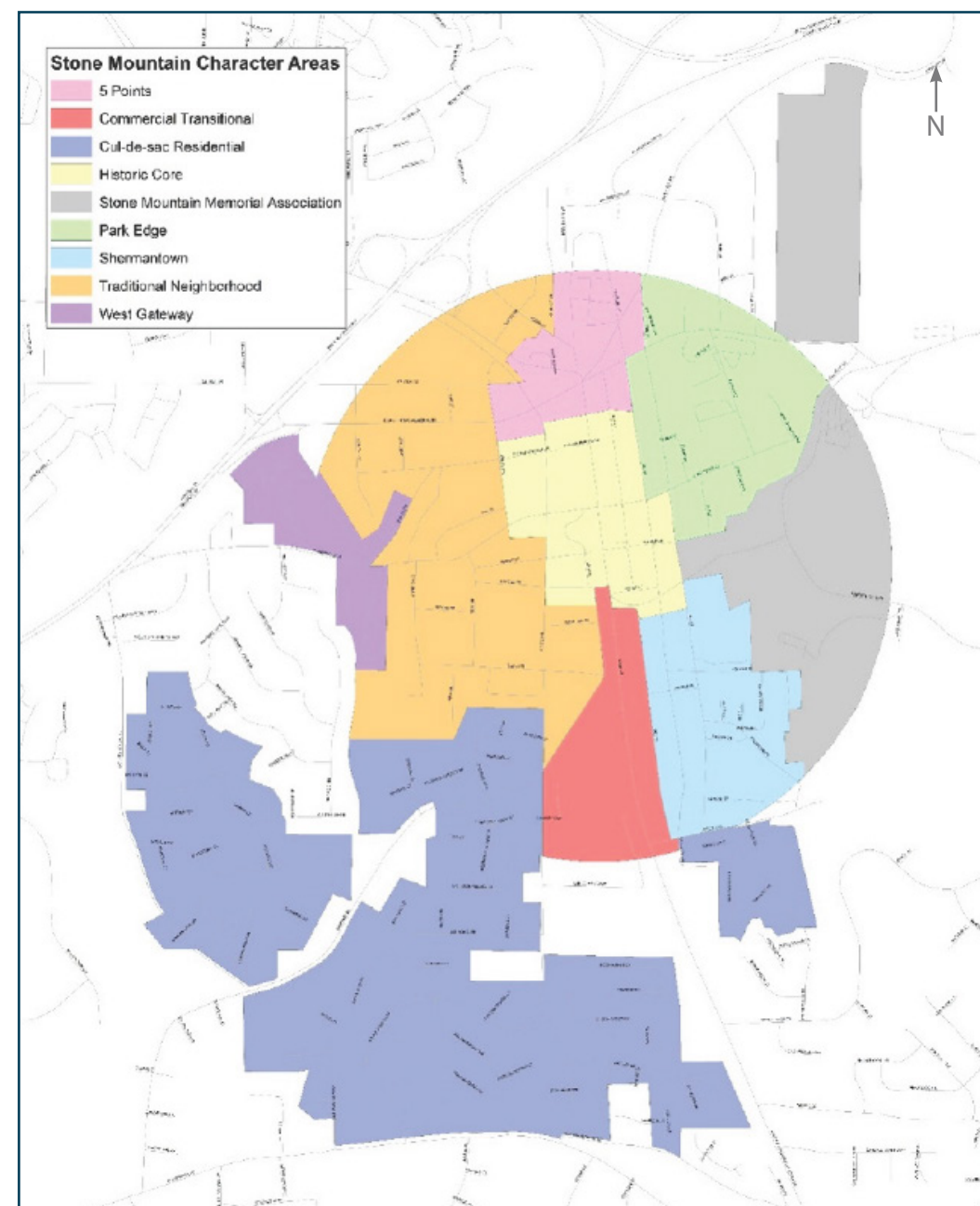
Goals and recommendations found in this section of the plan are influenced by current and previous studies. Below is the list of plans referenced.

1. **2026:** DeKalb County Comprehensive Plan (Ongoing) ³⁵
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 AREAS

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 39. 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 current picture 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 limited to 2 to 3 stories for buildings facing Main Street and James B. Rivers Memorial Drive and 1 and ½ to two stories for structures fronting other streets in the area.

PRIMARY LAND USES

- Mixed use to include homes, offices, shops, greenspace, institutions and civic offices.
- 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 up to 12 units per acre is appropriate.
- 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

Item # 1.



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.



Source: City of Stone Mountain

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 the 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. A minimum of 20% open space should be retained on all developed lots.
- 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

Item # 1.

- 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 (1/3 to 1/2 acre) 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.



PRIMARY LAND USES

- Detached single-family residences
- Town houses, where appropriate.
- 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 two-story 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 patterns
- Currently, streets are narrow and laid out in a somewhat irregular grid pattern.
- Houses and lots are small and have narrow setbacks
- Ensure maintenance of existing sidewalks and install new ones.
- 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 ASSOCIATION



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 39** of this plan.



TRADITIONAL RESIDENTIAL

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.
- Incorporate traffic calming measures.
- Strict code enforcement.



PRIMARY LAND USES

- Single-family dwelling units.
- Compatible two-story 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



GATEWAYS

Gateways consist of developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. In Stone Mountain, this describes two character areas: West Gateway and Five Points. Future efforts to improve Main Street's appearance through new streetscapes, landscaping, and other beautification measures should originate or connect through the gateway areas. Other focused efforts should utilize these areas as hubs for directory signage to areas of interest within the city.

There are six areas designated as existing "Town Center" gateways that should be the focus of future aesthetic upgrades:

- **South: Main Street at Mimosa Drive**
- **Southwest: Sheppard Road at Ridge Avenue**
- **West: West Mountain Street and Ridge Avenue**
- **Northwest: Memorial Drive at Ridge Avenue**
- **East: East Mountain Street and 4th Street**
- **North: Five Points intersection and Memorial Drive at Ridge Avenue**

GATEWAYS

Item # 1.

There are seven locations designated as potential "City" gateways that should provide aesthetic upgrades to create recognition that you are entering the City of Stone Mountain:

- **South: South Main Street at Lucille**
- **Southwest: Sheppard Road at Mountain View Drive**
- **West: West Mountain Street and Memorial Drive**
- **Northwest: Memorial Drive and James B. Rivers Memorial Drive/Stone Mountain Freeway Connector**
- **North: East Ponce de Leon Avenue at the City Limits**
- **Northeast: East Memorial Drive and Park Blvd.**
- **East: East Mountain Street at the Gate to Stone Mountain Memorial Park**

The improvement of these gateway areas can provide the city the opportunity to announce and celebrate its historic Main Street. The gateways will provide a positive first impression and facilitate access into the Historic Core.

DESIRED DEVELOPMENT PATTERNS

- Should include monumental signage made of durable high quality materials which is attractively designed. Potential design concepts are included in the 2020 Village Forward Plan.

Design should support the character of the city through incorporation of elements referencing the city's unique natural features and railway history.

- Gateway signage 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 implemented to help establish gateways.

PRIMARY LAND USES

- Single-family dwelling units.
- Compatible two-story townhome development.
- Additional commercial uses in 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

PREVIOUS RECOMMENDATIONS

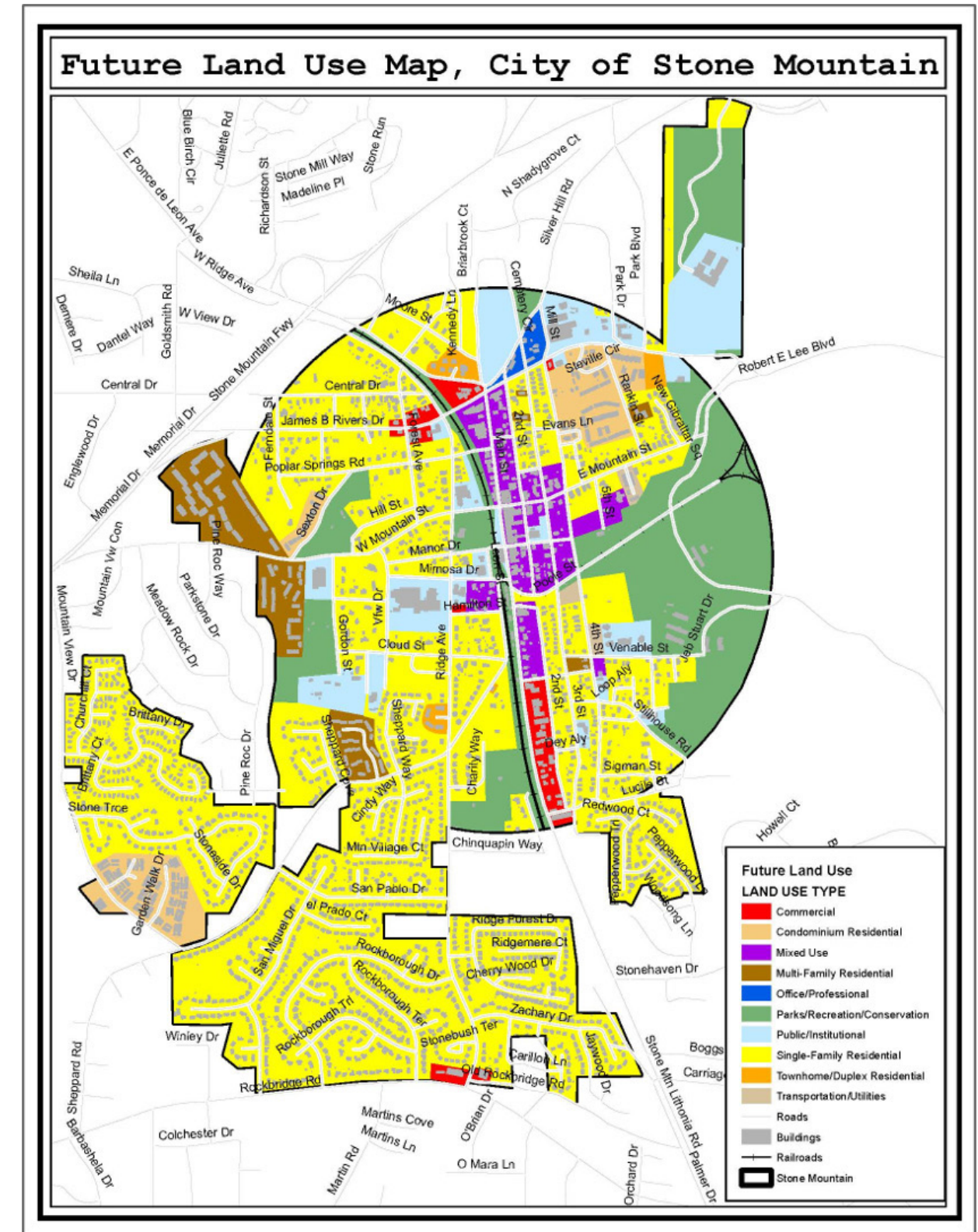
LCI 2023 Recommendations:

- **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.

FUTURE LAND USE MAP



FUTURE LAND USE MAP

The Future Land Use Map was created by utilizing the current land use and zoning map of the City of Stone Mountain. The future development map outlines anticipated land uses over the next 20 years and uses conventional classifications to describe the use of the land. This map will be used as a guide in conjunction with citywide policies and the Character Area Map located on page 29, when making development related decisions. The character area map identifies boundaries of sub-planning areas that have unique or special characteristics that require special attention in regards to development issues. The land use classifications used in the future land use development map are described below and further detailed within the primary land use section of each character area listed in the next section. Definitions for the standard land use categories are taken from Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning of the Georgia Department of Community Affairs and outline broad categories including potential land uses.

Residential: the predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. The residential land uses in the Stone Mountain Future Land Use Development Map include Condominium Residential, Multi-Family Residential, Single-Family Residential and Townhome/Duplex Residential.

FUTURE LAND USE MAP

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. The commercial land uses in the Stone Mountain Future Land Use Development Map include Commercial and Office/Professional.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complex, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. The transportation/communication/utilities land uses in the Stone Mountain Future Land Use Development Map include Transportation/Utilities category.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses.

Mixed Use: These areas combine land use types that are often physically and purposefully integrated.

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.

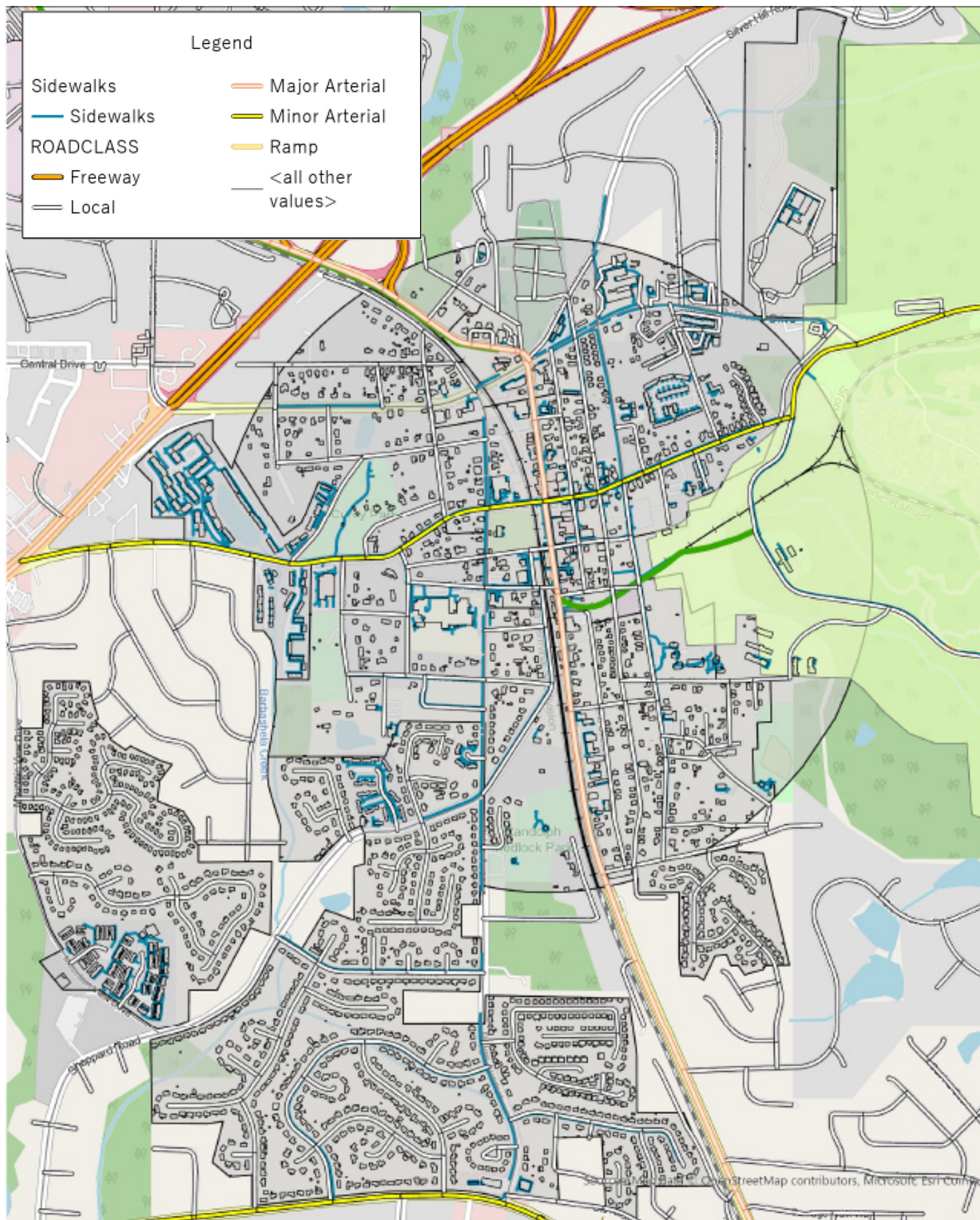
Activity-Based Revenue Generation: Outlines localized financing models using public art markets, pop-up events at the Baptist Lawn, corporate sponsorships, and a specialized Placemaking Reserve Fund to support small businesses.

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.

CHAPTER 5

TRANSPORTATION

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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 house, 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.

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. It proposes a phased local connection strategy:

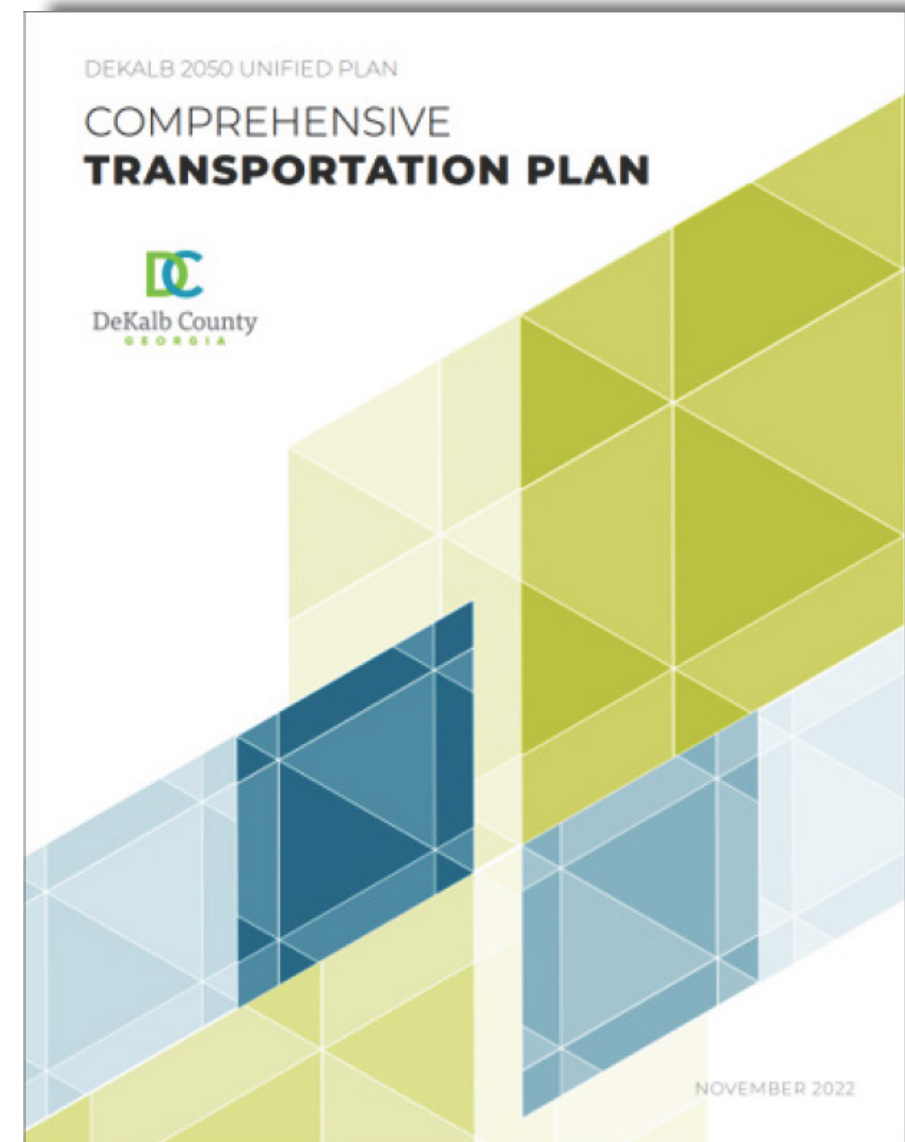
- Phase 1 (Immediate): Convert an existing private rail crossing at Lucile Avenue into a public crossing paired with a mid-block crossing and pedestrian warning beacons.
- Phase 2 (Long-Term): Securing a federal Reconnecting Communities grant to construct a dedicated pedestrian and cycling bridge directly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



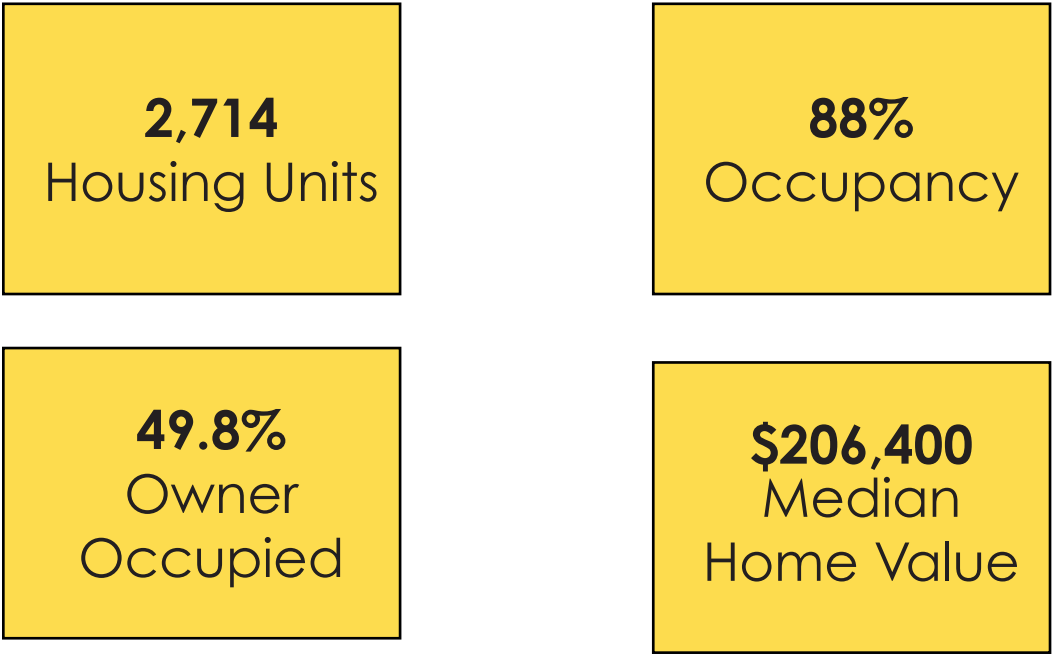
CURRENT RECOMMENDATIONS

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

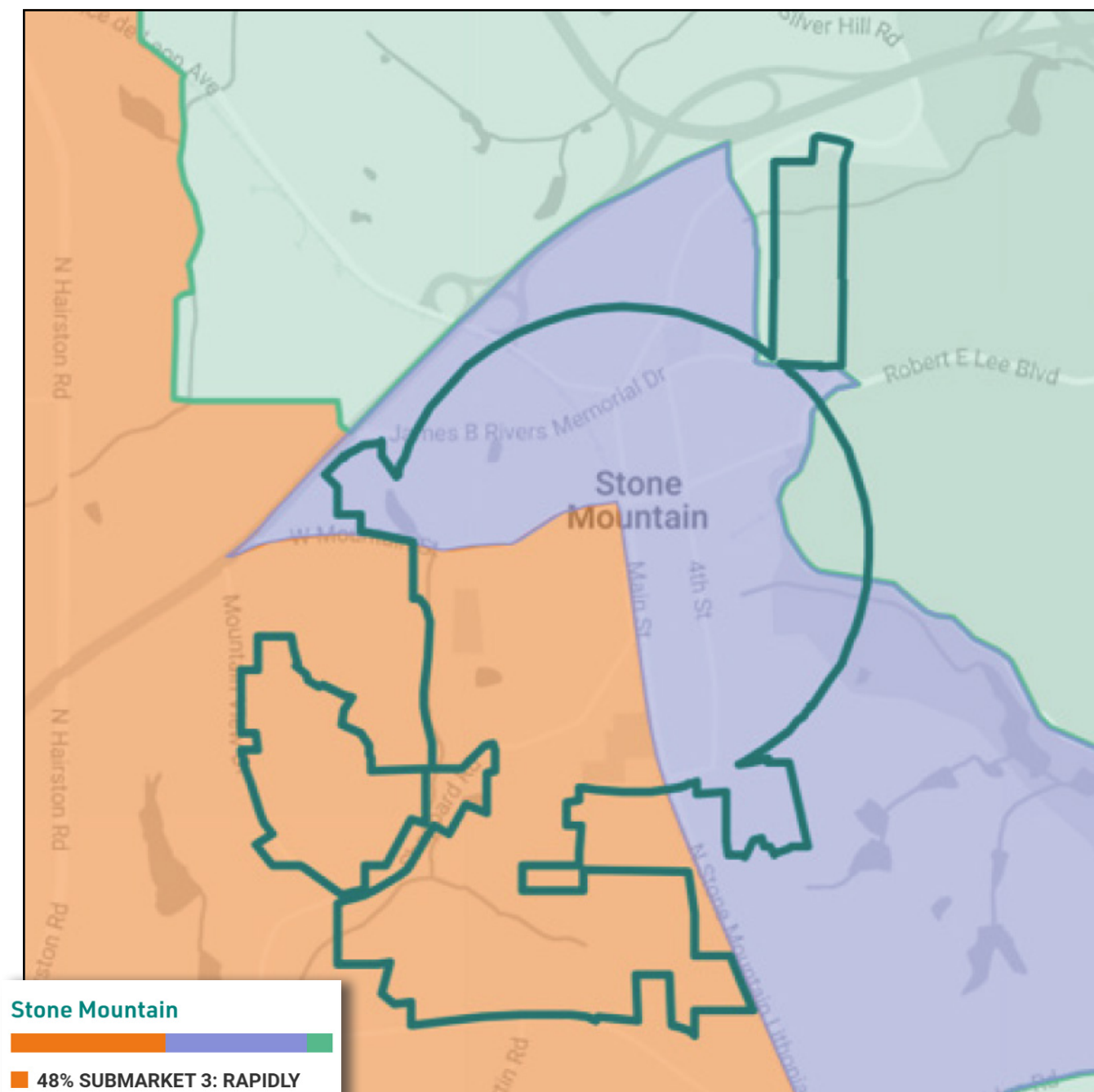
- 1. Legalize Alternative & Missing Middle Housing:** Update zoning codes to remove minimum lot sizes and permit Accessory Dwelling Units (ADUs), triplexes/quadplexes, townhomes, and tiny home infill developments to increase overall housing diversity.
- 2. Encourage Mixed-Use Upper-Story Residential:** 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.



HOUSING SNAPSHOT



Stone Mountain

- 48% SUBMARKET 3: RAPIDLY CHANGING URBAN NEIGHBORHOODS →
- 44% SUBMARKET 8: BELOW-MEDIAN PRICED SUBURBAN EMPLOYMENT CORRIDORS & TOWN CENTERS →
- 8% SUBMARKET 7: BELOW-MEDIAN PRICED SUBURBAN NEIGHBORHOODS →

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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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 inform 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.

CHAPTER 9

NATURAL RESOURCES AND SUSTAINABILITY

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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.

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 redevelopments (20 - 30%). 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.



Source: City of Stone Mountain

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.

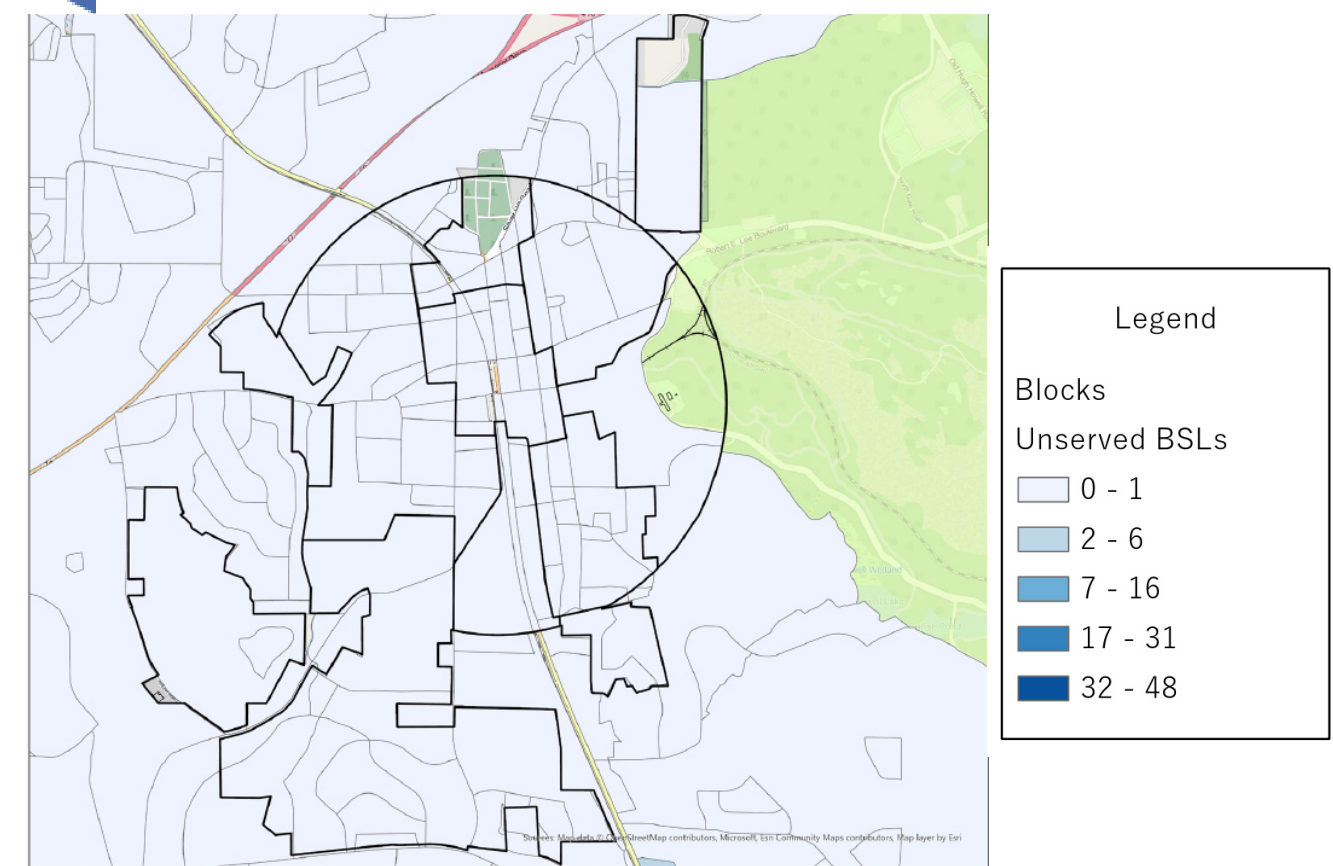


Source: City of Stone Mountain

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 10

REPORT OF ACCOMPLISHMENTS

Report of Accomplishments for 2016-2020				Item # 1.
Goal	Project	Status	Notes	
Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce	Continue to invest in, implement and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	Canceled	Ongoing policy or program or routine operation.	
	Promote Infill Housing in the Rail Arts District Area	Canceled	Ongoing policy or program or routine operation.	
	Study options for the Zoning Code to allow for accessory housing units in existing structures	Complete	Proposed new code loosens restrictions on ADUs to allow for them to be owner-occupied or leased. Commission considering program to provide tax rebate or reduction to property owners leasing to low-income lessees.	
Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors	Linear park between Potter and Parry Street	Canceled	Adjacent parking currently needed.	
	Focus on park redevelopment and development	Complete	Town Green under construction.	
	Continue to monitor Avondale High School and identify opportunities with other school properties for purchase and potential annexation.	Canceled	Ongoing policy or program or routine operation.	
	Continue to monitor Lanier Park for purchase	Underway	DeKalb County has agreed to sell Lanier Park to the City. See Community Work Program (redefined).	
	Explore developing an Amphitheater site	Complete	Performance space to be constructed in Town Green.	
	Explore a Skate park	Canceled	Land used for Town Green.	
	Explore a Dog park	Postponed	Land used for Town Green.	
	Passive park on MARTA/PATH site	Canceled	Land owned by private developer.	
	Explore a Town green	Complete	Town Green under construction.	
	Upgrade Willis Park	Complete		
	Public Space: deed back required open space to the City as part of the town green	Complete	Town Green under construction.	
	Continue to support the greenspace committee to pursue and oversee implementation of new open space	Complete	Town Green under construction.	
	Update Short-Term Work Program on an annual basis	Canceled	Ongoing policy or program or routine operation.	
	Perform a Parks and Recreation Master Plan to determine amount and types of city-wide open space needs	Canceled	Surveys indicate the need for a dog park, tennis courts, and pickle ball courts.	
	Pursue a low-impact development ordinance to encourage practices such as natural landscaping and rainwater harvesting	Underway	Stormwater Master Plan identified need for green infrastructure. GI being implemented in Northwoods and promoted in residential areas. Educational components being developed. See Community Work Program.	
	Amend golf cart ordinance to permit crossing US 278	Underway	Construction of US 278 improvements scheduled for 2022. Golf cart crossing(s) to be identified. See Community Work Program.	

Report of Accomplishments for 2016-2020

Goal	Project	Status	Notes
Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development	Develop an Intergovernmental Agreement between BOMC and DDA.	Complete	1.5 full-time staff hired for business retention and attraction, placemaking, and new development.
	Evaluate and consider annexation of properties.	Underway	Ongoing policy or program or routine operation.
	Work with neighboring jurisdictions on infrastructure needs	Postponed	See Community Work Program.
	Work with MARTA on safety and access improvements at Avondale and Kensington Stations	Postponed	See Community Work Program.
	Continue to monitor the Clifton Corridor programs	Canceled	Ongoing policy or program or routine operation.
	Continue to monitor development around Avondale Estates	Canceled	Ongoing policy or program or routine operation.
	Work with DDA and merchants to form a new business association	Complete	First meeting held in 2021.
	Educate local businesses on city/state economic incentives	Complete	Presentation explaining Rural Opportunity Zone created and made available to local businesses.
	Develop façade grants to improve the appearance of existing structures	Canceled	Existing building facades have been recently rehabilitated.
	Implement branding and marketing strategies	Underway	New logo developed. Branding and marketing plan budgeted for 2021. See Community Work Program.
	Conduct events within the downtown area	Canceled	Ongoing policy or program or routine operation.
	Develop a targeted marketing program to attract retail shopping and dining businesses	Underway	Ongoing policy or marketing materials or routine operation.
	Conduct small business outreach and education	Complete	Hosting quarterly meet-and-greet and education series. Links to small business resources included in monthly newsletter.
	Market opportunities and vision to study area businesses and property owners	Canceled	Ongoing policy or program or routine operation.
	Create a business assistance team	Complete	1.5 full-time staff hired for business retention and attraction, placemaking, and new development.
	Implement business recognition program	Canceled	
	Create residential and commercial property "sales package"	Postponed	See Community Work Program.
	Develop a program/policy/regulations for outdoor dining and merchandising	Complete	Previous limitations reduced in new zoning regulations. Entertainment District established for CBD allowing open containers.
	Implement a public art program	Underway	Local, non-profit arts organization engaged. See Community Work Program (redefined).
	Obtain Preserve America Designation	Canceled	Preserve America defunded.
	Review sign ordinance	Underway	New sign ordinance drafted. Adoption scheduled for 2021. See Community Work Program (redefined).
	Conduct a Parking Study of existing public parking spaces including on-street options.	Complete	Parking study of CBD included in Avondale Estates Downtown Study.
	Implement Short Term Parking Recommendations for the Parking Study-Parking Management Program	Complete	New parking constructed adjacent to future Town Green in 2021. Includes trees, landscaping, solar lighting, and access to US 278.

Report of Accomplishments for 2016-2020

Goal	Project	Status	Notes
Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development	Pursue funding for Carl's Corner, interpretive signage, and parks	Complete	
	Update historic district guidelines	Complete	
	Review areas outside the historic district for possible inclusion in the Historic District	Complete	
	Review the tier designation of properties in the historic district	Complete	
	Update architectural design guidelines	Complete	
	Support local schools through City policies, infrastructure investment and public safety.	Canceled	Ongoing policy or program or routine operation.
	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for stormwater management in the city .	Complete	Stormwater Master Plan completed. Stormwater funds being used to address most pressing issues identified. Stormwater fee increased to cover cost of updating city-wide system.
	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for street paving management in the city.	Underway	Submitted recalculated figures to GDOT for additional LMEG funding. CBD thoroughfares (US 278) provide opportunity for multi-use and shared corridors. See Community Work Program.
	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the public works building.	Complete	Public works building under renovation.
	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the sidewalks.	Underway	Updated zoning regulations require new developments to add sidewalks in CBD. Need for city-wide sidewalk assessment currently under consideration. See Community Work Program.
	Define short term and long term expenditure needs, clarify budget constraints, partnering, and funding opportunities for greenspace's in the city (specific projects have been developed and are listed).	Complete	Town Green under construction. New park created at Sam's Crossing in partnership with private developer. New landscape management plan developed and currently being operationalized.
	Street network development: perform study and explore policies for City to participate in the creation of the new street grid network with redevelopment sites	Complete	Study to identify location for new street network in CBDG adopted in 2020 and maps incorporated into zoning code. Bonus system developed to incentivize completion. Parts of the network will be completed in conjunction with the construction of Town Green.
	Create access management guidelines for the North Avondale Road corridor (US 278)	Underway	US 278 complete street improvements to include a reduction in travel lands (5 to 3) and curb cuts and the addition of a 10-foot landscaped, multi-modal path with adjacent parallel parking. See Community Work Program.
	Continue coordination with surrounding jurisdictions on enhancements to Sams Crossing	Postponed	Ongoing policy or program or routine operation.
	Investigate an institutional building (senior housing)	Postponed	Currently seeking appropriate location. See Community Work Program (redefined).
	Support the adaptive reuse of the Post Office into classrooms, studios, and gallery space if it becomes available	Postponed	The building is privately owned.
	Promote the development of the Mill District, Western Gateway, North Avondale Road, and E. College Ave.	Underway	City currently in conversations with owner of property. See Community Work Program (redefined).
	Modify the Zoning Ordinance and Comprehensive Plan to align with the recommendations in the Downtown Master Plan	Complete	Adopted 7/28/21.
	Continue coordination with MARTA on the redevelopment of the Avondale/Kensington MARTA stations	Underway	See Community Work Program.
	Re-name Ingleside to Rail Arts District	Canceled	
	Promote the redevelopment of the area behind the Tudor Village/Tudor Square-possible plaza	Postponed	
	Implement transportation projects in the Downtown Master Plan-Short Term	Underway	
	Implement transportation projects in the Downtown Master Plan-Long Term	Underway	

CHAPTER 9

COMMUNITY WORK PROGRAM

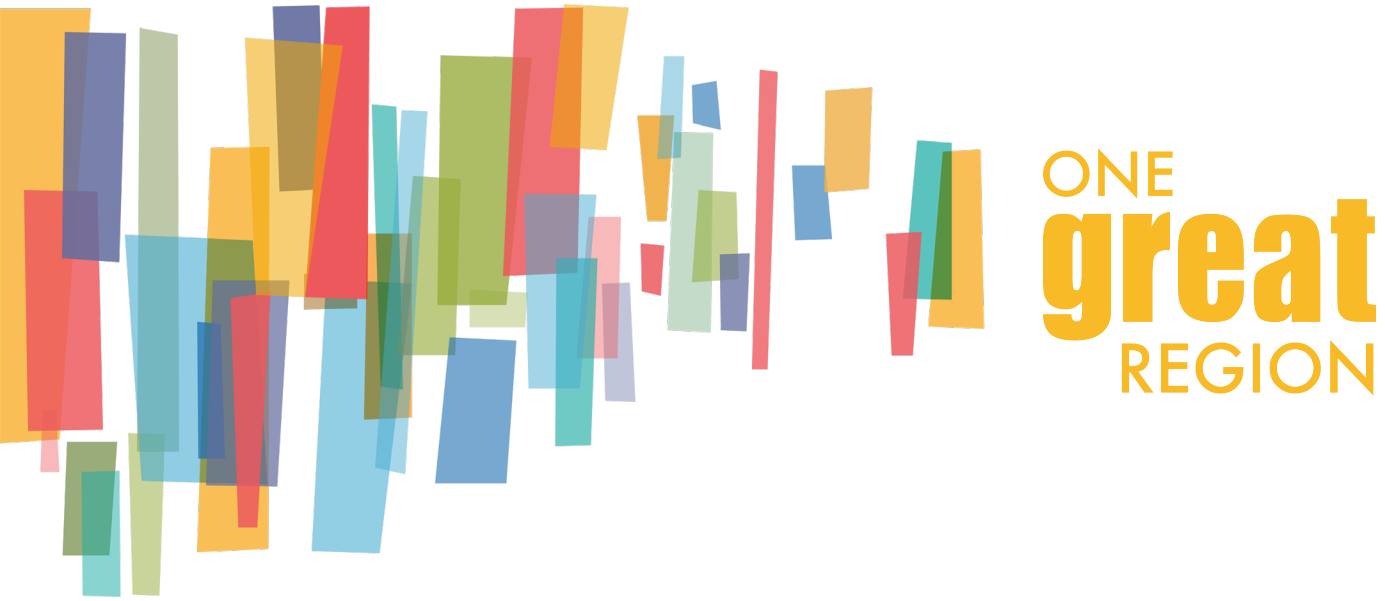
Community Work Program for 2027-2031								
Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Environment and Natural Resources								
Update City Code – Establish commercial greenspace requirements and implement commercial open space and green infrastructure standards	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	

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

APPENDIX

Funding Acknowledgement

This document was prepared by the Atlanta Regional Commission.



Stone Mountain 2026 Comprehensive Plan Update

Second Public Hearing | September 1, 2026

Agenda

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



Why Do We Plan?

Why plan?

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

...and in Georgia...

- Because the state requires it

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



Required Plan Elements

Required for all plans

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

Optional Plan Elements

TARGET
AREAS

PUBLIC
SAFETY

GREENSPACE
OR RECREATION

EDUCATION

HUMAN
SERVICES

NATURAL
RESOURCES

INTER-GOVT
COORDINATION

SOLID WASTE
MANAGEMENT

INFRASTRUCTURE
& FACILITIES

COMMUNITY
SUSTAINABILITY

HISTORIC &
CULTURAL
RESOURCES

DISASTER
RESILIENCE

Elements ARC is Required to Assist With*

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

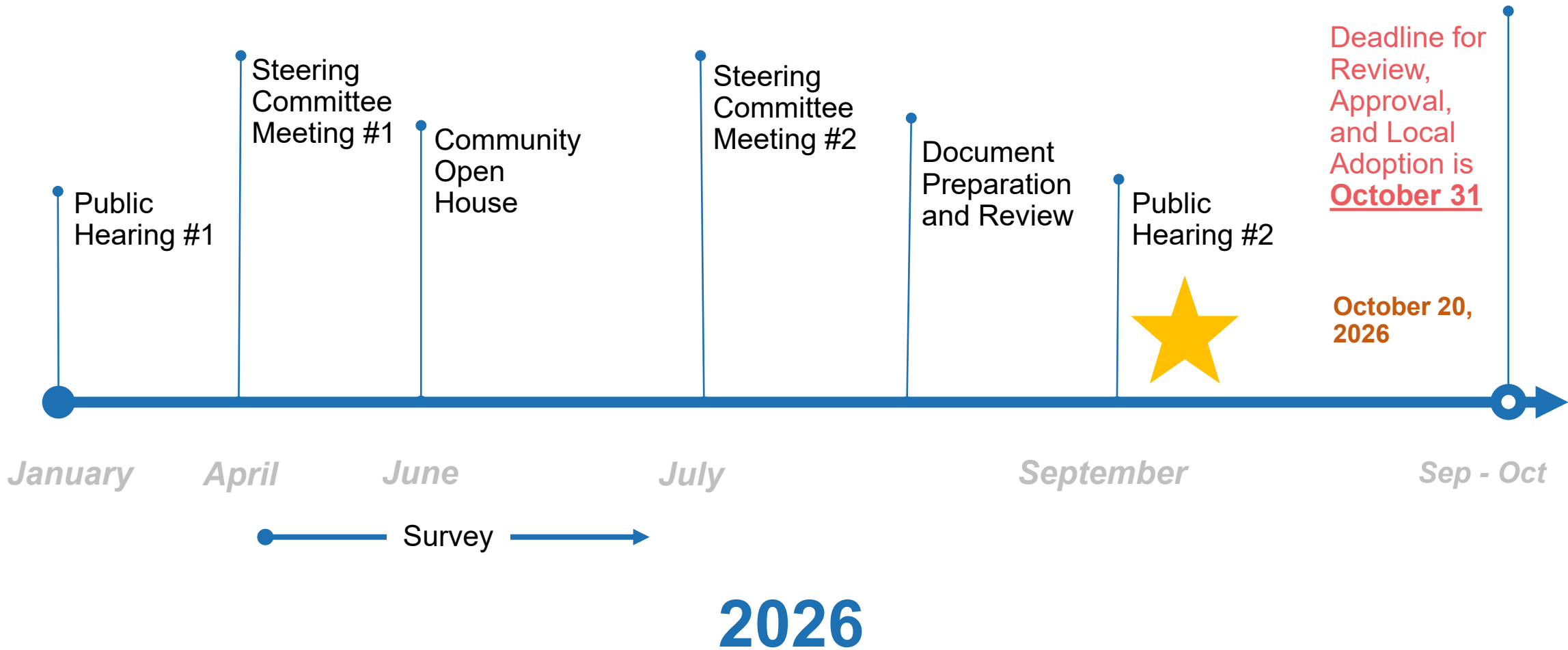
**Per p.6 of DCA rules at Chapter 110-12-1-.03(7)(b)*

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



Progress Update

What is the timeline?





What's New for 2026?

2026 Vision Statement

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



Four Overarching Goals

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



Element-Specific Goals

Item # 1.

Economic Development

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

Transportation

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

Housing

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

Element-Specific Goals

Item # 1.

Historic, Arts, and Cultural Resources

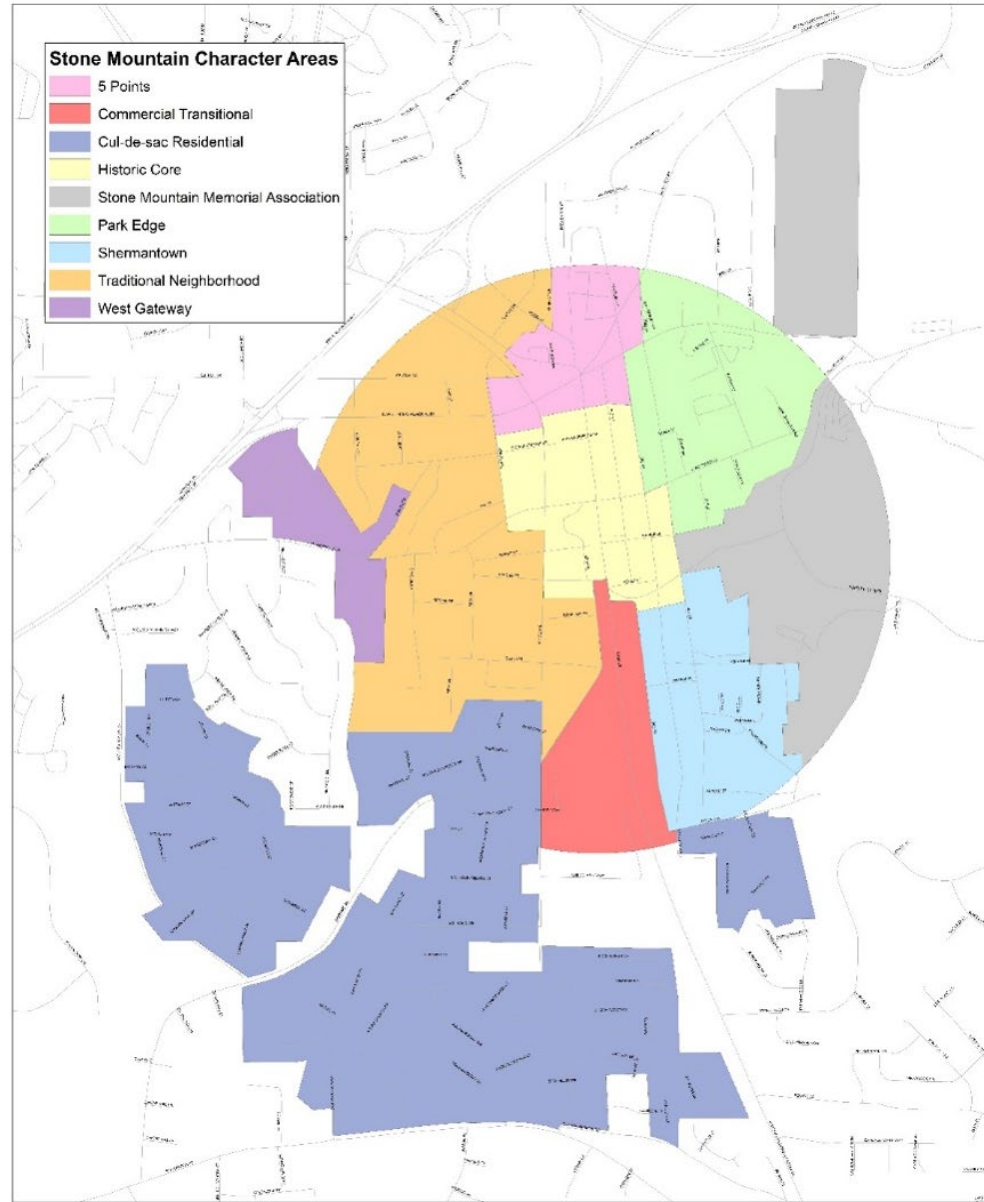
1. Restore and Reactivate the Historic Train Depot
2. Preserve and Elevate Shermantown
3. Enforce Local Historic District Guidelines



Natural Resources and Sustainability

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

Character Areas, City of Stone Mountain



Character Areas

Item # 1.

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

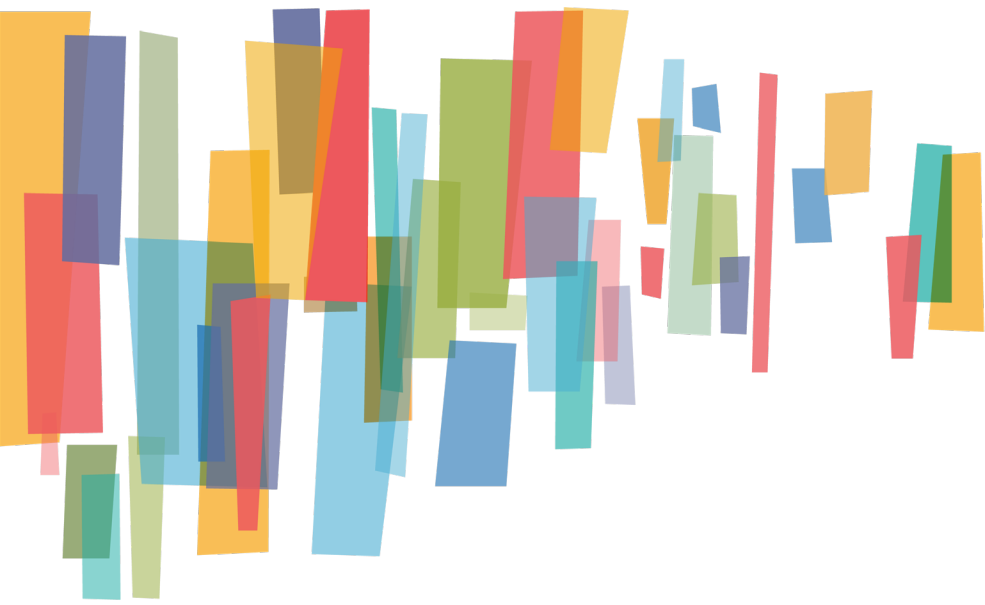
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Community Work Program for 2027-2031								
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Update City Code – Establish commercial greenspace requirements and implement commercial open space and green infrastructure standards	X	X				City	Existing Staff Resources	EPA Grants, GEFA State Revolving Fund
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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
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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

Item # 1.

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 Group



Next Steps

What is next?

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



Questions & Comments



Date:	August 13, 2026	City Council Meeting Date:	August 18, 2026
From:	City Manager	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	City Manager
Agenda Title:	Ordinance 2026-15 - Entertainment District (FIRST READ)		

Agenda Item Description (Background/History/Details):

This ordinance establishes an entertainment district and outlines the guidelines, regulations, and requirements for its operation.

Workplan Goal Details:**Staff Recommendations (Motion):**

Staff recommends the following: Approval of the Ordinance.

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Proposed Ordinance and District Map

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Requested Allocation	City Manager's Initials
N/A			

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-15

AN ORDINANCE TO ESTABLISH A DOWNTOWN ENTERTAINMENT DISTRICT WITHIN THE CITY OF STONE MOUNTAIN; TO AUTHORIZE THE OUTDOOR POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN A DESIGNATED DISTRICT UNDER CERTAIN CONDITIONS; TO PROVIDE FOR PARTICIPATING LICENSED ESTABLISHMENTS; TO PROVIDE FOR ADMINISTRATION AND ENFORCEMENT; TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STONE MOUNTAIN; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The City of Stone Mountain is a municipal corporation organized and existing under the Constitution and laws of the State of Georgia; and

WHEREAS, The Mayor and City Council are authorized to adopt ordinances necessary for the protection of the public health, safety, and welfare and to regulate the sale and consumption of alcoholic beverages within the City; and

WHEREAS, The City recognizes that its historic downtown serves as the center of commerce, tourism, special events, dining, entertainment, and community gatherings; and

WHEREAS, The Mayor and City Council find that establishing a Downtown Entertainment District will encourage economic development, support local businesses, enhance tourism, increase pedestrian activity, and improve the overall visitor experience while maintaining appropriate public safety standards; and

WHEREAS, The Mayor and City Council desire to establish regulations governing the outdoor possession and consumption of alcoholic beverages purchased from participating licensed establishments within a designated Downtown Entertainment District.

NOW THEREFORE BE IT ORDAINED THAT THE CITY COUNCIL OF THE CITY OF STONE MOUNTAIN AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to establish a Downtown Entertainment District within the City of Stone Mountain and to authorize the possession and consumption of alcoholic beverages within designated public areas under regulations adopted by the City.

SECTION 2. ESTABLISHMENT OF THE DOWNTOWN ENTERTAINMENT DISTRICT.

A Downtown Entertainment District is hereby established. The boundaries of the Entertainment District shall be designated by resolution of the Mayor and City Council and may be amended from time to time without amendment of this Ordinance.

SECTION 3. PARTICIPATING LICENSED ESTABLISHMENTS.

Only establishments holding a valid City of Stone Mountain alcohol license for on-premises consumption and located within the Downtown Entertainment District may participate. Participation shall be voluntary and subject to compliance with all City ordinances, administrative policies, and applicable state law.

SECTION 4. AUTHORIZED OUTDOOR CONSUMPTION.

Persons twenty-one (21) years of age or older may possess and consume alcoholic beverages within the Downtown Entertainment District provided that:

1. The beverage was purchased from a participating licensed establishment.
2. The beverage is contained in a City-approved disposable container.
3. The beverage remains within the boundaries of the Entertainment District.
4. The individual complies with all applicable federal, state, and local laws. Glass containers shall not be permitted outside the licensed premises.

SECTION 5. APPROVED CONTAINERS.

Alcoholic beverages removed from participating establishments shall be served only in City-approved disposable containers displaying identifying information required by the City. The City Manager is authorized to establish specifications regarding container size, design, labeling, and other administrative requirements.

SECTION 6. HOURS OF OPERATION.

Outdoor consumption within the Entertainment District shall be permitted only during hours established by resolution of the Mayor and City Council or as otherwise authorized by the City's Alcohol Beverage Ordinance.

SECTION 7. PROHIBITED ACTS.

It shall be unlawful to:

- a. Remove alcoholic beverages outside the boundaries of the Entertainment District.
- b. Possess alcoholic beverages in glass containers on public property within the district.
- c. Consume alcoholic beverages purchased from a non-participating establishment while in the district.
- d. Violate any provision of this Ordinance or any applicable provision of the City Code or Georgia law.

SECTION 8. ADMINISTRATION.

The City Manager is authorized to adopt administrative policies and procedures necessary to implement this Ordinance, including but not limited to:

- Entertainment District maps;
- Approved container specifications;
- Required signage;
- Operational guidelines for participating establishments;

- Temporary suspension of district operations during public safety emergencies or special circumstances.

SECTION 9. ENFORCEMENT.

Violations of this Ordinance shall be subject to enforcement by the City of Stone Mountain Police Department and may result in citations, suspension of participation privileges, administrative penalties, or other remedies authorized by law.

SECTION 10. CODIFICATION.

It is the intent of the Mayor and City Council that this Ordinance be codified within Chapter 6 of the Code of Ordinances of the City of Stone Mountain relating to Alcoholic Beverages, with section numbering to be assigned by the City Clerk during codification.

SECTION 11. SEVERABILITY.

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 12. REPEALER.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 13. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stone Mountain.

SO ORDAINED, this ____ day of _____, 2026.

CITY OF STONE MOUNTAIN, GEORGIA

Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

[Affix City Seal]

APPROVED AS TO FORM:

Angela Couch, City Attorney

**STATE OF GEORGIA
COUNTY OF DEKALB**

RESOLUTION 2026-16

A RESOLUTION DESIGNATING THE BOUNDARIES OF THE CITY OF STONE MOUNTAIN DOWNTOWN ENTERTAINMENT DISTRICT; ADOPTING THE OFFICIAL ENTERTAINMENT DISTRICT MAP; ESTABLISHING OPERATIONAL RULES FOR THE DISTRICT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The Mayor and City Council of the City of Stone Mountain adopted **Ordinance No. 2026-15** establishing a Downtown Entertainment District within the City; and

WHEREAS, The Ordinance authorizes the Mayor and City Council to designate the boundaries of the Entertainment District by Resolution; and

WHEREAS, The Mayor and City Council find that establishing the official district boundaries and adopting operational standards will promote economic development, tourism, public safety, and the orderly administration of the Downtown Entertainment District.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia, this 21st day of July, 2026, as follows:

SECTION 1. OFFICIAL DISTRICT MAP.

The Official Downtown Entertainment District Map, attached hereto as **Exhibit A** and incorporated herein by reference, is hereby adopted as the official map of the City of Stone Mountain Downtown Entertainment District.

The City Manager is authorized to maintain the official map and make non-substantive administrative updates, provided that any modification to the district boundaries shall require approval by the Mayor and City Council.

SECTION 2. DISTRICT BOUNDARIES.

The Downtown Entertainment District shall include the public sidewalks, rights-of-way, plazas, and other public spaces located within the boundaries shown on the Official Entertainment District Map (Exhibit A).

Outdoor possession and consumption of alcoholic beverages shall be permitted only within the designated district boundaries.

SECTION 3. HOURS OF OPERATION.

The Entertainment District shall operate during the following hours unless otherwise modified by resolution of the Mayor and City Council:

- 7 days a week 11:00 am – 12:00 am (midnight)

SECTION 4. APPROVED CONTAINERS.

Alcoholic beverages permitted within the Entertainment District shall:

- Be purchased from a participating licensed establishment;
- Be served only in a City-approved disposable container;
- Display the participating establishment's name or logo and any City-required identification;
- Not be served or carried in glass containers outside the licensed premises.

SECTION 5. PARTICIPATING ESTABLISHMENTS.

Only businesses holding a valid City alcohol license for on-premises consumption and approved by the City to participate in the Entertainment District may allow alcoholic beverages to leave their licensed premises.

Participation shall remain subject to compliance with City ordinances, state law, and all applicable administrative policies.

SECTION 6. ENFORCEMENT.

The Stone Mountain Police Department shall enforce all applicable federal, state, and local laws governing the Entertainment District.

The City Manager may temporarily suspend Entertainment District operations during emergencies, public safety incidents, or City-sponsored events when necessary to protect the public health, safety, and welfare.

SECTION 7. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this **21st day of July, 2026.**

Jelani Linder, Mayor

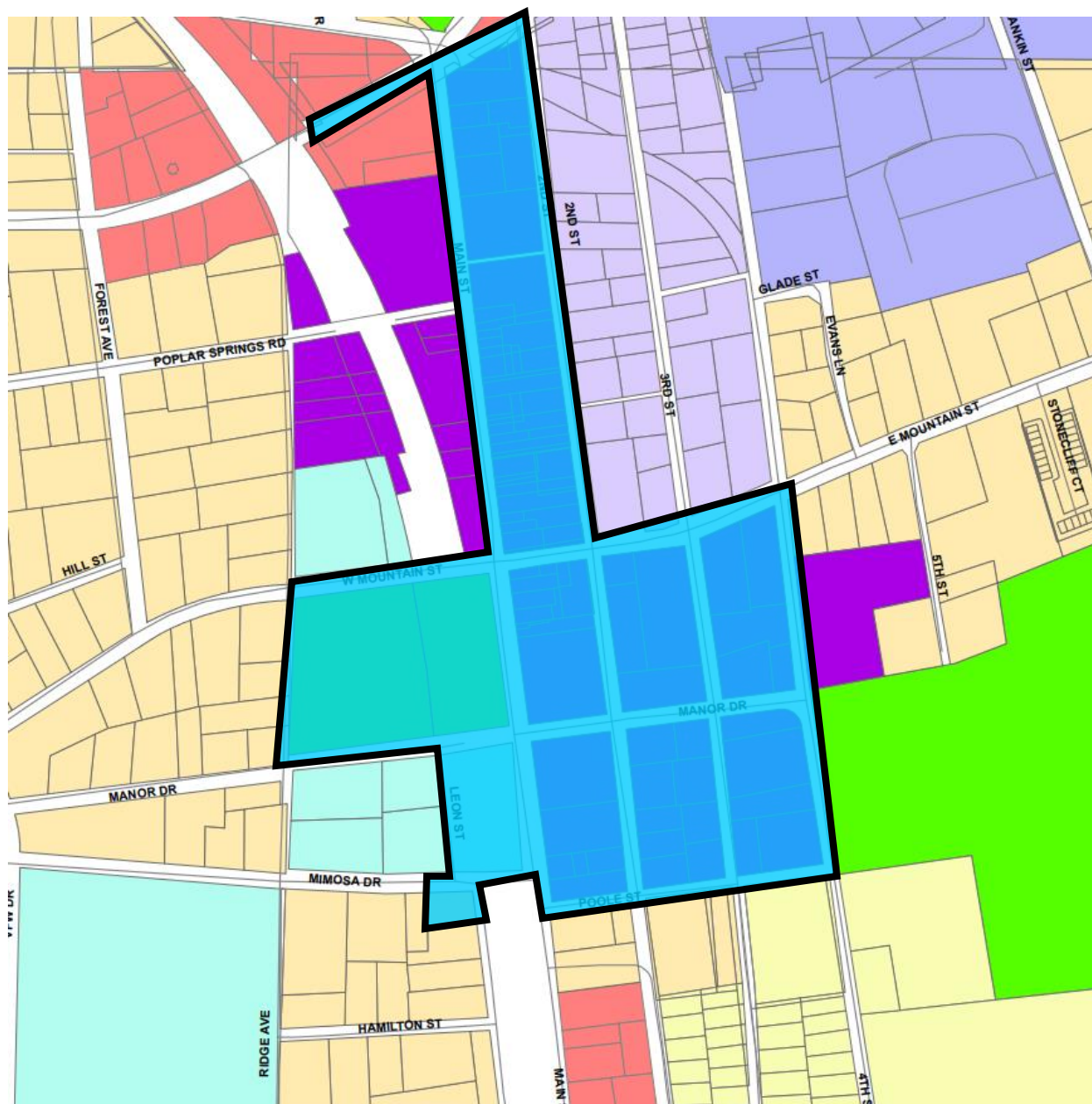
Shavala Ames, City Clerk

Approved as to form:

Angela C. Couch, City Attorney

EXHIBIT A

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT



PROPOSED ENT DISTRICT LOGO/DESIGN





REVIEW OF JOURNAL

		City Council Meeting Date:	September 1, 2026
		Department:	City Clerk
Goal:	Governance	Presenter:	Shavala Ames
Agenda Title:	Consideration of an action on a request to approve August 18, 2026 meeting minutes.		
Audio/Visual Presentation:	Yes/No/NA		

Workplan Goal Details:

Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.

Agenda Item Description (Background/History/Details):

(O.C.G.A. § 50-14-1) requires public agencies to maintain written meeting minutes and make them available for public inspection after approval.

Staff Recommendations (Motion):

Staff recommends the following: **"Approve Meeting Minutes as required"**

Department Head Approval:	Shavala Ames
City Manager Approval:	Miglena Dimov

Mayor's Signature Required:	YES	NO
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List Attachments:

1. August 18, 2026 Meeting Minutes DRAFT

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD



Mayor and City Council Work Session Minutes

Tuesday, August 18, 2026, at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

Mayor and Council: Jelani Linder – Mayor | Post 3: Mayor Pro Tem Ryan Smith | Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos | Post 4: Council Member Kay Nunez | Post 5: Council Member Hub Jordan | Post 6: Council Member Elaine Vaughn

Staff: Maggie Dimov – City Manager/Economic Development Director/DDA | Angela Couch - City Attorney | City Clerk – Shavala Ames

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.

I. Call to Order

Mayor Linder called the meeting to order at 6:31 P.M.

II. Determination of Quorum

PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

III. Invocation and Pledge

Mayor Linder led a 30-second moment of silence, followed by the Pledge of Allegiance

IV. Citizen Comments – Including comments from public/stakeholders

Citizen Comment 1: Elisabeth Richmond – Praised the Fitness Court but mentioned that there is no available trash can which causes numerous items to be discarded nearby as well as no usable restrooms. Hopeful for sunshade at the park.

Citizen Comment 2: Marcus Patton – Expressed that the plans for building a hotel on the Lawn is a bad idea as there is no market need, there are other places to visit with better amenities, and feels it will create direct competition with Stone Mountain Park when it should be collaborative. Also feels that the City does not utilize its assets and needs to leverage them.

Citizen Comment 3: Joyce Thomas – Mentioned volunteer work with Atlanta Animal Rescue Friends (AARF). Thanked Council Member Nunez for highlighting the upcoming BINGO Fundraiser on August 23rd at Village Corner. Advised that AARF provides many services such as providing pet food for owners who cannot cover the costs, adoptions, and surgeries. Expressed that AARF and Village Corner are mainstays in the community and how the BINGO Fundraiser supports businesses like theirs and all others.

Citizen Comment 4: C. Monroe – Expressed tenure as a resident and how Stone Mountain is a great City and has great potential. Feels the City should focus on the matters that provide a good

return on investment. Expressed that the best purchase the City has made is buying the Lawn on Main and it should be utilized in the best interest of the City and not for private interest. Does not feel there is a market for a boutique hotel on the Lawn. Feels there has been difficulty justifying bond issues and spending public money.

Citizen Comment 5: Dave Thomas – Expressed support for the Entertainment District and the need for Second Street up to JBR being included and hopes that the glass container prohibition stays in the Ordinance.

Citizen Comment 6: Tyrell Golden – Expressed desire for a partnership with the City as the Dekalb County November Elections are upcoming. Mentioned Dekalb County's Register and Ready Event where residents can verify their voter registrations, learn about their voting options and meet the Voting and Election Officials of Dekalb County. Invited the City to the event.

V. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve August 3, 2026, Meeting Minutes, requested by City Clerk Shavala Ames **Goal - Governance**

ACTION: MOTION TO APPROVE AUGUST 3, 2026, MEETING MINUTES WITH THE AMENDED CHANGE TO REMOVE MAYOR PRO TEM RYAN SMITH AS PRESENT UNDER DETERMINATION OF QUORUM

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to approve August 4, 2026, Meeting Minutes, requested by City Clerk Shavala Ames **Goal - Governance**

ACTION: MOTION TO APPROVE AUGUST 4, 2026, MEETING MINUTES WITH THE AMENDED CHANGE TO REPLACE THE WORDS PAUSE AND PLAY EVENT WITH PAWS AND PRAYER EVENT UNDER LINE 176

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

VI. Reading of Communications – None

VII. Adoption of The Agenda of The Day

ACTION: MOTION TO ADPOT THE AGENDA OF THE DAY

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

VIII. Committee Reports

1. Stone Mountain Community Garden – Columbus Brown reviewed SMCG report as outlined in the agenda packet.

The governing body inquired regarding food distribution and volunteers to build the shed, if there's space to grow, where the SMCG event information is posted, and how willing and what capabilities the SMCG would have if asked to care for other areas in the City. The governing body also thanked Columbus Brown for his report, work and dedication.

2. Historic Preservation Committee – Thatcher Hart reviewed HPC report as outlined in the packet.

IX. Staff Reports

1. Public Safety - Police Chief James Westerfield – reviewed report as outlined in the meeting packet, provided an update on the missing persons report and thanked Detective Amy Hall for her tireless efforts to help find the missing person and also recognized the promotion for Major Benjamin Small to the rank of Lieutenant Colonel in the U.S. Army Reserve.

There were several comments made by the governing body including recognition of the Chief's Corner Facebook post and suggestion that it be posted on the City's website, individuals popping wheelies on motorbikes that took place on Friday evening, Police Department staffing, the Noise Ordinance, and overtime reimbursement.

2. Financials Update – Michelle Uran – Financial Consultant – reviewed report as outlined in the meeting packet.

Council Members inquired regarding when the 2025 Audit will be completed, the status of GA Fund I, the implementation of the 2024 Audit policies and procedures, clarification regarding Budget to Actuals, expenditures for City Council and requested a line-item detail of the FY 2026 expenditures.

X. City Manager's Report

1. Operations Report – City Manager Maggie Dimov – reviewed report as outlined in the meeting packet and announced Officer Harris as the Employee of the Month.

The governing body inquired regarding the Engineering Report for VFW Park, the JLL feasibility study, and the top priorities for the new Senior Planner and where the cow will be going. Also recommended the Tourism Manager request ideas from citizens regarding how to promote Tourism in the City and thanked the City Manager for choosing a great staff.

2. Public Works Update – Mike Helton – Director – reviewed report as outlined in the meeting packet.

The governing body inquired regarding the Bridge on Sheppard Rd, asked for clarity regarding JBR repairs, City restroom closures, the number of trees that will be removed at the Cemetery, and the

status to minimize the gaps between the streets and drains. Also thanked Public Works for their continuous hard work.

3. Welcome Center and Museum Update – Mary Beth Reed – reviewed report as outlined in the meeting packet.

The governing body provided suggestions on how to obtain volunteers and implementing a retail area and raised concerns regarding parking availability for the Center. Inquired regarding what the opening hours and days will be and how volunteers can volunteer. Expressed excitement for the opening of the Center and thanked Mary Beth Reed for her hard work.

Council Member Marianos left at 8:16pm.

Council Member Marianos returned at 8:20pm.

XI. Council Policy Discussion Topics - None

XII. Unfinished Business – None

XIII. New Business

1. Consideration of an action on a request to approve the appointment of a City Solicitor

Clerk of Court, Kristie Tucker, provided an overview regarding the need to appoint a City Solicitor

ACTION: MOTION TO APPOINT R. ANDRES MARIEROSE AS THE CITY SOLICITOR

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to approve the appointment of Ethics Board Members

City Manager, Maggie Dimov, provided an overview regarding the need to appoint Ethics Board Members

ACTION: MOTION TO APPOINT ETHICS BOARD MEMBERS – Vanessa Walls, Troy Richmond, Rhonda Morrison, Gina Cox, Susan Coletti, and Andrea Richmond

Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request to designate the Caboose as the official Dekalb County Adopt a Book Box

City Manager, Maggie Dimov, provided an overview regarding the need for the approval to designate the Caboose as the official Dekalb County Adopt a Book Box

The governing body inquired regarding the capacity of the Caboose, suggested more programming and placing a sign outside that reads "The Reading Railroad". Concerns were raised regarding the safety risks and failure risks as the Library is across the street from the Caboose.

ACTION: MOTION TO DESIGNATE THE CABOOSE AS THE OFFICIAL DEKALB COUNTY ADOPT A BOOK BOX

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

XIV. New Ordinances and Resolutions

1. Ordinance 2026-15 Entertainment District – First Read Only – No Action Taken

City Manager, Maggie Dimov, provided an overview regarding the Ordinance. Suggestion was made to provide the district map placed on the plastic cup which will contain alcoholic beverages.

2. Resolution 2026-16 - Entertainment District Guidelines & Map. - No Action Taken

City Manager, Maggie Dimov, provided an overview regarding the Resolution. The governing body suggested including Gilly's in the district map and where signs should be posted to display the Entertainment District.

3. Resolution 2026-18 Cemetery Moratorium Extension

City Clerk, Shavala Ames, provided an overview regarding the Resolution. The governing body inquired what happened since the suggestion was made in December 2025 and the costs.

ACTION: MOTION TO APPROVE RESOLUTION 2026-18 CEMETERY MORATORIUM EXTENSION

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

1. Resolution 2026-19 Mid-Year Budget Amendment - Visitor Center

Finance Director, Michelle Uran, provided an overview regarding the Resolution. The governing body asked for clarity regarding the decreases in the events.

ACTION: MOTION TO APPROVE RESOLUTION 2026-19 VISITOR CENTER MID-YEAR BUDGET AMENDMENT

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

1. Resolution 2026-20 Mid-Year Budget Amendment - General Fund

Finance Director, Michelle Uran, provided an overview regarding the Resolution. The governing body asked for clarity regarding the decrease in revenue and brought awareness to the fact that the Budget to Actual percentages are different than what's on the form.

ACTION: MOTION TO APPROVE RESOLUTION 2026-20 GENERAL FUND MID-YEAR BUDGET AMENDMENT

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

XV. Remarks of Privilege

Council Member Bass invited everyone to the City Ambassador Cleanup on August 22nd from 9:00am-12:00pm. Mayor Pro Tem Ryan Smith spoke regarding the lack of a building for the Public Works Department. Council Member Nunez thanked Tourism Manager, Elle Walker, for hosting a Meet and Greet Event at The Mayan Grill and encouraged resident participation and engagement in events and shopping at the local businesses, reannounced the AARF BINGO Event to be held on August 23rd, at 3:00pm, at the German Bakery and also encouraged residents to use SeeClickFix in lieu of posting on social media regarding City issues and concerns.

XVI. Announcements by The Mayor - None

XVII. Executive Session to Discuss Personnel, Legal, Cyber Security and/or Real Estate (if needed)

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:17 P.M. TO DISCUSS REAL ESTATE

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 9:58 P.M. - (1) ITEM DISCUSSED IN EXECUTIVE SESSION

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

XVIII. **Adjournment**

ACTION: MOTION TO ADJOURN MEETING AT 9:59 P.M.

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

Jelani Linder, Mayor

City Clerk, Shavala Ames



		City Council Meeting Date:	September 1, 2026
Goal:	Governance	Requested by:	Mayor Linder
Agenda Title:	Discussion – Stone Mountain High School Parade		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):****Staff Recommendations (Motion):**

N/A

Mayor's Signature Required:

YES

NO

List Attachments:

No Supporting Documentation

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD



		City Council Meeting Date:	September1, 2026
Goal:	Governance	Requested by:	CM Jordan
Agenda Title:	Discussion – Limited Hour Parking on Main Street		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):****Staff Recommendations (Motion):**

N/A

Mayor's Signature Required:

YES

NO

List Attachments:

No Supporting Documentation

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD



Date:	August 27, 2026	City Council Meeting Date:	September 1, 2026
From:	Shavala Ames	Department:	City Manager
Goal:	Governance	Presenter:	Maggie Dimov
Agenda Title:	Consideration of an action on a request to appoint members to the Ethics Board		

Workplan Goal Details:

Governance: Promote ethical governance, accountability, openness, and public confidence by ensuring the City's Ethics Board is fully constituted and able to perform its duties in accordance with City Code and established ethical standards.

Agenda Item Description (Background/History/Details):

Sec. 2-158 - There is created the board of ethics of the city to be composed of eight (8) residents of the city to be appointed as provided in paragraph (b) of this subsection. Each member of the board of ethics shall have been a resident of the city for at least one (1) year immediately preceding the date of taking office and shall remain a resident of the city while serving as a member of the board of ethics. No person shall serve as a member of the board of ethics if the person has, or has had within the immediately preceding two-year period, any interest in any contract, transaction, or official action of the city.

If a member of the board of ethics ceases to be a resident of the city, that members' position on the board, by operation of law, shall become vacant. A vacancy in the board of ethics shall exist by reason of death, resignation, or loss of residency.

There are currently (2) vacancies to the Ethics Board that must be filled. Both are the Mayor's appointees.

Staff Recommendations (Motion):

Staff recommends the following: **"Approve recommended Ethics Board Appointees"**

City Manager Approval:	Miglena Dimov
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Mayor's Signature Required:	YES	NO
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List Attachments:

1. Proposed Ethics Board Members

There is no financial impact.



CITY OF STONE MOUNTAIN, GA

PROPOSED ETHICS BOARD MEMBERS 09-01-2026

Will Galloway	Proposed 9-1-2026 by: Mayor Jelani Linder 2-Year Term – Expires 12/31/2028
VACANT	Appointed 8-18-2026 by: Mayor Jelani Linder 2-Year Term – Expires 12/31/2028
Vanessa Walls	Appointed 8-18-2026 by: Councilmember Anita Bass 2-Year Term – Expires 12/31/2028
Troy Richmond	Appointed 8-18-2026: Councilmember Mark Marianos 2-Year Term – Expires 12/31/2028
Rhonda Morrison	Appointed 8-18-2026 by: Mayor Pro Tem Ryan Smith 2-Year Term – Expires 12/31/2028
Gina Cox	Appointed 8-18-2026 by: Councilmember Kay Nunez 2-Year Term – Expires 12/31/2028
Susan Coletti	Appointed 8-18-2026 by: Councilmember Hub Jordan 2-Year Term – Expires 12/31/2028
Andrea Redmond	Appointed 8-18-2026 by: Councilmember Elaine Vaughn 2-Year Term – Expires 12/31/2028



Date:	September 01, 2026	City Council Meeting Date:	September 01, 2026
From:	Maggie Dimov	Department:	City Manager
Goal:	Capital Projects	Presenter:	Maggie Dimov
Agenda Title:	Closeout of Parking Lot Project / R&B Developer, Change Order #3		

Agenda Item Description (Background/History/Details):

This Change Order provides for the deletion of the fence materials and associated fence work included in the Parking Lot Improvements project.

The City and R&B Developer mutually agreed that August 20, 2026 would serve as the deadline for delivery of the fence materials to the City. The fence materials were not delivered by the agreed-upon deadline.

Accordingly, the fence materials cost is hereby removed from the project, resulting in a net reduction of \$19,000.00 to the contract amount.

Original Contract Amount: \$513,184.00

Change Order No. 1: Wheel Stops and Tree Removal +\$7,015.70

Contract Amount After Change Order No. 1: \$520,199.70

Change Order No. 2: Net Reduction -\$39,996.31

Contract Amount After Change Order No. 2 \$480,203.39

Change Order No. 3: Removal of Fence Materials and Associated Work -\$19,000.00

REVISED CONTRACT AMOUNT \$461,203.39

Workplan Goal Details: Public Works

Staff Recommendations (Motion):

Council to:

approve Change Order No. 3 to the Parking Lot Improvements contract with R&B Developer, authorizing the removal of the fence materials from the project, reducing the contract amount by \$19,000.00, for a revised contract amount of \$461,203.39, and authorizing execution of the Change Order following review and approval as to form by the City Attorney.

Mayor's Signature Required:	YES	NO
------------------------------------	------------	----



CITY OF STONE MOUNTAIN

770-498-8984

www.stonemountaincity.org

875 Main Street Stone Mountain, GA 30238

PROJECT: Parking Lot Improvements Project

OWNER: City of Stone Mountain, Georgia

CONTRACTOR: R&B Developer

CHANGE ORDER NO.: 3

DATE: _____

1. PURPOSE OF CHANGE ORDER

This Change Order No. 3 modifies the scope of work and contract amount for the Parking Lot Improvements Project by deleting the fence materials and associated fence work from the Project.

The City and Contractor have mutually agreed to proceed with closeout of the Project without the fence portion of the work. Accordingly, the fence materials and associated work are removed from the Contractor's scope of work, and the Contract Sum is reduced by **\$19,000.00**.

The City shall have no payment obligation for the deleted fence materials or associated fence work under this Change Order. Any matters between the Contractor and its third-party vendor concerning the fence materials shall remain the responsibility of the Contractor and its third-party vendor.

2. CONTRACT AMOUNT ADJUSTMENT

Description	Amount
Original Contract Amount	\$513,184.00
Change Order No. 1 - Wheel Stops and Tree Removal	+\$7,015.70
Contract Amount After Change Order No. 1	\$520,199.70
Change Order No. 2 - Net Reduction	-\$39,996.31
Contract Amount After Change Order No. 2	\$480,203.39
Change Order No. 3 - Deletion of Fence Materials and Associated Work	-\$19,000.00
REVISED CONTRACT AMOUNT	\$461,203.39

3. EFFECT OF CHANGE ORDER

Upon execution of this Change Order by the authorized representatives of the City and Contractor, the Contract Documents shall be amended to incorporate the changes described herein.

Except as expressly modified by this Change Order, all terms and conditions of the original Contract and previously approved Change Orders remain unchanged and in full force and effect.

This Change Order constitutes the complete agreement of the parties with respect to the changes described herein.

4. APPROVAL AND ACCEPTANCE

CONTRACTOR

R&B Developer

By: _____

Name: _____

Title: _____

Signature: _____

Date: _____

OWNER

CITY OF STONE MOUNTAIN, GEORGIA

By: _____

Mayor

Signature: _____

Date: _____

CITY ATTORNEY REVIEW

Reviewed as to form:

By: _____

City Attorney

Date: _____

Stone Mountain parking		4/15/2026	CHANGE ORDER NO. 2
Original contract	\$ 513,184.00		
Change Order 1	\$ 7,015.70		
Total contract w/ C.O.1	\$ 520,199.70		
Change Order 2 proposed		\$ (64,322.50)	reduction of fencing related items
	\$ 19,000.00		addition of fencing material purchased
		\$ 5,326.19	unit items final adjustments
Total C.O.2 contract adjustment		\$ (39,996.31)	net reduction
Total contract w/ C.O.2	\$ 480,203.39		
Earned thru Pay Application 4	\$ 461,203.39	Final earned	
Cost to purchase fence	\$ 19,000.00	*obligated per contract	
		\$ 480,203.39	Total due w/ C.O. 2 included
		\$ 39,996.31	less than contract w C.O.1

Stone Mountain Parking Lot Project		8/24/2026	CHANGE ORDER NO. 3
Original contract		\$513,184.00	
Change Order 1 (wheel stops + tree removal)		\$7,015.70	
Total contract w/ C.O.1		\$520,199.70	
Change Order 2 (remove the fence project)			\$64,322.50
			\$19,000.00
			\$5,326.19
			\$39,996.31
		(\$39,996.31)	net reduction
Total contract w/ C.O.2		\$480,203.39	
Change Order 3 (remove the fence materials, tota		(\$19,000.00)	
Total contract w/ C.O.3		\$461,203.39	

reduction of fencing related items
addition of fencing material purchased
tree removal that was done
net reduction



Date:	September 01, 2026	City Council Meeting Date:	September 01, 2026
From:	Maggie Dimov	Department:	City Manager
Goal:	Capital Projects	Presenter:	Maggie Dimov
Agenda Title:	Consideration of an Action / Approval of the LCI Trail Study Summary		

Agenda Item Description (Background/History/Details):

The Stone Mountain Livable Centers Initiative (LCI) Study establishes a vision and implementation framework to create a more connected, vibrant, and equitable Stone Mountain. Funded through the Atlanta Regional Commission, the study builds on the City's Comprehensive Plan and previous LCI and PATH initiatives by focusing on walkability, multimodal connectivity, public spaces, economic development, housing, and revitalization of Downtown Stone Mountain.

The planning process included input from residents, businesses, artists, and community stakeholders and identifies priority projects and strategies for phased implementation.

Workplan Goal Details: Public Works / Capital Projects

Staff Recommendations (Motion):

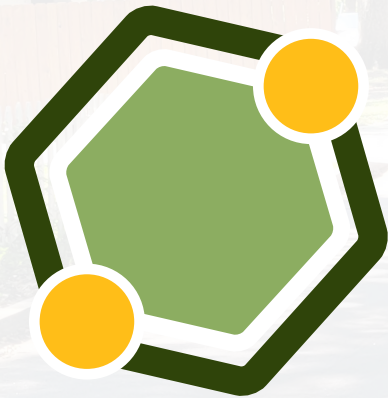
Staff recommends that Mayor and Council formally approve the CITY OF STONE MOUNTAIN CONNECTING PARKS, PATHS, AND PUBLIC SPACES LCI STUDY FINAL REPORT - JUNE 2025, as the City's guiding framework for future implementation of the identified recommendations and projects.

Mayor's Signature Required:	NO	
------------------------------------	----	--



CITY OF STONE MOUNTAIN CONNECTING PARKS, PATHS, AND PUBLIC SPACES LCI STUDY

FINAL REPORT - JUNE 2025



POND

ARC
Atlanta Regional Commission



ACKNOWLEDGEMENTS

This visionary plan embodies the spirit of collaboration and partnerships within the City of Stone Mountain. Connecting Parks, PATHS, and Public Spaces reflects the community's shared dedication to creating places that connect people, enhance everyday experiences, and celebrate the unique character of Stone Mountain. We are deeply grateful for the time, insight, and commitment of:

PROJECT MANAGEMENT TEAM

Miglana Dimov- Economic Development Director and Assistant City Manager, City of Stone Mountain

Shawntez Edmondson- City Manager, City of Stone Mountain

Andrew Smith- Principal Planner, Atlanta Regional Commission

Lauren Blaszyk- Program Manager, Atlanta Regional Commission

We are grateful for the Atlanta Regional Commission's Livable Centers Initiative for their partnership on this study. This effort has been in cooperation with the Department of Transportation, State of Georgia, and the Federal Highway Administration.

PROJECT ADVISORY GROUP

Michelle Dunbar- Board Member, Downtown Development Authority

Jelani Linder- Chair, Downtown Development Authority

Victor Economy- Property Owner, Stone Mountain Plaza

Daniel Brown- Founder/CEO, Gilly Brew Bar

Susan S. Coletti- Council Member, City of Stone Mountain

Fritha S. Dinwiddie- Managing Partner, Gibraltar Biz, LLC

Susan M. Taylor- Resident of Stone Mountain

Carol Williams- Friends School of Atlanta

Theresa Hamby- Principal Investigator, New South Associates, Inc.

Elisabeth Lee Richmond- Member, Historic Preservation Committee

Bruce Herrig- Real Estate Agent, Realty Associates of Atlanta

Gregory B. Parker- Founder and Executive Chairman, Parker's Kitchen

Jennifer Jones- Property Owner

Charlie K. Hardnett- Legal Assistant, Fulton County Government



The opinions, findings, and conclusions in this publication of the author(s) and do not necessarily reflect the official views or policies of those of the Department of Transportation, State of Georgia, or the Federal Highway Administration. This publication does not constitute a standard, specification, or regulation.

STAKEHOLDER ENGAGEMENT GROUP

Dr. Beverly Jones- Mayor, City of Stone Mountain

Anita Bass- Council Member, City of Stone Mountain

Mark Marianos- Council Member, City of Stone Mountain

Ryan Smith- Mayor Pro Tem and Council Member, City of Stone Mountain

Gil Freeman- Council Member, City of Stone Mountain

Shawnette Bryant- Council Member, City of Stone Mountain

Teresa Crowe- Council Member, City of Stone Mountain

THE DESIGN TEAM

Lilian Al Haddad AICP, LEED AP NP- Project Manager, Pond

Andrew Kohr, PLA, ASLA- Principal in Charge, Pond

Lauren Patterson, PLA, ASLA- Lead Planner and Landscape Architect, Pond

Erika Herbel, ASLA- Landscape Designer, Pond

Karington Allen, MCP- Planner, Pond

Jessica Florez, AICP, LEED AP ND,- Public Art Strategy, JFG Cities

Michael Hightower- Managing Partner, The Collaborative Firm

Sharonda Hubbard- Stakeholder Engagement Lead, The Collaborative Firm

Nicole McGhee Hall- Community Engagement Lead, Nickel Works

Sean Schofield- Community Engagement, Nickel Works

Nina Fleming- Community Engagement, Nickel Works



Finally, a special thank you to every partner, interviewee, and participant whose invaluable input has fueled this transformative vision.

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EXECUTIVE SUMMARY

The Stone Mountain Livable Centers Initiative (LCI) Study presents a bold yet achievable vision to transform Stone Mountain into a more connected, equitable, and vibrant community. Led by the City of Stone Mountain and funded through the Atlanta Regional Commission's LCI Program, this plan is rooted in the belief that great places emerge where history, creativity, and access meet. The study re-imagines Stone Mountain's future by building on its unique assets of walkable streets, historic charm, and proximity to regional amenities—while addressing pressing challenges such as economic disconnection, aging infrastructure, housing affordability, and shifting mobility needs.

It builds on recent momentum generated by the City's Comprehensive Plan, PATH Foundation projects, and earlier LCI efforts. It aligns land use and transportation decisions to support equitable development and downtown vitality, prioritizes public spaces, pedestrian safety, and multi-modal connectivity, and identifies catalytic sites and implementation tools for phased transformation. The planning process engaged hundreds of residents, business owners, local artists, and institutional stakeholders through public workshops, pop-ups, online surveys, and focused discussions. **The resulting vision emphasizes welcoming gateways that reflect local identity; safer streets and crossings for people of all ages; revitalized public spaces that support gathering, culture, and small businesses; stronger trail and greenway connections to nearby parks and regional systems; and equity-driven growth that centers affordability and local voices.**

Four catalytic sites were identified to kickstart visible transformation, including new plaza spaces, trail connections, public art zones, and neighborhood gateways. A robust placemaking strategy outlines near-term projects that enhance the pedestrian experience, encourage activation, and reflect Stone Mountain's creative identity. The mobility framework proposes improved crossings, expanded trail access, and safer sidewalks along key corridors such as Main Street and Second Street. The affordable housing and economic analysis presents strategies to address housing needs, mitigate displacement, and support inclusive economic development.

A detailed phasing and funding strategy ensures that the vision can become reality. It includes a tiered implementation strategy spanning the near- and long-term, a matrix of recommended projects and responsible partners, a funding toolkit combining federal, regional, and local resources—including SPLOST, ARC-LCI, SS4A, and PATH Foundation support—and a 90-day action plan identifying quick wins to build momentum. This plan is more than a roadmap—it's a launchpad. With a clear vision, strong community support, and ready-to-go priorities, Stone Mountain is well positioned to build a more connected, creative, and equitable future.

List of Abbreviations

ADA – Americans with Disabilities Act

ARC – Atlanta Regional Commission

CIP – Capital Improvement Plan

DDA – Downtown Development Authority

DOT – Department of Transportation

FTA – Federal Transit Administration

GDOT – Georgia Department of Transportation

GIS – Geographic Information Systems

LCI – Livable Centers Initiative

LIHTC – Low-Income Housing Tax Credit

MPO – Metropolitan Planning Organization

PATH – PATH Foundation

PMT – Project Management Team

RAISE – Rebuilding American Infrastructure with Sustainability and Equity

RCN – Reconnecting Communities and Neighborhoods Program

SPLOST – Special Purpose Local Option Sales Tax

SS4A – Safe Streets and Roads for All

TIP – Transportation Improvement Program

TOD – Transit-Oriented Development





PROJECT OVERVIEW

- INTRODUCTION
- PROJECT PURPOSE
- PLANNING PROCESS



INTRODUCTION

The City of Stone Mountain is home to a rich array of local and regional amenities that attract both residents and visitors. From the historic downtown and the iconic Stone Mountain Park to vibrant local businesses, the area offers a unique blend of cultural, recreational, and economic assets that define its character and vitality.

The Stone Mountain LCI: Connecting Parks, Paths, and Public Spaces study focuses on strengthening the ties between these key destinations. By enhancing walking and biking connections, activating public spaces, and improving access to parks and trails, the project aims to create a more cohesive, vibrant, and welcoming community core. This effort is part of the Atlanta Regional

Commission's Livable Centers Initiative (LCI) program, which provides competitive planning grants to help communities re-imagine themselves as vibrant, walkable places with expanded mobility options, healthier lifestyles, and stronger access to jobs and services.

Through this study, Stone Mountain is building on its historic strengths to create a more connected, accessible, and thriving community for current and future generations.



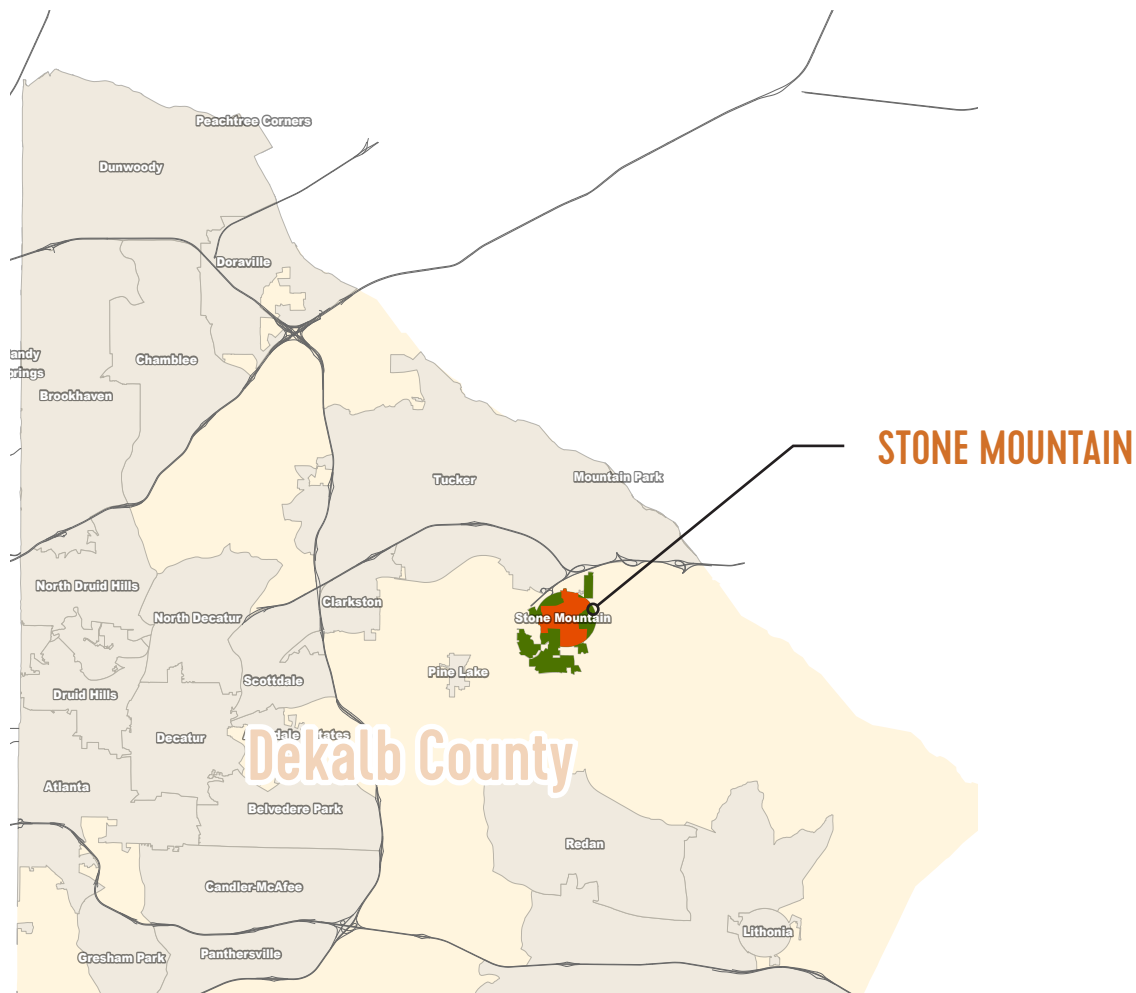


Figure 1: Regional Context Map



PROJECT PURPOSE

The purpose of the Stone Mountain connectivity study is to develop a comprehensive, user-friendly network that seamlessly links the neighborhoods, parks, and public gathering spaces within the city of Stone Mountain. This initiative is rooted in the vision of enhancing accessibility, encouraging active transportation, and strengthening the relationship between Stone Mountain park and the surrounding community. One of the central objectives is to eliminate the current half-mile gap in the PATH trail through the city center. Closing this gap is critical to creating a continuous, accessible corridor for pedestrians and cyclists that supports recreation, commuting, and tourism.

To support this vision, the project team undertook a detailed evaluation of the existing transportation networks, recreational infrastructure, and community needs analysis. This assessment identified key areas in need of improvement to better serve a diverse range of users. These priority needs include expanding and upgrading bicycle facilities, increasing the availability and convenience of parking, enhancing sidewalk connectivity, improving pedestrian crossings, and investing in park amenities that infill recreation needs. Together, these enhancements aim to create a more cohesive, inclusive, and welcoming network that reflects the needs and aspirations of Stone Mountain's residents and visitors.



PLANNING PROCESS

The project process for Connecting Parks, PATHS, and Public Spaces placed community voices at the heart of every phase. Guided by a commitment to inclusion, innovation, and collaboration, the process combined a deep research into Stone Mountain's unique context with consensus building around a bold vision for connectivity and vibrancy.

Through site analysis, public space evaluations, design alternatives evaluation, and strategic prioritization, this effort aimed to create lasting impact—shaping a more accessible, welcoming, and thriving city for all.



LEARN

The project team during this phase reviewed the existing site context and held the first round of public engagement to gather input from locals and residents. This groundwork helped identify physical barriers, opportunities for enhancement, and areas where connectivity could be improved.

EVALUATE

The project team assessed infrastructure and identified gaps, barriers, and high-potential areas through the evaluation phase. The team overlaid this information with the community feedback findings to prioritize interventions that align with community needs and support a more integrated, functional network.

DESIGN

During the design phase, the project team translated earlier findings and community input into actionable concepts aimed at improving connectivity across the city. These concepts were refined through additional feedback and technical analysis, ultimately leading to a set of prioritized recommendations.

ILLUSTRATE

This phase includes the compiled final designs and strategies into the final report. This phase focused on clearly presenting the proposed improvements, making the vision easy to understand and ready for implementation. The report serves as both a roadmap for future development and a tool for communicating the project's goals to stakeholders and the broader community.

Figure 2: Project Process Diagram

- PROJECT GOALS
- UNDERSTANDING PRIORITIES
- PROJECT FRAMEWORK



GOALS AND FRAMEWORK



GOALS

Following a detailed assessment of existing infrastructure and the first round of public engagement, the project team identified a clear set of goals to guide the planning process for the project. These goals reflect both the physical needs of the area and the aspirations of the community, ensuring the final recommendations are grounded in local context. The resulting framework—**Connect, Align, and Activate**—captures the core objectives of the effort and provides a clear roadmap for improving access, mobility, and quality of life across the city.



CONNECT

The project aims to strengthen connections within the City of Stone Mountain by improving access between neighborhoods, parks, downtown, and Stone Mountain Park. By creating a more walkable and bike-friendly environment, the initiative fosters greater mobility and encourages community interaction across all age groups and abilities.



ALIGN

A key goal is to realign and complete the PATH trail through the city, closing the existing half-mile gap in the regional trail network. This alignment not only enhances the continuity of the regional multi-use path, it has the opportunity to spur economic activity and attract visitors to create a more vibrant, active downtown core.



ACTIVATE

The project seeks to activate underused public spaces and corridors by connecting them with improved infrastructure, signage, and amenities. By linking and activating local services, schools, parks, and commercial areas, the plan promotes everyday use, increases foot traffic, and encourages economic and social vitality throughout the city.



● UNDERSTANDING PRIORITIES

Item # 2.

Through site observations, community meetings, stakeholder discussions, city staff input, and an online survey, it became clear that different users had distinct priorities for improving connectivity.

Residents consistently highlighted the importance of linking neighborhoods to local amenities such as schools, shops, and parks. Sidewalk improvements emerged as a key priority, reflecting a broader desire for safer, more walkable communities. In addition to infrastructure, residents also expressed interest in activating community parks through enhanced programming and events, aiming to foster vibrant, well-utilized public spaces.

Bicyclists emphasized the need for safer on-road routes that are distinct from existing trail networks. Their focus was on creating continuous and protected connections that enable travel between regional destinations, employment centers, and local businesses.

Business owners were primarily concerned with improving access and visibility, particularly from major regional corridors and amenities. They recognized that better connectivity not only enhances customer access but also supports broader economic vitality and foot traffic to commercial districts.

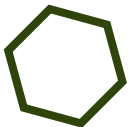
Each group also had a strong desire to close the regional trail gap. Whether for walking, biking, or general access, the completion of this trail is seen as a critical backbone to the connectivity network of the city. By addressing the trail gap, the community noted this would offer a safe, continuous, and accessible route that serves recreational users, commuters, and businesses alike. The trail gap represents both a physical and symbolic disconnect, and addressing it is viewed as essential to unifying the broader system.

To address these diverse yet interconnected needs, the framework recommendations were organized into regional and local priorities, ensuring a comprehensive and inclusive strategy for improved mobility and access.





Figure 3: Priorities Diagram



LOCAL GOALS

Foster a safe, connected, and vibrant village that supports community life and active mobility.



REGIONAL GOALS

Enhance regional linkages while cultivating a connected, vibrant hub for community life and visitor engagement





REGIONAL PRIORITIES

Enhance regional linkages while cultivating a connected, vibrant hub for community life and visitor engagement.

Stone Mountain Park draws over 4 million visitors annually, making it one of the most popular attractions in the southeast. Home to the world's largest exposed granite outcrop, Stone Mountain Park is both a natural wonder and a site of historical controversy as a former Confederate monument. Currently, the PATH trail terminates just before the City of Stone Mountain along James B. Rivers Memorial Drive, leaving a gap of less than a half-mile that needs to be closed to complete the connection. For regional priorities, connecting to Stone Mountain Park and finishing the trail is a primary need.

1. CLOSE REGIONAL TRAIL GAP

A continuous PATH trail alignment is needed through downtown Stone Mountain to complete a key regional connection.



2. GATEWAY AND WAYFINDING

Consistent signage and wayfinding are needed to help visitors navigate the city and locate local amenities more easily.



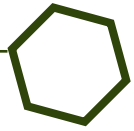
3. BRING VISITORS INTO COMMUNITY

Improved connections and public amenities are needed to better draw visitors into the community and support local economic opportunities.



4. PRIORITIZE BIKE/PED NETWORK

A streamlined bike and pedestrian network is needed to connect key destinations and ensure safe, convenient travel for all users.



LOCAL PRIORITIES

Foster a safe, connected, and vibrant village that supports community life and active mobility.

Stone Mountain is an historic community with approximately 6,500 people outside the Atlanta region. At the local scale, the city should focus on strengthening day-to-day connections that directly impact residents, businesses, and visitors. Sidewalk networks, park access, and street crossings are key to creating a safer and more vibrant environment. These local priorities ensure that all parts of the community are better connected, welcoming, and accessible for everyone.

1. IMPROVE EAST / WEST CONNECTIONS

Additional railroad crossings and enhanced intersections are needed to better connect neighborhoods and improve access across the rail corridor.



2. CONNECT NEIGHBORHOODS

More sidewalks, signage, and safe routes are needed to connect neighborhoods throughout the community.



3. DIVERSIFY PARKS

There is a need for different types of parks and upgraded amenities to better serve diverse community interests and uses.



4. PRIORITIZE BIKE/PED NETWORK

The bicycle and pedestrian network needs enhancements to link neighborhoods with nearby parks, schools, and local businesses.



PROJECT UNDERSTANDING

- CITY UNDERSTANDING
- SITE UNDERSTANDING
- COMMUNITY NEEDS

● COMMUNITY PROFILE

Stone Mountain is a vibrant and diverse community of approximately 6,500 residents. With a median age of 34.4, the city is younger than the national average, bringing fresh energy and a rising workforce to the region. More than 80% of residents identify as Black or African American, shaping the city's rich cultural fabric and sense of identity.

Despite 15.3% of the population living below the poverty line, Stone Mountain demonstrates remarkable resilience. The community boasts a median household income of \$49,661 and a high school graduation rate of 87.6%—exceeding the state average and underscoring a strong commitment to education and upward mobility.

The city's workforce is anchored by key industries such as healthcare, education, social services, retail, and administrative support. Stone Mountain stands out for its higher-than-average concentration of professionals in community and social services, reflecting a deeply rooted spirit of care, service, and local impact.

Together, these characteristics position Stone Mountain as a dynamic community with deep cultural roots, a growing and resilient workforce, and a strong foundation for future opportunity. By building on its strengths and fostering inclusive growth, Stone Mountain is poised to continue shaping a vibrant and connected future for all who live, work, and visit.



6,455
POPULATION

\$49,661
MEDIAN HOUSEHOLD INCOME

1.7 Sq. Miles
LAND AREA

87.6%
HIGH SCHOOL GRADUATION RATE

2,824
HOUSING UNITS

34.4
MEDIAN AGE

80.57%
AFRICAN-AMERICAN

36.6%
LIVE IN MULTI-FAMILY UNITS

Figure 4: Community Snapshot



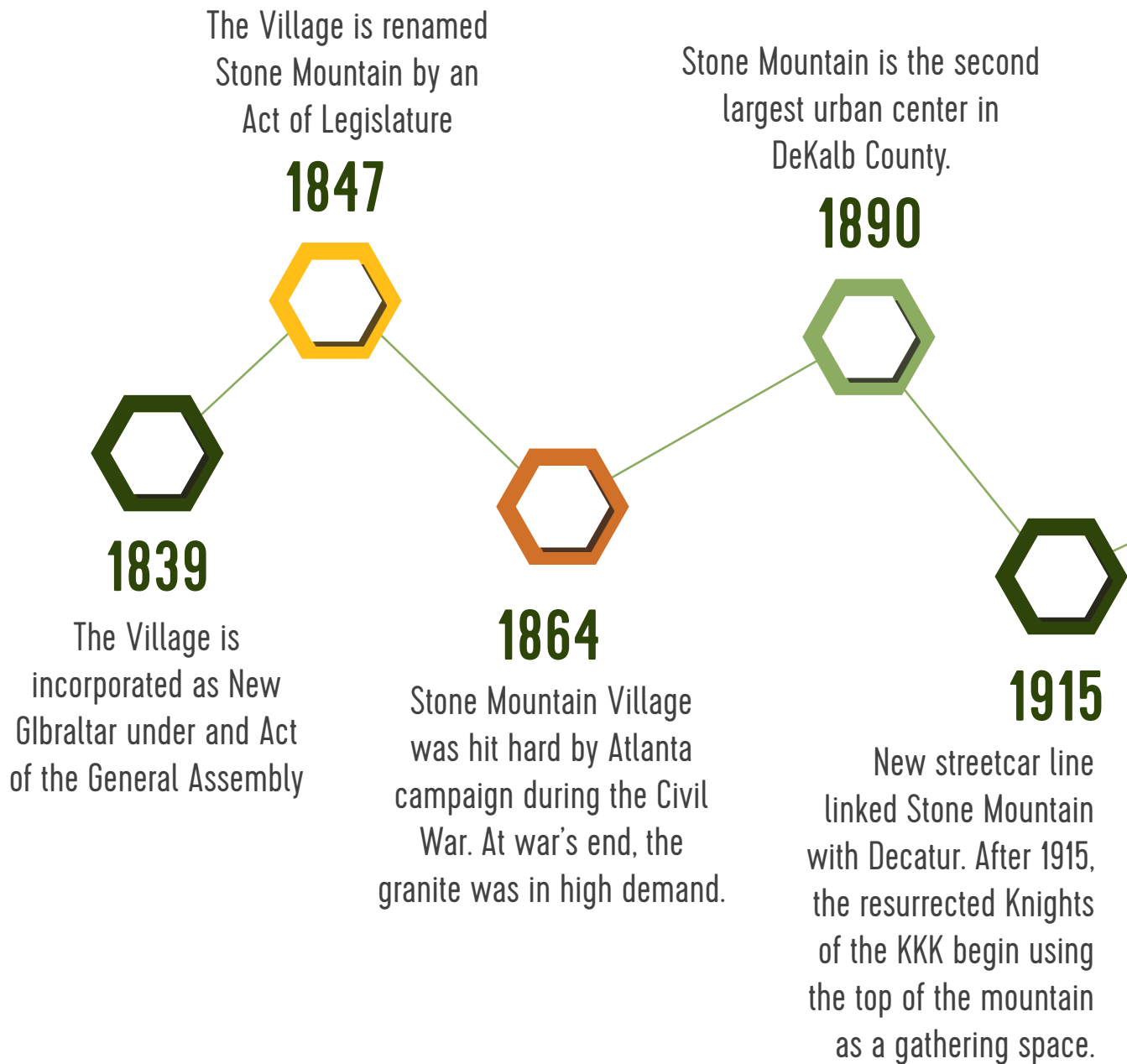


Figure 4: Historical Timeline

The State of Georgia purchased the mountain and surrounding land to establish the park. The purchase would end the use of the mountain by the KKK. A field on the west side of the mountain remained a focal point of the Klan rallies that included parades through the 1980s.

Stone Mountain Village is listed on the National Register of Historic Places (NRHP) as a rare surviving example of a historic railroad town.

1958**1962**

Due to a push by the Stone Mountain Women's Club to revitalize and rehabilitate the village, a City Plan was created.

2000**PRESENT**

New streetscape installed including new sidewalks, landscaping and public art that reflects the city's unique history. A new City Hall building has also been constructed and the community continues making improvements to the historic Village.

EXISTING PLANS

We understand that this plan is not starting from a blank slate. The City of Stone Mountain has several existing plans that directly impact the scope of this project. To gain a comprehensive understanding of the planning context, the project team reviewed these plans to ensure this effort builds upon and complements previous work.



STONE MOUNTAIN COMPREHENSIVE PLAN

The Stone Mountain Comprehensive Plan was originally published in 2021. The plan was prepared by the Atlanta Regional Commission (ARC) to guide the growth and development of Stone Mountain for the next 20 years. The plan highlights land use, economic development, transportation, housing, natural resources, and community facilities.

Key Takeaways relevant to this plan include:

COMMUNITY FACILITIES AND SERVICES

Needs and Challenges

- Lack of identity, aesthetically pleasing gateways
- Untapped potential for more parks, rec facilities and community spaces
- Lack of playgrounds in parks
- Parking for Downtown vs. Park users

Recommendations:

- Enhance community image at key corridors and connecting points
- Create gathering spaces to brand the village center as a community space
- Redevelop public facilities into functional spaces.
- Renovation of Historic Train Depot and Gateway Program underway
- Pavilion property as community gathering space

TRANSPORTATION AND INFRASTRUCTURE

Needs and Challenges

- Improvement and expansion needed for sidewalk network
- Limited safe pedestrian crossings throughout city
- Right of way infrastructure needing repair

Recommendations

- Improving bicycle and pedestrian infrastructure
- East Mountain Street Sidewalk Project – Completed in 2018
- Restoration of granite curbing and PATH expansions and connections within Village – completion set for 2026

NATURAL AND CULTURAL RESOURCES

Needs and Challenges

- Untapped opportunities for additional natural/passive greenspace and parks
- Impervious surfaces

Recommendations:

- Explore opportunities for stream restoration
- Item to create greenways along existing streams was marked as “cancelled” in the Record of Accomplishments



CITY OF
STONE MOUNTAIN
COMPREHENSIVE PLAN
2021 UPDATE

Adopted by Stone Mountain City Council – October 28, 2021





STONE MOUNTAIN VILLAGE MASTER PLAN

The Stone Mountain Village Forward Master Plan was completed in October of 2020 by the City of Stone Mountain. The plan's main purpose was to revitalize the Downtown with special focus on pedestrian accessibility, economic development, public spaces and community engagement.

Key Takeaways relevant to this plan include:

SWOT ANALYSIS

Strengths:

- Streetscape,
- Stone Mountain Park
- Walkable

Opportunities:

- Small urban spaces/lots
- Four city parks can be upgraded

Relevant Key Principles:

- Improve Traffic Mobility: Develop a Safety & Mobility Program (pg.100)
- Create Attractions

TRANSPORTATION AND CONNECTIVITY RECOMMENDATIONS

- Street Network Enhancements
- Pedestrian and Bicycle Infrastructure Improvements, Public Transit Options, Parking Facilities
- Implementation Plan

PUBLIC SPACES AND AMENITIES RECOMMENDATIONS

- Developing parks, and recreational facilities
- Improve existing public spaces and amenities
- Implementation Plan



DEKALB COUNTY TRAIL AND GREENWAY MASTER PLAN

DeKalb County is currently working on a Trail and Greenway Master Plan to connect residents and visitors with a countywide network of interconnected trails and greenways.

Key Takeaways relevant to this plan include:

GOALS

- Accessibility
- Cross-county interconnectivity
- Align with local and regional ped-shed efforts
- User knowledge (accessible trails map)

PLAN STRATEGIES

- Identify gaps and barriers pertaining to access
- Coordinate with neighboring municipalities to identify opportunities for future connectivity
- Enhance the pedestrian experience by connecting greenways to streets and recreational spaces
- Routine maintenance
- Create an implementation plan for project phases
- Identify potential funding sources



● SITE UNDERSTANDING

Stone Mountain has unique characteristics. The downtown core extends about one-half mile along the railroad tracks. The core is surrounded by five parks, multiple neighborhoods, two schools, and the most visited state park in Georgia. The area is served by a bus line and the regional PATH trail that ends just outside of town. The full analysis is located in the appendix and a summary of the important findings are summarized below.

PARKS: There are 5 local parks, 1 state park, and a new park site within the site area. All parks are evenly distributed around the city but access is limited. All parks have similar amenities and characteristics. All parks would benefit from activation and access improvements.

NATURAL SYSTEMS: There is one creek and floodplain running along with west side of the city. This waterway runs north / south diving neighborhoods. The existing natural systems run along Veterans Park and McCurdy Park and provides opportunity for trails and connections to nature.

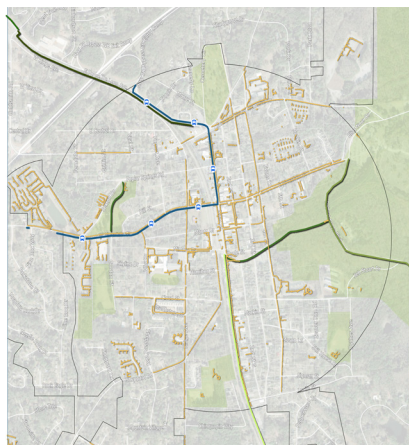
TRANSPORTATION: There are significant sidewalk and ADA deficiencies in the City. The bus system runs and connects Stone

Mountain to the regional network. Route 119 operates East/West between Kensington and Indian Creek stations. The route runs along Main Street and Mountain Street through the city of Stone Mountain. The area is easily accessible by car and has access to major highways. Pedestrian and cyclist trips are high throughout the main roads of Stone Mountain; particularly Manor, Ridge, and Main St.

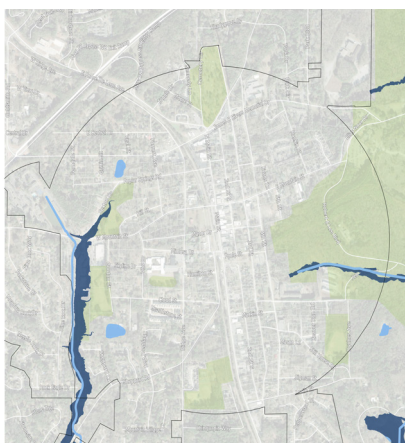
TRAILS AND BIKEWAYS: The Stone Mountain Trail gap is from roughly James B Rivers Memorial Drive to Poole Street. There is a dedicated bike lane on Main St starting at Poole Street to Boggs Street. The bike lane currently ends just as it is entering the heart of downtown.

LAND USE: The majority of the area is single-family residential with the Main Street corridor used for mixed-used development. There is commercial zoning on the northern most and southern most edges of the study area.

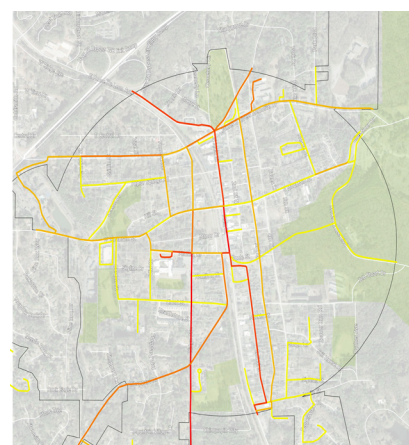
DOWNTOWN: The core of downtown has historic railroad town character and an enhanced streetscape that runs approximately 2 blocks. There are a variety of local businesses and residents throughout the downtown.



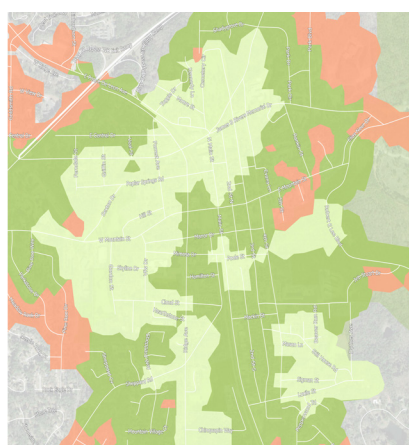
Overall Transit



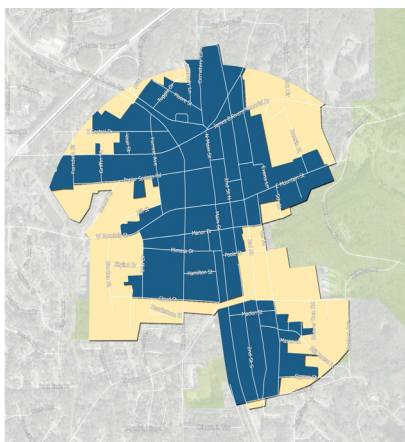
Floodplain and Waterways



Bike Activity



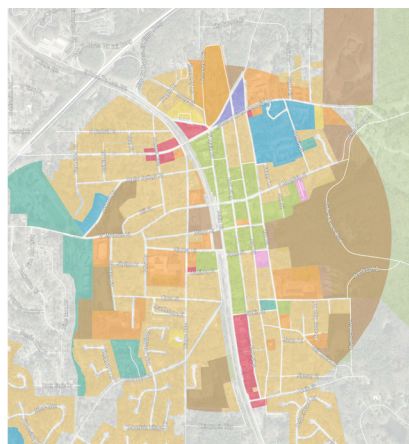
Walking Distance Time



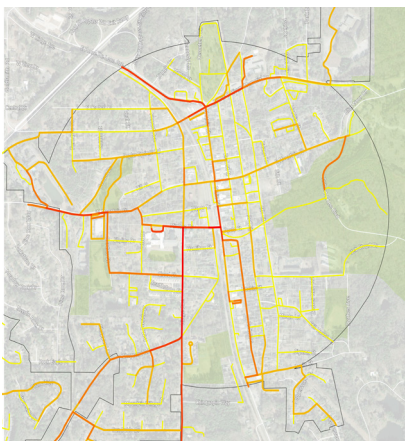
Historic



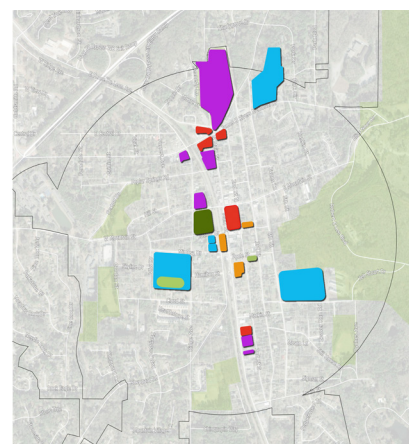
Park Type



Land Use



Pedestrian Activity

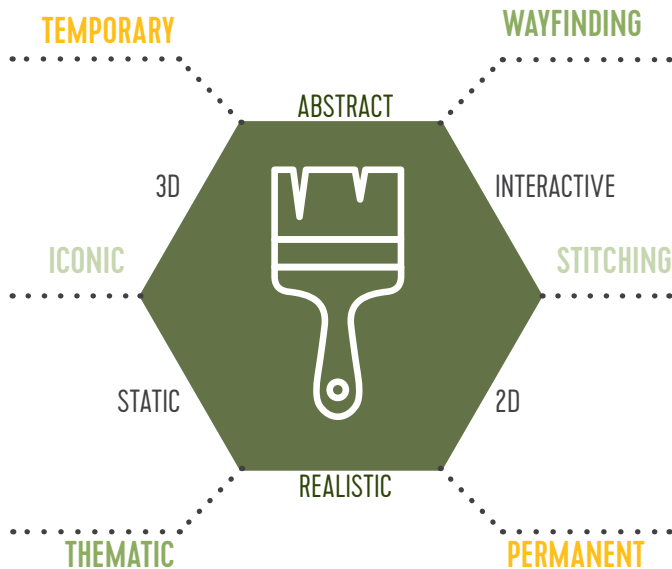


Downtown Amenities

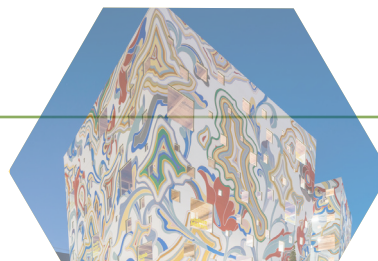
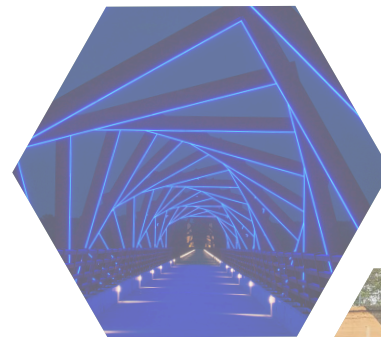
Figure 5: Existing Conditions Maps

PLACEMAKING

Stone Mountain already features a few existing art and placemaking elements, primarily clustered around Main Street. These include murals, statues, and wayfinding signage. Introducing new art installations can further strengthen Stone Mountain's character and identity. Public art can take many forms, and can be multiple things at once. A diagram of the different components of placemaking are illustrated below.



For this plan, the project team engaged with local artists to understand the current placemaking landscape, challenges, and opportunities. See the Appendix for a more comprehensive placemaking analysis and precedents that inspired the recommendations of this plan.



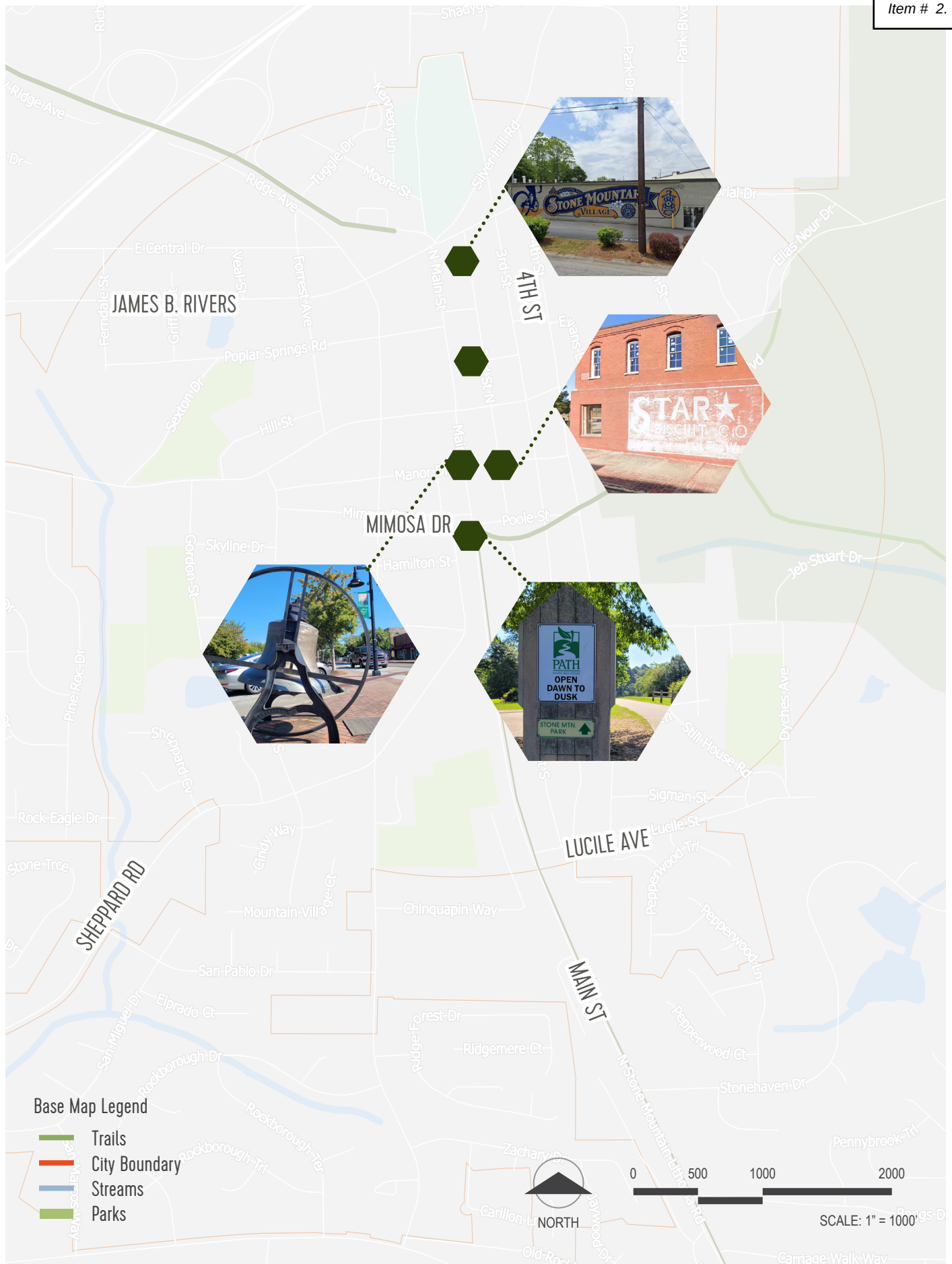


Figure 6: Existing Art Locations

● COMMUNITY NEEDS

● ENGAGEMENT OVERVIEW

Our team implemented a comprehensive outreach approach to ensure that diverse community input shapes the project outcomes. Input from a diverse range of residents, businesses, local stakeholders, and visitors has shaped the primary aspirations for the project, reflecting the goals of enhancing connectivity, strengthening identity, and fostering an inclusive environment in Stone Mountain.



The team put on a series of fifteen events over the course of seven months. Engagement started with identifying stakeholders to join monthly meetings to direct the plan and recommendations to ensure it is meeting community needs. The stakeholders represented a variety of perspectives in the community from business owners, city council, schools, etc.

The engagement process was highlighted at the first open house which allowed community members to drop in and learn about the project and provide feedback. An online survey was launched and flyers were distributed to local businesses.

Over the next six months, the survey was available for members in the community through the website as well so information could easily be found by the residents. Reminders were posted on the city's website as well so information could easily be found by the residents. During this time there were four pop up events and multiple canvassing events, reaching community members who were less likely to attend a dedicated public meeting. The findings from the engagement tasks are summarized in the pages below. The full engagement summary is located in the Appendix.

OUTREACH PROCESS

Our team designed a multi-layered engagement process that was intentional, inclusive, and iterative—allowing community voices to shape every phase of the plan. This approach ensured that the final recommendations were grounded in lived experiences, responsive to real concerns, and embraced by a broad cross-section of stakeholders.



Figure 7: Community Engagement Process



OUTREACH OVERVIEW

KEY ACTIVITIES

Item # 2.

Each activity was designed to reach everyone within the community and give all residents and visitors the opportunity to provide input on the plan. The full list of activities are shown below.

WEBSITE

The website was open for the full extent of the project. The website provided background on the project, event information, hosted the survey, and had a location for comments.

PROJECT ADVISORY GROUP (PAG)

The City of Stone Mountain defined a list of stakeholders representing community activists, residents, business owners, and city council to review the plan bi-monthly and ensure project drafts reflected community needs.

OPEN HOUSE

Two Open House events were held during the project. The events were informal drop-in events that allowed people to drop in and review the plan, goals, and provide feedback on needs from the community.

POP-UP EVENTS

Multiple pop-up events were held to meet the community where they are and ask for their input on the plan during regularly scheduled community events.

ONLINE SURVEY

The survey was open from September XX - March XX and received XX responses. The survey collected feedback for the goals and project needs throughout 6 months.

CANVASSING

During the project multiple unique groups such as: senior homes, schools, churches, and local businesses were approached to have them take the survey

STAKEHOLDER OUTREACH

Multiple businesses and property owners that would have major impacts to their property for this process were contacted by the city to solicit feedback and address concerns.

ENGAGEMENT EVENTS SUMMARY



Figure 8: Community Engagement Outreach

COMMUNITY INSIGHTS UNCOVERED

Throughout the project participants representing both regional and local perspectives shared their ideas. Common themes emerged from the community that are reflected in all recommendations.



SAFETY PRIORITIES

Identified specific hazardous areas (Ridge Road to Rockborough, Shephard Ave) that required immediate attention



CHILD MOBILITY CONCERNS

Uncovered critical safety issues affecting children's walkability to schools and parks, particularly for Stone Mountain Elementary students that live within the radius of the one mile, no bus zone



CONNECTIVITY GAPS

Documented specific barriers preventing east-west neighborhood connections and access to community assets



ADA COMPLIANCE ISSUES

Highlighted accessibility challenges for wheelchair users and families with strollers that would have been overlooked in conventional planning



ECONOMIC DEVELOPMENT POTENTIAL

Discovered opportunities to better connect Stone Mountain Village to park visitors, offering economic revitalization possibilities



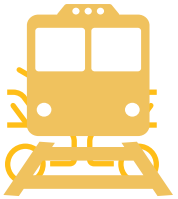
SPECIFIC FEEDBACK

Areas to connect were discussed throughout the course of the project. Specific key locations that were brought up by the community were:



SOUTHERN NEIGHBORHOODS

Southern neighborhoods not connected and to be included.



RAILROAD

The railroad bisects the community in half and is unsafe to cross. People cross at all locations around downtown and there are no connections in the Southern part of the community. From Mimosa to Palmer Road (over a mile long) there is no connection across the railroad. Need crossing enhancements.



TOURISM

Tourism major component of economy. Community wants tourists to support local business.



PARKS

Community is happy with the number of parks within community but they want more activation and programs for parks. A gathering place near downtown is desired. Excited about potential for greenspace at Baptist Lawn. Park connections need to be enhanced. Sidewalks, crosswalks, and site amenities need to be added along routes for the community to feel safe and allow kids to walk to parks. Particularly Leila Mason Park is very disconnected from the residents.



STREETS

The primary streets mentioned by community that need improvement and are important connectors for Stone Mountain include: Lucile Avenue, Sheppard Road, Ridge Street, 4th Street, Mimosa, and Ridge Road. James B Rivers and Mountain Street were also identified as major regional connectors that need to be safe for all modes of traffic, in particular cyclists.



INTERSECTIONS

James B Rivers and Main Street Intersection is dangerous.



DOWNTOWN / MAIN STREET

The core of downtown is an important part of the community. Local business are vital and the community needs to be better connected to downtown. Main Street needs infill and support for activity.



- OPPORTUNITIES ANALYSIS
- PLAN RECOMMENDATIONS
- CATALYST SITES



PROJECT DEVELOPMENT



REGIONAL OPPORTUNITIES

The key regional goal is to connect the regional destinations through the city of Stone Mountain. Goals from the community that relate to the regional plans include adding gateways, connecting to businesses, and enhancing bicycle and pedestrian infrastructure.

1. Close the Regional Trail Gap

Close the critical gap in the regional trail network through downtown to create safe pedestrian and bicycle access to Stone Mountain Park and other key destinations. This will enhance regional mobility, attract trail users into the community, and support local businesses through increased foot and bike traffic.

2. Establish Gateway Features and Wayfinding

Develop clear, consistent wayfinding signage and gateway features that orient visitors, highlight local amenities, and reinforce the city's identity as an historic destination. These improvements will help visitors navigate the area with ease and encourage deeper engagement with the community's assets.

3. Bring Visitors into the Community

Strengthen physical and visual connections between regional trails, transit, and key gathering areas to draw visitors deeper into the community. Enhance amenities such as seating, shade, and public art to create a more inviting experience, increase opportunities, and generate economic activity that benefits local businesses.

4. Prioritize a Safe Connected Bike/Ped Network

Invest in closing key gaps in the bicycle and pedestrian network to ensure safe, comfortable, and continuous travel for all. Prioritizing multi-modal corridors will support regional connectivity, provide equitable access to local destinations, and encourage active transportation options for both residents and visitors.

The main findings centered around regional goals were focused on the downtown core and directing people to Stone Mountain Park.



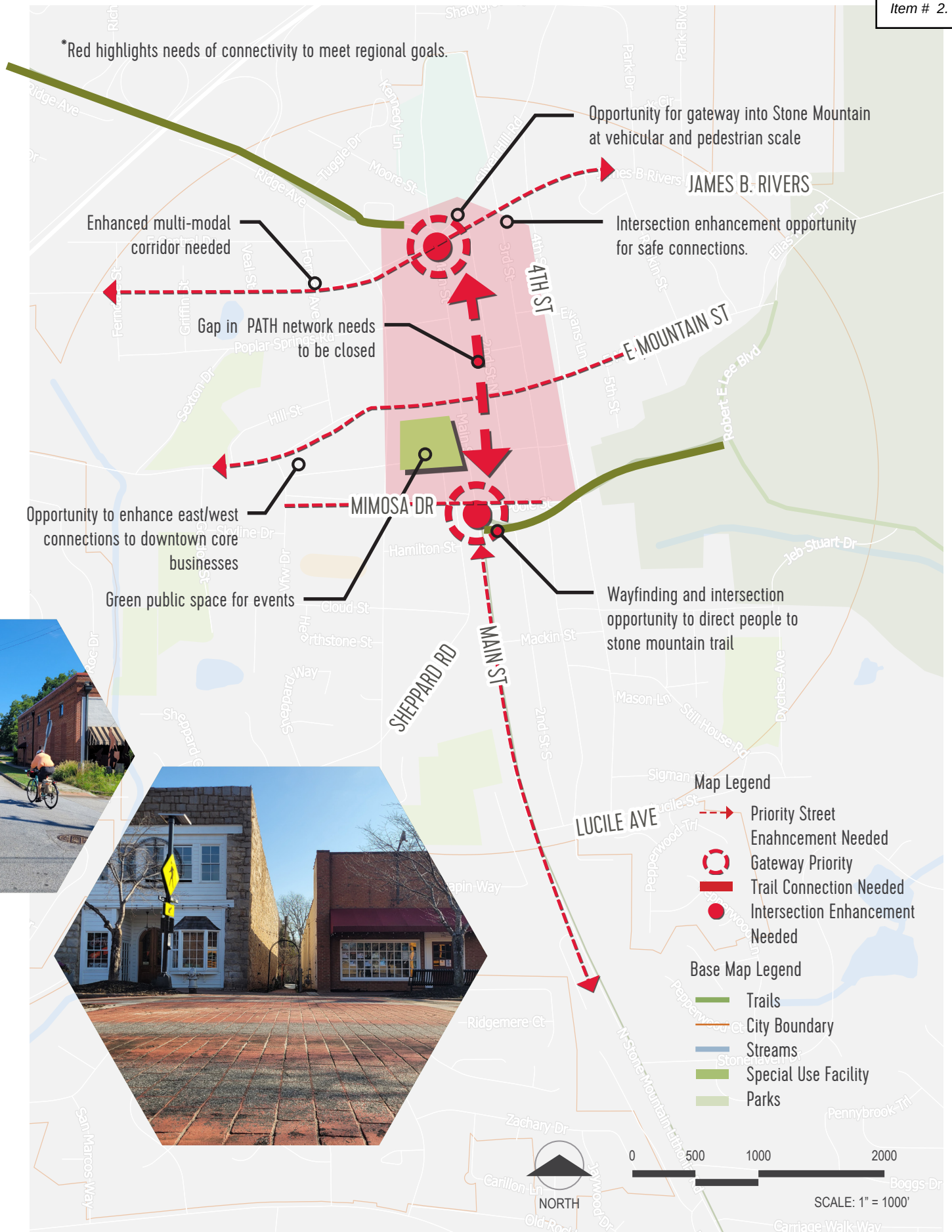


Figure 9: Regional Priorities Map

LOCAL OPPORTUNITIES

Stone Mountain has a clear opportunity to strengthen local connectivity and community life through targeted infrastructure improvements. While regional initiatives focus on linking major destinations, Stone Mountain's local opportunity lies in connecting neighborhoods, filling small gaps, and creating a more walkable, and vibrant community.

1. Improve East/West Connections

The railroad is the greatest barrier to east–west connectivity within the community, cutting off neighborhoods from key destinations such as Main Street, parks, and schools. Addressing this challenge is a top priority. By introducing new crossings, improving safety at existing intersections, and upgrading surrounding infrastructure, the city can begin to repair this divide.

2. Connect Neighborhoods

Expand and complete the sidewalk network to link residential areas with parks, schools, local businesses, and civic amenities. Combine this with improved wayfinding to help residents and visitors navigate the area more easily. These investments will not only enhance day-to-day mobility, but also foster a stronger sense of connection between neighborhoods, promote walkability, and reinforce a shared community identity.

3. Diversify Parks

Currently, the existing parks offer similar layouts and amenities, which limits their functionality for a broad range of residents. By introducing a wider range of programs—such as fitness classes, cultural events, youth activities, and nature-based workshops—we can activate existing parks and make them more dynamic and responsive to community needs. This approach brings life to underutilized spaces, encourages regular use, and ensures parks serve a broader range of interests and residents.

4. Build a Community Bike/Ped Network

Create a continuous, safe, and accessible pedestrian and bicycle network that connects neighborhoods to key destinations such as parks, schools, and commercial areas. This network will prioritize both ADA accessibility and diverse users, ensuring safe routes for people of all ages and abilities. By prioritizing corridors that connect the local routes, we can support a variety of needs while promoting healthier lifestyles, reducing car dependency, and improving overall mobility across the community.

Connecting neighborhoods is essential to creating an inclusive, accessible environment where all residents can enjoy the full range of amenities the city has to offer.



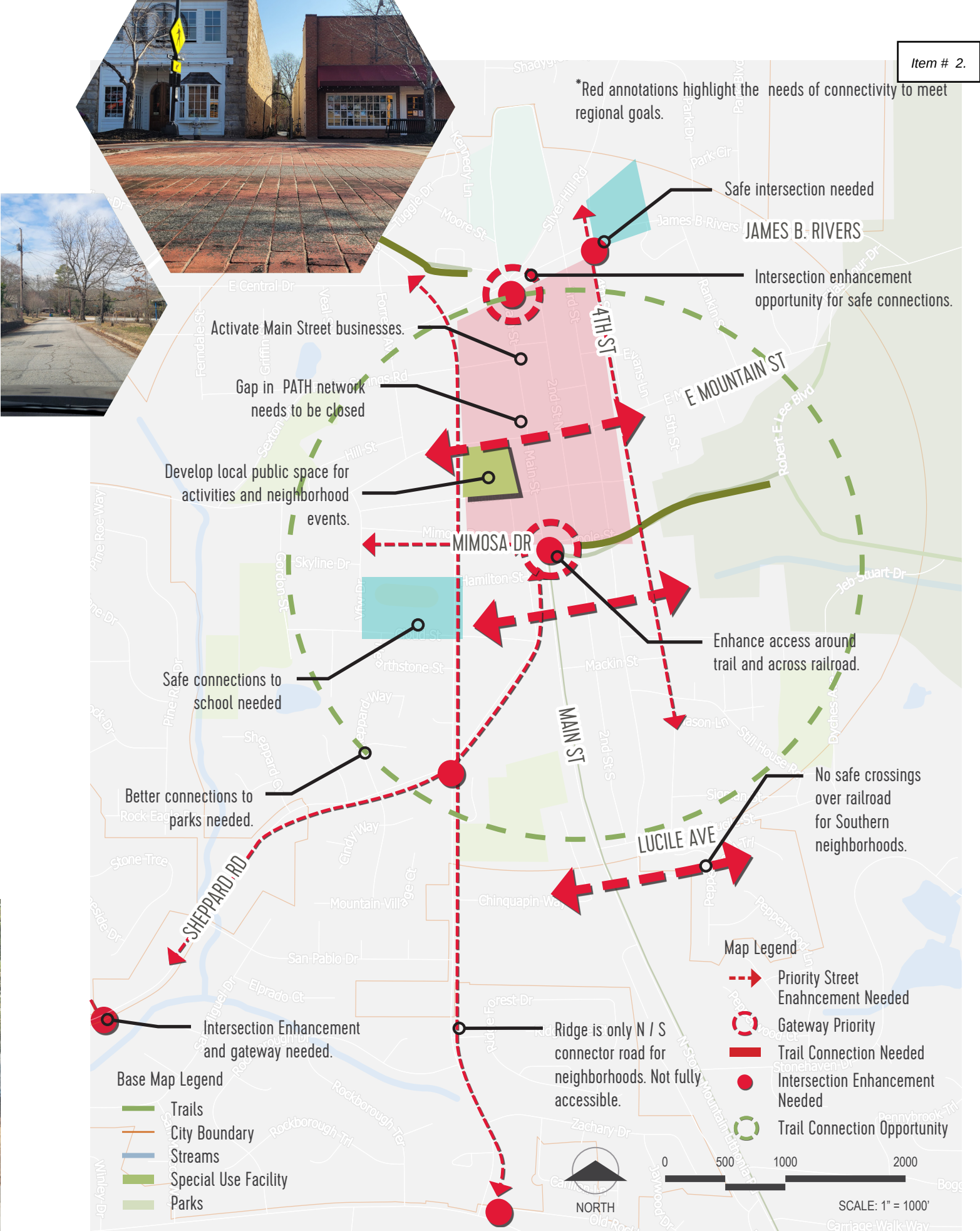


Figure 10: Local Priorities Map

PLAN RECOMMENDATIONS

The following recommendations reflect the vision to create a more connected, welcoming, and vibrant community. The plan prioritizes the completion of the PATH trail through downtown to finalize a critical regional link, alongside targeted improvements to local street networks to establish a safe, comfortable, and continuous system for pedestrians and cyclists. Additional recommendations include the implementation of gateway features and wayfinding signage to enhance city identity and navigability; the extension of Main Street's active frontage to catalyze economic and social activity; and the introduction of new railroad crossings to address longstanding access barriers in the southern portion of the city. Park enhancements focus on programming, small-scale expansion, and strategic activation to better integrate recreational assets into the urban fabric. Together, these recommendations serve as a comprehensive framework to guide future investments, promote equitable access, and foster a more connected and vibrant Stone Mountain. Each recommendation is illustrated in Figure 11.

1

PATH

The final segment of the PATH trail needs to be completed through downtown Stone Mountain. The recommended alignment to connect this regional amenity is via 2nd St.

2

Local Street Connections

While many streets within Stone Mountain have some existing walking infrastructure however, there are no comfortable and fully connected networks along the major corridors. We've identified key primary connector roads to create an interconnected system, including a local park loop for residents.

3

Gateways / Icons

Approaching downtown, there is limited branding and identity that signals arrival to Stone Mountain. Introducing gateways along the main corridors, paired with wayfinding and signage, would strengthen the city's identity and guide people to major amenities.

4

Activity Street

Extend the Main Street character beyond its current limits to enhance identity and vibrancy throughout the downtown area.

5

Southern Connection

The southern portion of the city is heavily bisected by the railroad, with no public crossings from Mimosa Drive to Palmer Drive. Opportunities exist to either create a public crossing just south of Lucille Avenue or build a pedestrian bridge at Lucille Avenue. This would improve access between neighborhoods, parks, and the broader community.

6

Regional Connections

Residents, visitors, transit riders, cyclists, and commuters heavily use James B. Rivers Drive and Memorial Drive to access the city, downtown, parks, and businesses. While these roads are multi-modal in design, they are not fully connected or safe for all users. Enhancements are needed to complete a safe, accessible system.

7

Parks

The new special-use park facility will be a catalyst for activating downtown. For other parks in the community, the priority should be on programming, small park expansions, and activation strategies. Strengthening the connections between parks, gateways, and downtown is key to meeting community needs.

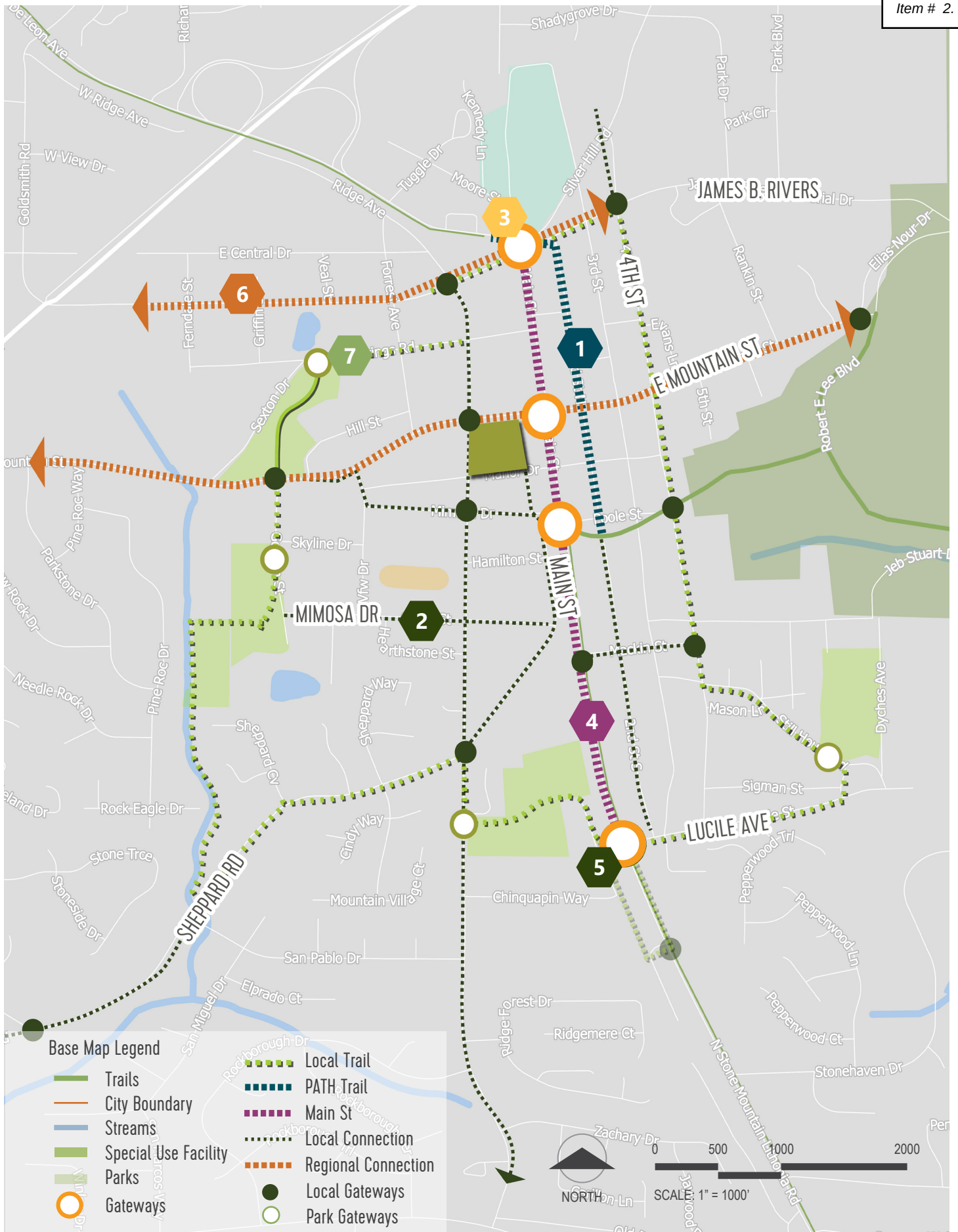


Figure 11: Overall Recommendations Map

SITE DESIGN ELEMENTS

The proposed site design elements are flexible and adaptable to the local, cultural, and ecological contexts across the City, ensuring they reflect the unique needs of the Stone Mountain community. The core connectivity recommendations are designed to link the community to key destinations, strengthening access and mobility. The site design approach centers around 10 primary components that can be implemented across different locations. These key elements include:



Sidewalk Enhancement: Improved sidewalks, pedestrian crossings, and signature streets to enhance walkability and safety.



Bike Facilities and Trails: Bike lanes, trail connections, and bike-friendly streets to encourage alternative transportation.



Bus Facility: New and improved bus stops and transit areas to strengthen public transportation access.



Safety Enhancement: Pedestrian safety features, traffic calming measures, and intersection improvements.



Signage / Kiosks: Wayfinding signage, kiosks, and gateways to improve navigation and highlight key areas.



Gateways: Signature entry points and gateway markers to establish a sense of place and arrival.



Art: Murals, sculptures, asphalt art, and interactive public art to celebrate local identity.



Site Amenities: Seating, planters, shade structures, and small-scale improvements to enhance comfort.



Landscape: Pocket parks, trailheads, green infrastructure, and access to water features.



Streetscape Improvement: Overall streetscape upgrades supporting development opportunities and vibrant public spaces.

KEY ELEMENTS METRICS

Design Element		Cost	Impact	Difficulty	Notes
Sidewalk Enhancement		\$\$\$	High	Med	ADA enhancements, new walkways
Bike Facility		\$\$	High	Med	Bike lanes, bike racks, trails, trail heads
Bus Facility		\$\$	Med	Med	New bus stops
Safety Enhancement		\$\$\$	High	Med	Mid-block crossings, raised intersections
Signage / Kiosks		\$	Med	Easy	Wayfinding elements
Gateways		\$\$\$	High	Med	Icons
Art		\$	High	Easy	Murals, pavement art, sculptures
Site Amenities		\$	Med	Easy	benches, trash receptacles
Landscape		\$	Low	Easy	planting beds, trees, buffers
Streetscape Improvement		\$\$\$\$\$	High	Hard	full roadway improvement

Figure 12: Key Elements Metrics

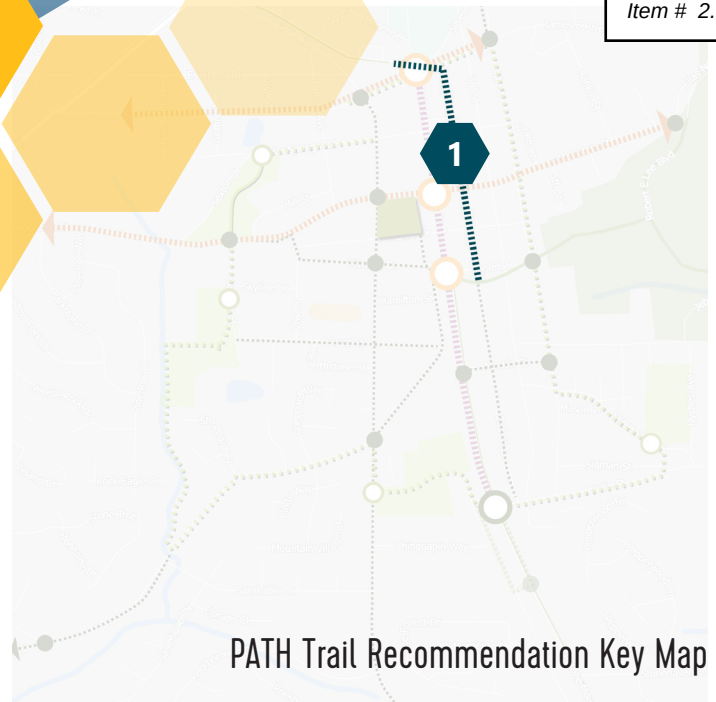
LEGEND

- **COST:** Price range item will cost to implement.
- **IMPACT:** Level of impact item will have on a given site. For example: large murals will have more of an impact than bench seating along a streetscape.
- **DIFFICULTY:** Level of difficulty it will take to implement the item. Items requiring more partnerships, coordination, and larger construction will require more work to accomplish.

PATH ALIGNMENT

1

Item # 2.



PATH Trail Recommendation Key Map

The key recommendation in this plan is to close the regional trail gap. The half mile gap that runs through the City of Stone Mountain is the last disconnect to the state park. The four primary alignment alternatives to meet the community goals are Ridge Avenue, the Railroad, Main Street, and 2nd Street. All options have limited available right-of-way to add bike or pedestrian infrastructure. The full evaluation report is located in the Appendix. The lead recommendation is the 2nd Street alignment due to the proximity to Stone Mountain, access to Main Street, and available ROW for trail improvements.

The design, reflects a street level multi-use path along one side of the street by converting the street to one-way road, and using the space from the other travel lane for the dedicated walkway/bikeway. This option would incorporate a roll over curb or pavement separation to allow cars to pass in the walkway and allow for commercial deliveries while keeping the trail disconnected from vehicles.



Figure 13: PATH Section Recommendation

2ND STREET ALIGNMENT

The recommendation transforms the remainder of 2nd Street up to James B. Rivers into a single-lane one-way only street. By doing this, we are able to eliminate traffic safety concerns as well as develop a 10-foot multi-use path with a small buffer.

There are multiple built obstructions on both sides of the road such as retaining walls, large trees, utility poles, and buildings which make using the ROW less desirable. By placing the path on the east side of the street, we are able to avoid the majority of major utility lines and property impacts. The road in some locations will need to be shifted to allow for the large MUP on the east side of the road. The goal is to have a continuous path on the same side for the whole stretch of road to meet community goals.

This design would keep the trail and the street on the same level and incorporate a roll over curb or paver band to allow for passing cars and deliveries for Main Street businesses. This allows for a fully disconnected trail, safe for all users while allowing for diverse transportation needs. Enhanced paving materials, added crosswalks, bollards, tree grates, traffic calming features, and clear signage would all be incorporated into the design to enhance safety and functionality for all.

Crossing enhancements will need to be made at all cross streets for either option. Gateways and signage will also be needed at the trailheads on either end of 2nd Street and there is a greater opportunity for gateway parks as visitors are entering into the city. Each trailhead has become a catalyst site and details of the new alignment are shown on the following pages.

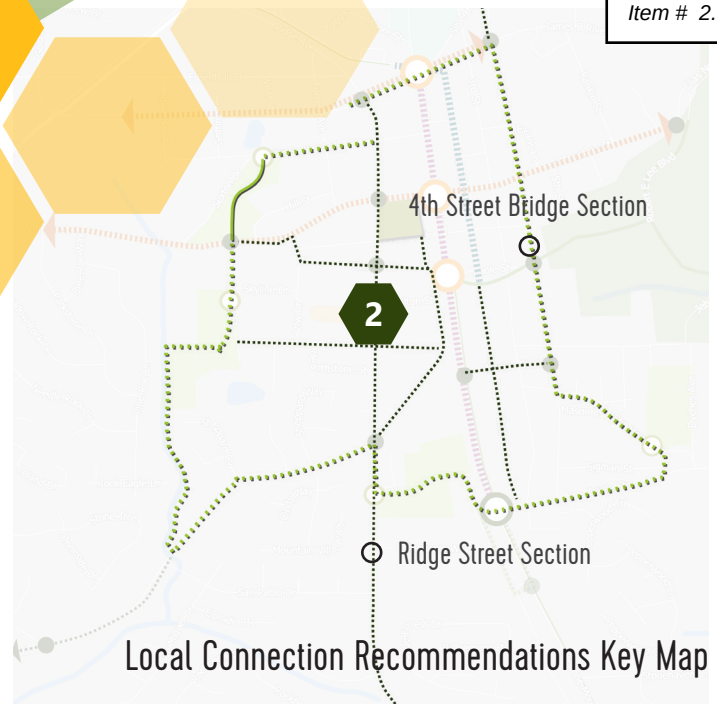


Figure 14: Second Street Alignment Recommendation

LOCAL CONNECTION

2

Item # 2.



Many streets within Stone Mountain currently offer only basic infrastructure and do not provide safe, accessible, or continuous pathways for people walking or biking. To address these gaps, the planning team has identified several key connector roads that are essential to building a more integrated and user-friendly network. These corridors form the foundation of a proposed local network designed to link neighborhoods with parks, schools, and key community destinations.

To enhance walkability and ensure accessibility, all identified local streets should include at least one primary sidewalk with a minimum width of 6 feet. These sidewalks should incorporate features that support a comfortable and inclusive pedestrian experience, including regular tree canopy for shade, ADA-compliant curb ramps, and site furnishings such as benches and waste receptacles.

In addition to local street improvements, a major recommendation of the plan is the creation of a Green Loop—a continuous, citywide multi-use path that links key public spaces. The proposed loop, should be a minimum of 8 feet wide to safely accommodate both pedestrians and cyclists. This loop not only supports active transportation and recreation, but also strengthens connections between Stone Mountain's parks and public spaces, encouraging more frequent use and easier access. Primary design recommendations include a green sidewalk band that can create an identifiable route for users to follow.

Each of these routes connect closed off neighborhoods, allowing them greater access to community amenities. Together, these improvements will create a safer, more enjoyable network that promotes healthier lifestyles, reduces car dependency, and fosters a stronger sense of community through better connectivity across the city.

PROPOSED CONDITIONS: RIDGE STREET



ADDED SITE
FURNISHINGS:
LIGHTING,
SEATING, AND
SIGNAGE

CONSISTENT
ADA
COMPLIANT
6' SIDEWALK
THROUGHOUT
STREET

MINIMUM 2'
PLANTING STRIP
BUFFER WHERE
POSSIBLE

EXISTING 2
LANE ROAD

VARIABLE
CONTEXT
AND
SETBACKS
PRESERVED



PROPOSED CONDITIONS: 4TH STREET



ADDED SITE
FURNISHINGS:
LIGHTING, SEATING,
AND SIGNAGE

EXPANDED 8'
MULTI-USE
PATH

PLACEMAKING
OPPORTUNITY
ON BRIDGE

EXISTING 2
LANE ROAD

VARIABLE
CONTEXT AND
SETBACKS
PRESERVED

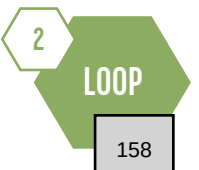
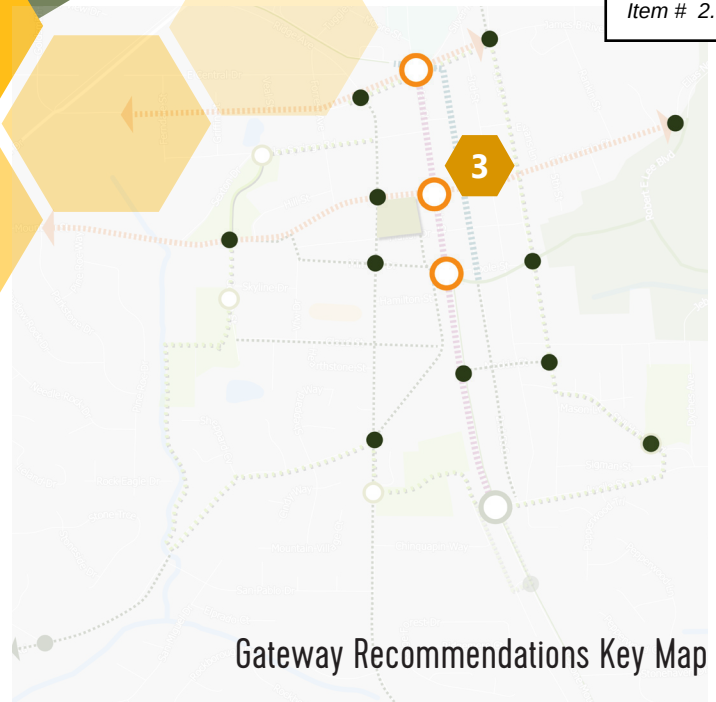


Figure 15: Local Street Sections



Gateway Recommendations Key Map

Gateway sites establish first impressions and set the tone for the community experience. Multiple gateway opportunities along Main Street will welcome visitors into the City of Stone Mountain, clearly defining entry points and enhancing the City's sense of arrival. Thoughtfully designed gateways highlight local identity, contribute to wayfinding, and create memorable experiences for residents and visitors alike.

KEY GATEWAY FEATURES INCLUDE:

Landmark Structures- Create iconic gateway markers, using distinctive sculptural elements or landmark signage that reflect local culture, history, and character.

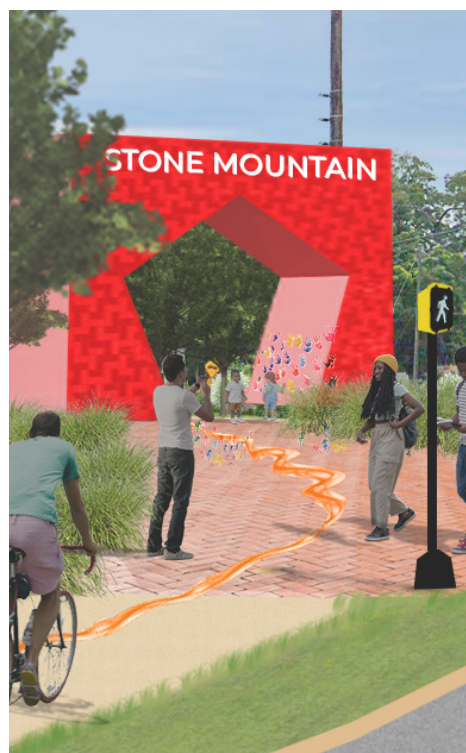
Enhanced Landscaping & Streetscape- Incorporate vibrant landscaping, public art installations, and consistent streetscape elements to strengthen visual appeal and continuity at critical entry points.

Pedestrian friendly Design- Prioritize safe, attractive pedestrian spaces around gateway locations to foster welcoming environments and active community use.

Consistent Branding & Wayfinding- Integrate cohesive city branding and clear directional signage to reinforce identity and improve navigability, guiding visitors seamlessly into the heart of Stone Mountain.



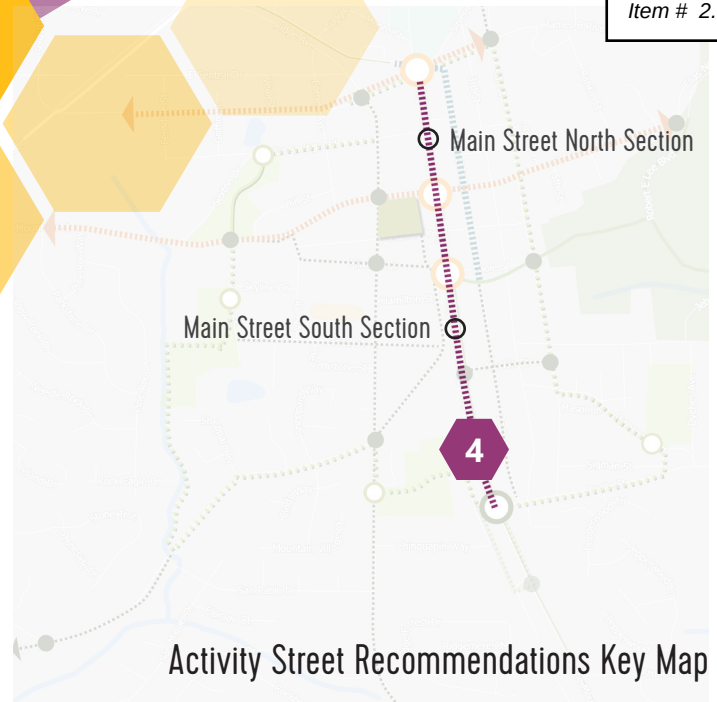
Gateway Treatment Precedents



ACTIVITY STREET

4

Item # 2.

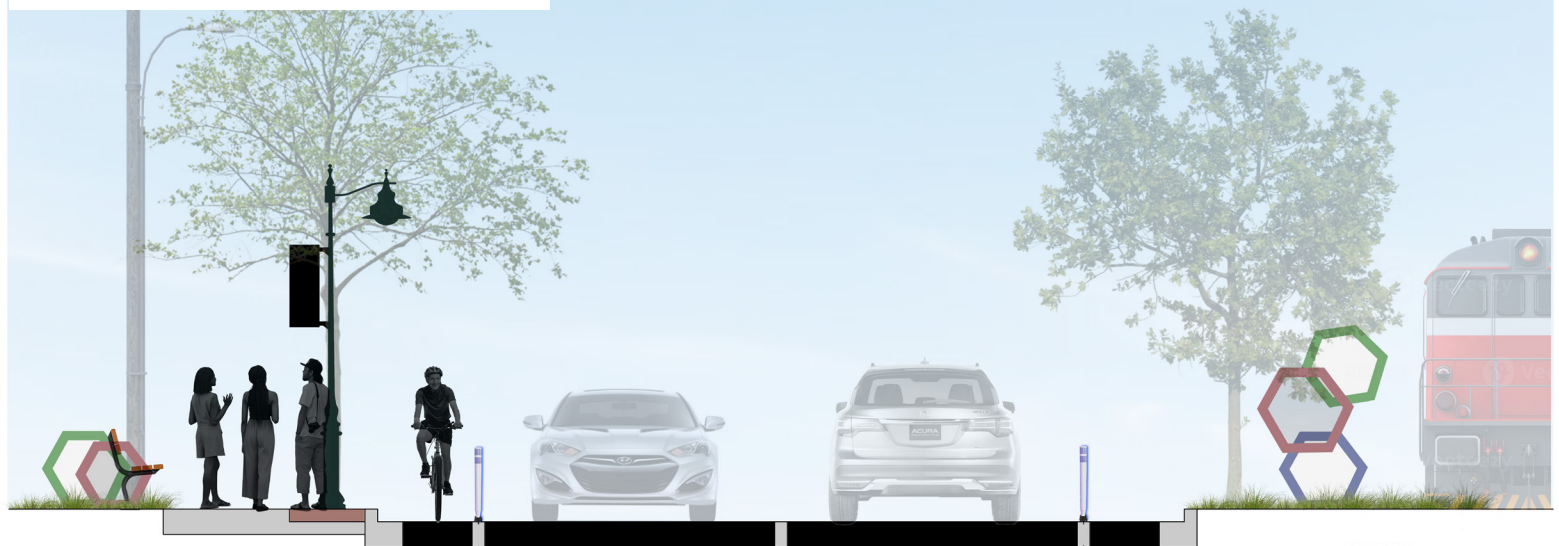


The Activity Street design recommendation reinforces and enhances the distinct character and identity of Stone Mountain's Main Street corridor. Designed with community vibrancy at its core, these recommendations emphasize placemaking and foster social interaction, while also prioritizing safety, accessibility, and visual appeal. This recommendation centers on extending the unique character and energy of Main Street beyond the heart of downtown, continuing along the corridor toward James B. Rivers Drive and Lucile Avenue. By building on the success of downtown, this extension can strengthen the identity of the entire Main Street corridor and create new opportunities for economic activity and community engagement.

The Activity Street concept includes strategic enhancements such as widened sidewalks, improved pedestrian crossings, interactive public art installations, street trees, and amenities such as seating, lighting, and wayfinding elements. These improvements are designed to support local businesses, encourage foot traffic, and create inviting spaces that enhance community connections.

By reinforcing a pedestrian-oriented environment and supporting mixed-use activity, this recommendation encourages foot traffic and helps local businesses thrive. It also creates a stronger connection between the historic downtown and surrounding neighborhoods, making the entire area feel like an extension of Main Street. In doing so, the Activity Street concept celebrates Stone Mountain's cultural heritage while shaping a more connected, inclusive, and lively city center for residents and visitors alike.

PROPOSED CONDITIONS: MAIN STREET SOUTH



ADDED SITE
FURNISHINGS:
LIGHTING, SEATING,
AND SIGNAGE
+
PLACEMAKING
EXAMPLE - BIKE RACK
ARTWORK

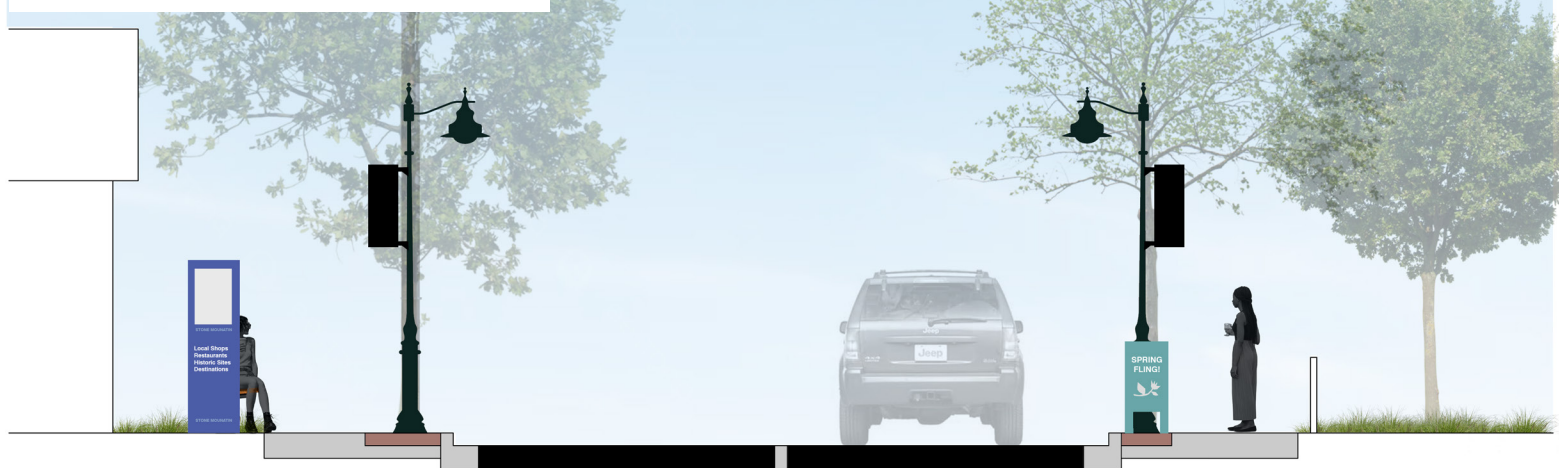
MINIMUM 6'
ADA COMPLIANT
SIDEWALK WITH
BRICK DETAIL

EXISTING BIKE
LANE WITH
ADDED VERTICAL
SAFETY ELEMENTS

EXISTING 2 LANE
ROAD

EXISTING BIKE LANE WITH
ADDED VERTICAL SAFETY
ELEMENTS

PROPOSED CONDITIONS: MAIN STREET NORTH



ADDED SITE
FURNISHINGS:
LIGHTING, SEATING,
AND SIGNAGE

MINIMUM 6' ADA
COMPLIANT SIDEWALK
WITH BRICK ADDED
THROUGHOUT STREET,
EXISTING TREES PRESERVED

EXISTING 2
LANE ROAD

EXTENDED MAIN STREET CONDITION

PLACEMAKING
ARTWORK OR
SIGNAGE

MINIMUM 6'
ADA COMPLIANT
SIDEWALK WITH
BRICK DETAIL

4

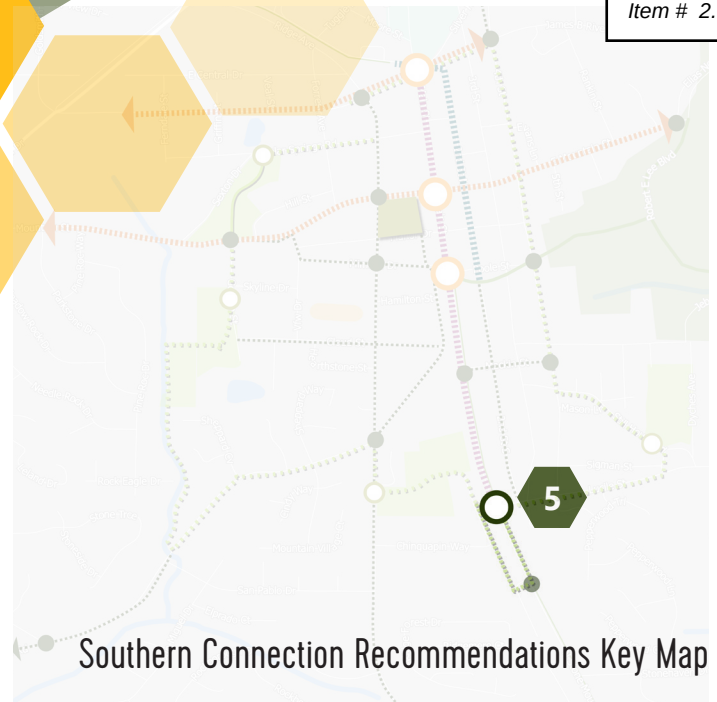
ACTIVITY

Figure 16: Activity Street Recommendations

SOUTHERN CONNECTION

5

Item # 2.



There is a significant need to enhance connectivity between the east and west sides of the railroad in the southern area of the city. Residents currently face considerable barriers that limit safe and convenient access to key amenities and community resources. There is over a mile gap from Mimosa Drive to Palmer Drive that leaves the neighborhoods disconnected. To address this critical connectivity gap, the recommendation is to implement a phased strategy:

Phase 1- On Street Pedestrian Link:

Initially, the recommendation is to establish a mid-block crossing at the intersection of Lucile Avenue and Main Street and turn the existing private railroad crossing into a public crossing to allow people to easily connect across the railroad. An easement along the railroad and an minimum 8 foot wide trail would then need to be designed to connect Main Street to Randolph Medlock Park. Design elements for this new trail alignment include: clearly marked crossings, sidewalk improvements, pedestrian-friendly lighting, and enhanced wayfinding signage. This phase provides immediate relief by improving safety and convenience, encouraging pedestrian and bicycle usage, and initiating stronger community interactions.

Phase 2 – Dedicated Pedestrian Bridge:

In the second phase, it is recommended to construct a dedicated pedestrian and bicycle bridge over the railroad. This infrastructure improvement will significantly enhance safety, create seamless east-west connectivity, and further bridge the gap over the railroad. The bridge would also allow for a more direct route for the community. The bridge will reunite neighborhoods, ensuring equitable access to parks, businesses, and schools, and greatly improve the overall quality of life for residents.

Implementing this phased approach ensures immediate benefits while laying the groundwork for long-term enhancements in local growth, community integration, and economic vitality. Over time, this approach lays the groundwork for sustainable growth and investment, ensuring that infrastructure enhancements are coordinated with land use planning, commercial development, and transit accessibility. By phasing implementation, the city ensures that all residents gain reliable and equitable access to the city's amenities now and in the future.

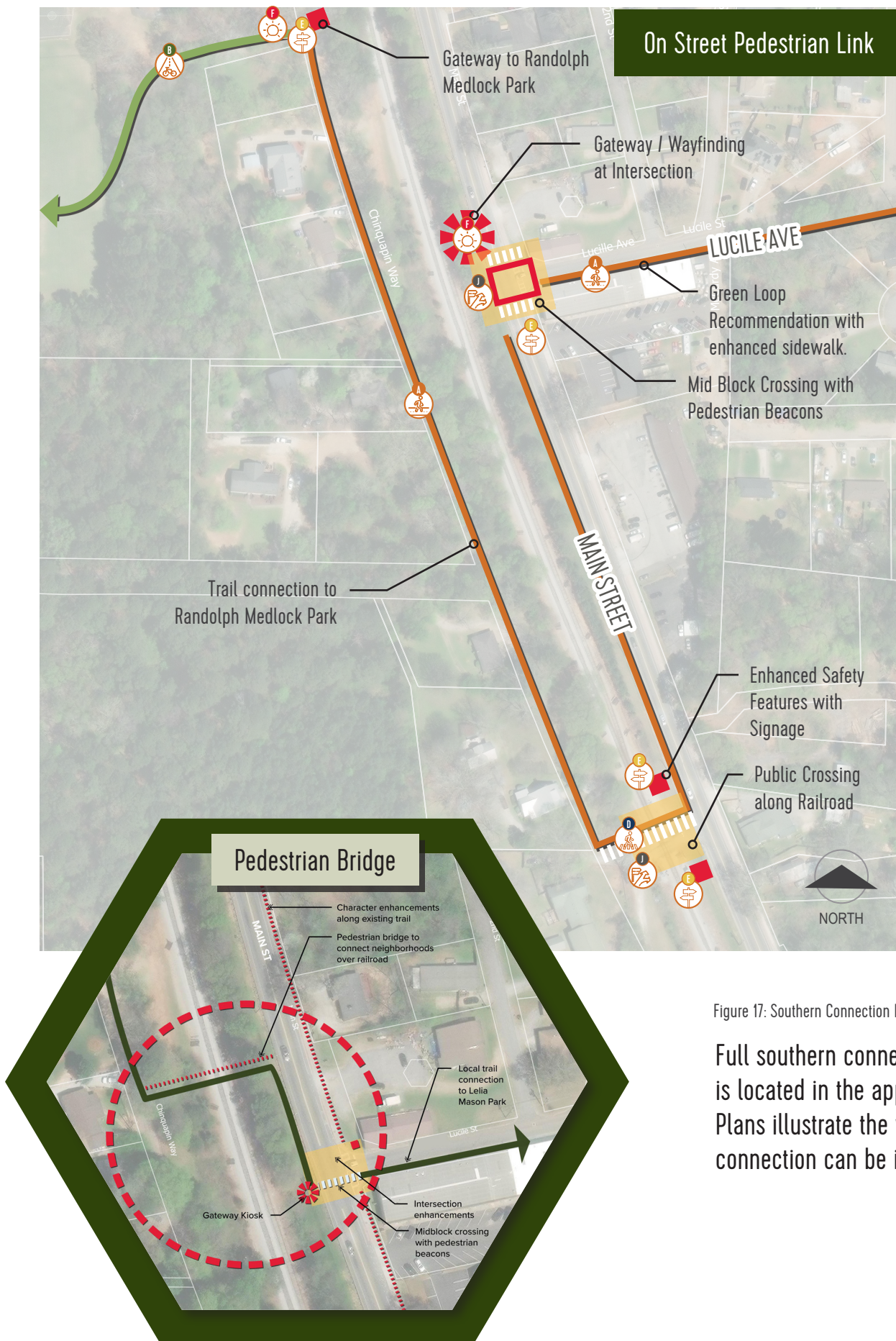
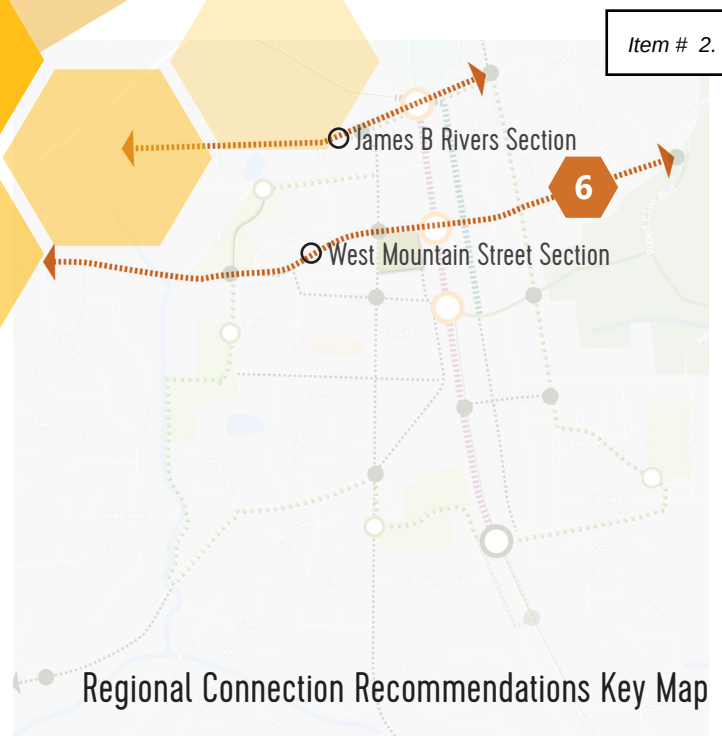


Figure 17: Southern Connection Plans

Full southern connection analysis is located in the appendix. Plans illustrate the ways each connection can be implemented.

REGIONAL CONNECTIONS

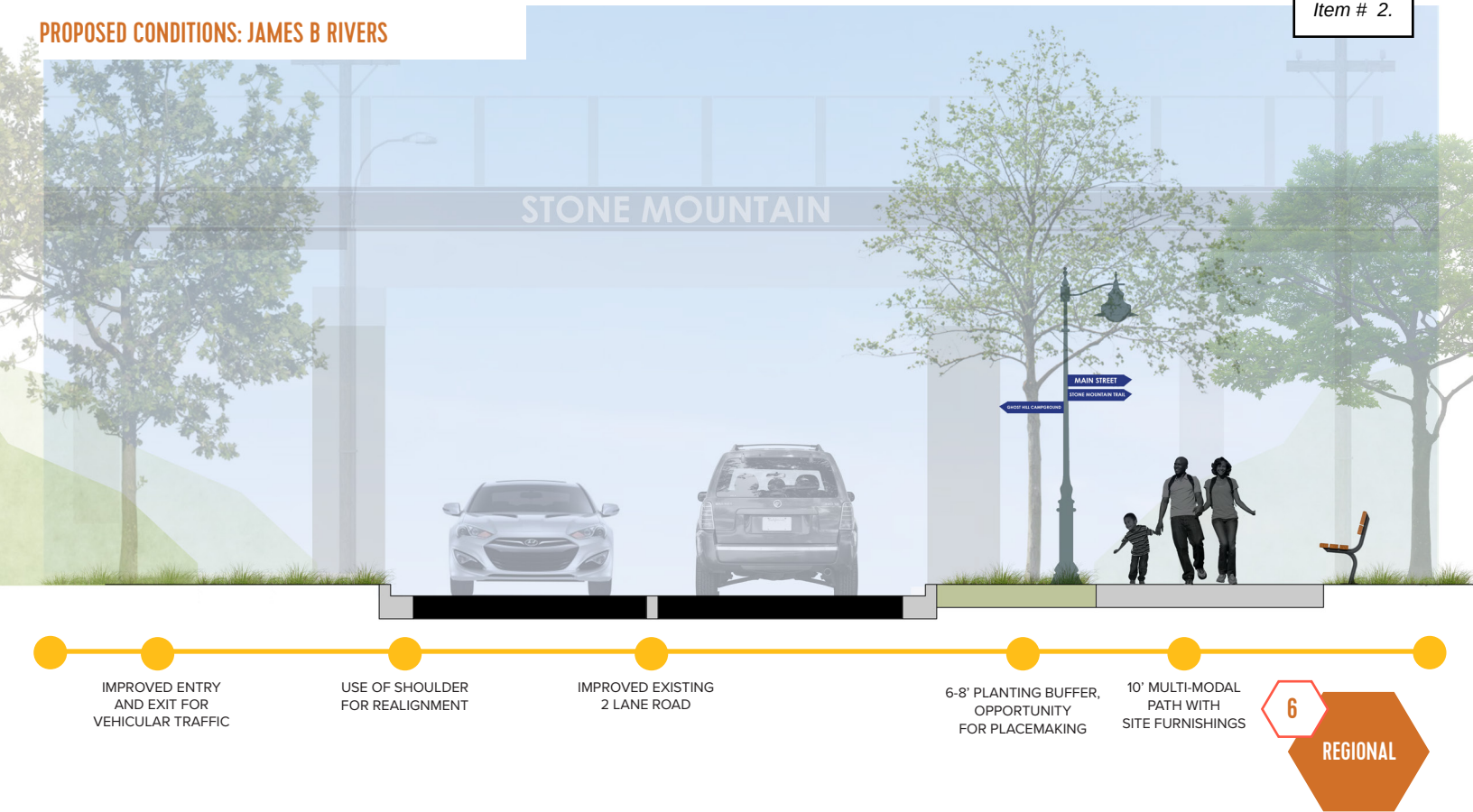
6



James B. Rivers Memorial Drive and Memorial Drive are key corridors providing vital links to the city center, downtown amenities, parks, and local businesses. These strategic routes currently face significant connectivity and safety challenges due to incomplete infrastructure, limiting their effectiveness as multi-modal transportation corridors.

To enhance these critical corridors, improvements should focus on creating comprehensive, integrated streetscapes that safely accommodate buses, cyclists, pedestrians, and vehicles. Key improvements include expanded sidewalks, dedicated bike lanes, clear pedestrian crossings, street trees, enhanced lighting, and transit amenities. By transforming James B. Rivers Memorial Drive and Memorial Drive into truly complete streets, the city will not only boost mobility and accessibility but also support community vibrancy, local economic growth, and overall regional connectivity.

PROPOSED CONDITIONS: JAMES B RIVERS



PROPOSED CONDITIONS: WEST MOUNTAIN STREET

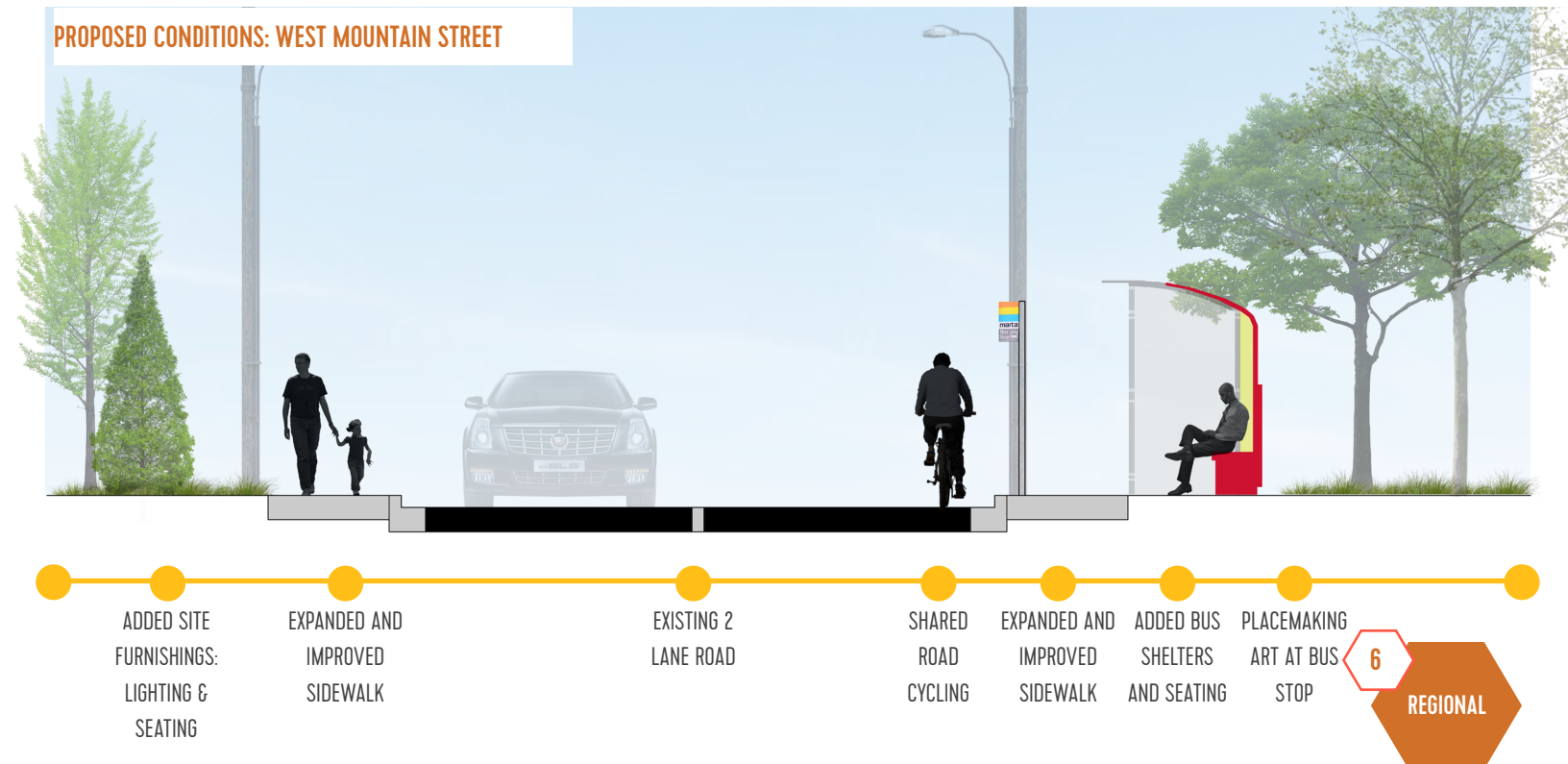
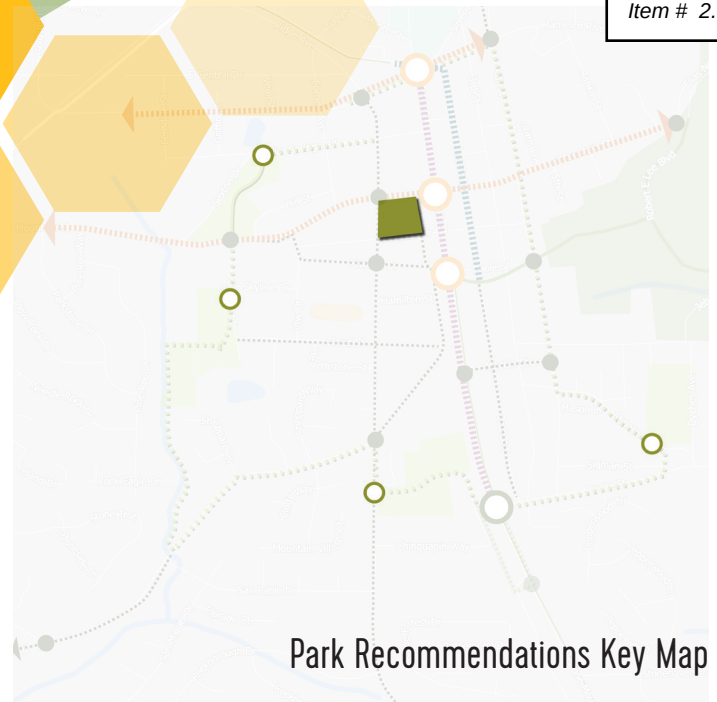


Figure 18: Regional Street Cross Sections



Park Recommendations Key Map

Parks and public spaces are essential to enhancing community well-being, promoting social interactions, and providing vibrant gathering areas for residents and visitors alike. The recommendations outlined here focus on transforming parks throughout Stone Mountain into more inviting and accessible destinations through enhanced programming, improved entryways, and thoughtful infill of new amenities.

Enhanced programming aims to activate existing parks with diverse events and recreational activities, enriching the community experience. Upgraded entryways will improve access and visibility, ensuring that parks are welcoming to everyone. Strategic infill initiatives will introduce amenities that are currently lacking, such as community facilities, seating, and flexible spaces for gatherings.

The only proposed public space to add to the community is the proposed Baptist Lawn special-use facility. This notable project is envisioned as a vibrant centerpiece for downtown Stone Mountain. This transformative project will blend versatile outdoor meeting spaces, dynamic event areas, mixed-use retail opportunities, and inclusive community amenities into one cohesive destination, reinforcing the downtown district as a hub of community and economic vitality.

An example of recommendations for each part is illustrated in figure 18. For additional details on existing parks, their facilities, and opportunities, please refer to the Appendix.

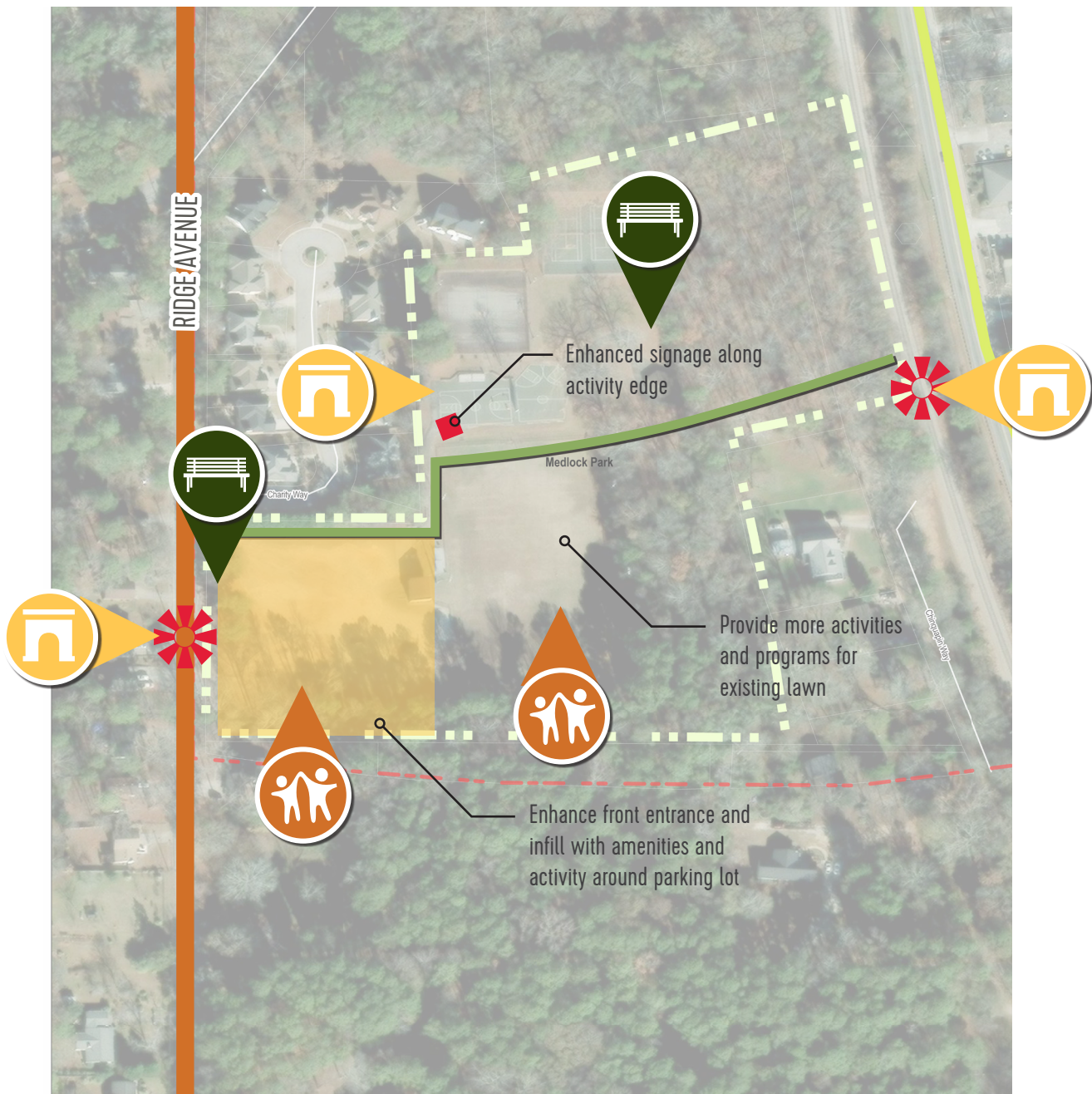


Figure 19: Park Recommendations



PROGRAMMING

Include activities such as community events, fitness classes, arts activities, and youth programs



ENTRYWAYS

Increased access and arrival to each park that contains gateways, signage, pedestrian connections, and access enhancements.



INFILL

Includes adding supplemental amenities such as site furniture, lighting, restrooms, and vegetation to enhance existing park elements.

● CATALYST SITES

Catalyst sites are strategically chosen properties or areas that have the potential to spark broader revitalization and economic development. The catalyst sites were chosen due to their location along the primary corridor of Stone Mountain and due to their overlap in recommendations for the city. The catalyst sites are all located along Main Street and are gateways into the community. The catalyst sites are illustrated in figure:

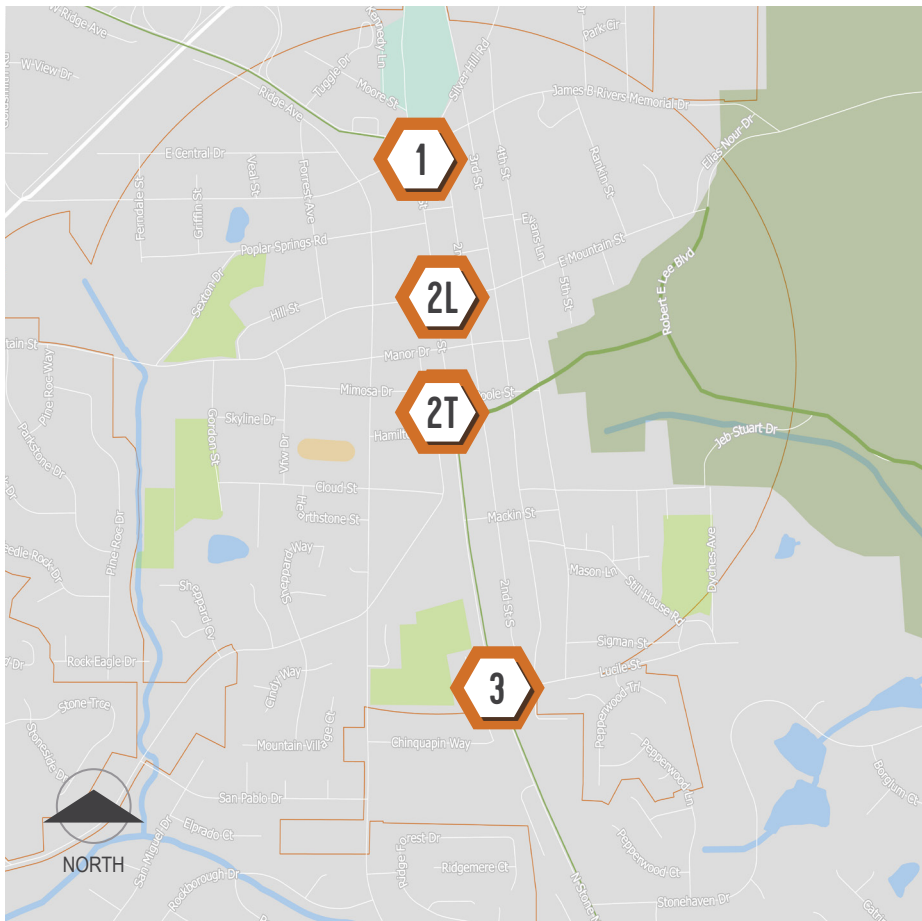


Figure 20: Catalyst Site Location Map

GATEWAY - The gateway catalyst site is located at the front door to the City. Located at the intersection of James B. Rivers and Main Street, this Catalyst site needs safety enhancements, infrastructure improvements, and signage to direct visitors where they need to go.

MAIN STREET LAWN - The Main Street Lawn catalyst site is located along Mountain Street and Main. In front of the heart of downtown this site focuses on directing travelers and connecting across the railroad.

MAIN STREET TRAIL - The Main Street Trail catalyst site needs major safety and infrastructure enhancements. This area is located at the edge of downtown and at the PATH trailhead.

SOUTHERN CONNECTION - This catalyst site will provide access over the railroad to better connect the southern communities.

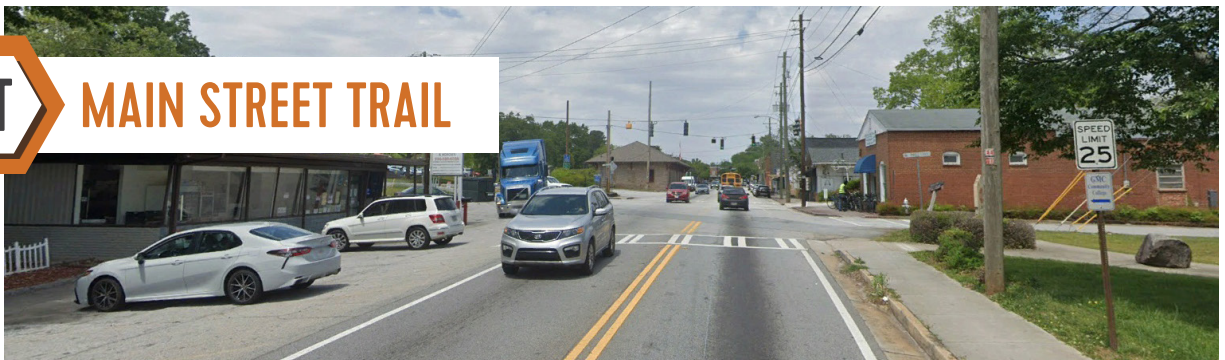
1 GATEWAY



2L MAIN STREET LAWN



2T MAIN STREET TRAIL



3 SOUTHERN CONNECTION



Figure 21: Catalyst Sit Existing Conditions

THE GATEWAY CATALYST SITE

The intersection of James B. Rivers Drive and Main Street serves as the primary gateway into Stone Mountain but currently functions as one of the area's most problematic and unwelcoming entry points. Prioritizing vehicular flow, the existing five-point intersection poses significant safety challenges for pedestrians and bicyclists and lacks the infrastructure needed to support a vibrant, connected downtown. The proposed catalyst plan reimagines this space as a safer, more inviting, and pedestrian-oriented entry into the city.

Key recommendations include:

- Reconfiguring the intersection into a traditional four-point layout by closing Silver Hill Road.
- Adding enhanced intersection improvements
- Developing a gateway park in old Silver Hill Road
- Aligning the PATH trail through the intersection.
- Implementing intersection enhancements at 2nd Street

The Gateway catalyst site is the front door to the City of Stone Mountain. The intersection is heavily trafficked and unwelcoming. Since it is a five point intersection the crosswalks, signal timing, and lack of pedestrian infrastructure make this a hectic entry into the city. The recommendations for this intersection is to turn it into a traditional 4 point intersection. By closing off Silver Hill Road,

a gateway park would be created that would allow for signage, art installations, and pedestrian infrastructure to connect the northern Stone Mountain Neighborhoods to the core of the city. Extending Main Street character to James B. Rivers is also essential to expanding the downtown opportunities and creating a sense of identity at the front door of Stone Mountain.

This important site aligns both streetscape enhancements along James B Rivers, the PATH trail along 2nd Street, and intersection improvements that come together to create the grand entry into the city. The proposed catalyst plan reimagines this intersection to prioritize pedestrian and bicycle safety and to establish a welcoming, attractive gateway.



Figure 23: The Gateway Catalyst Perspective

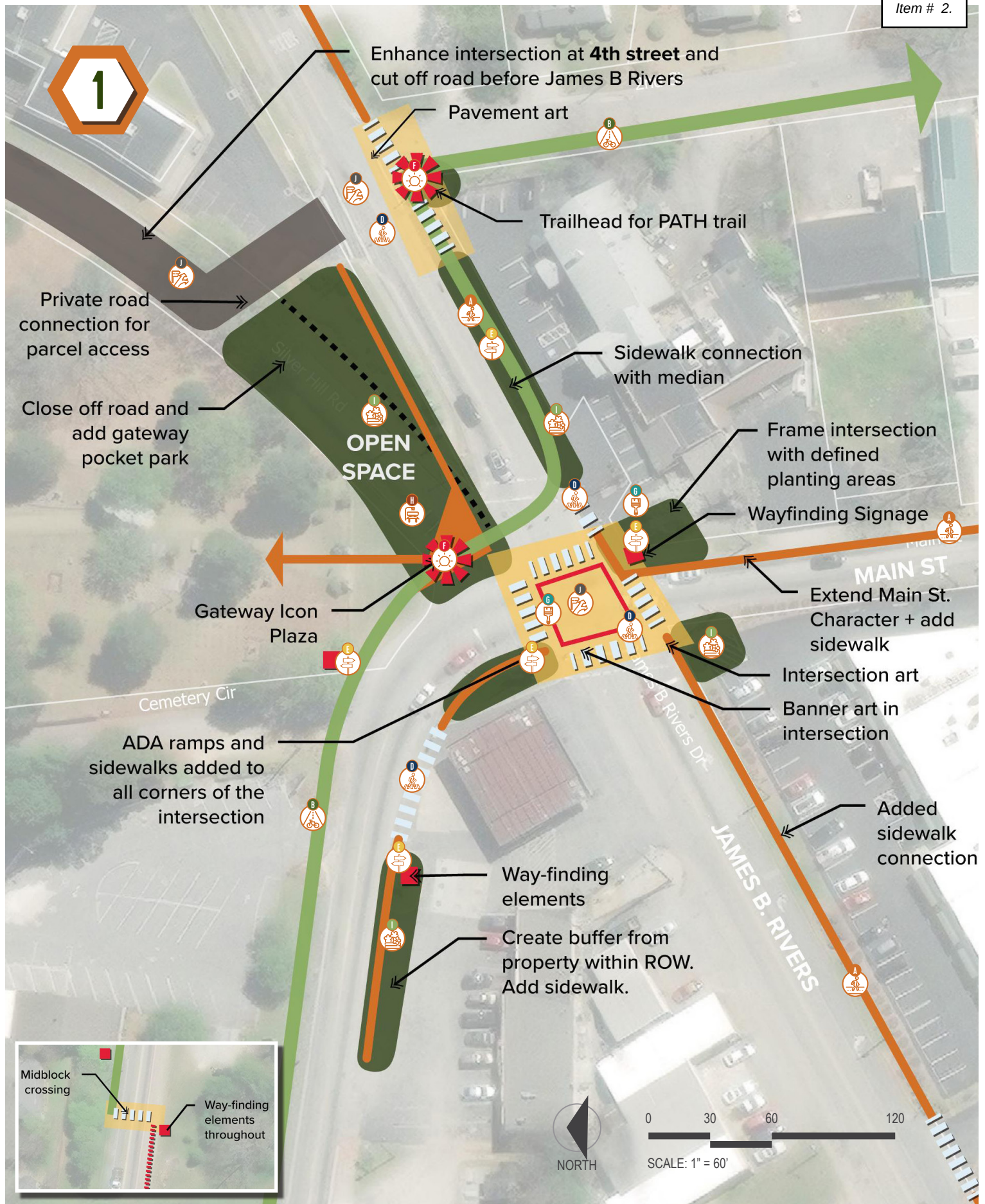


Figure 22: The Gateway Catalyst Plan

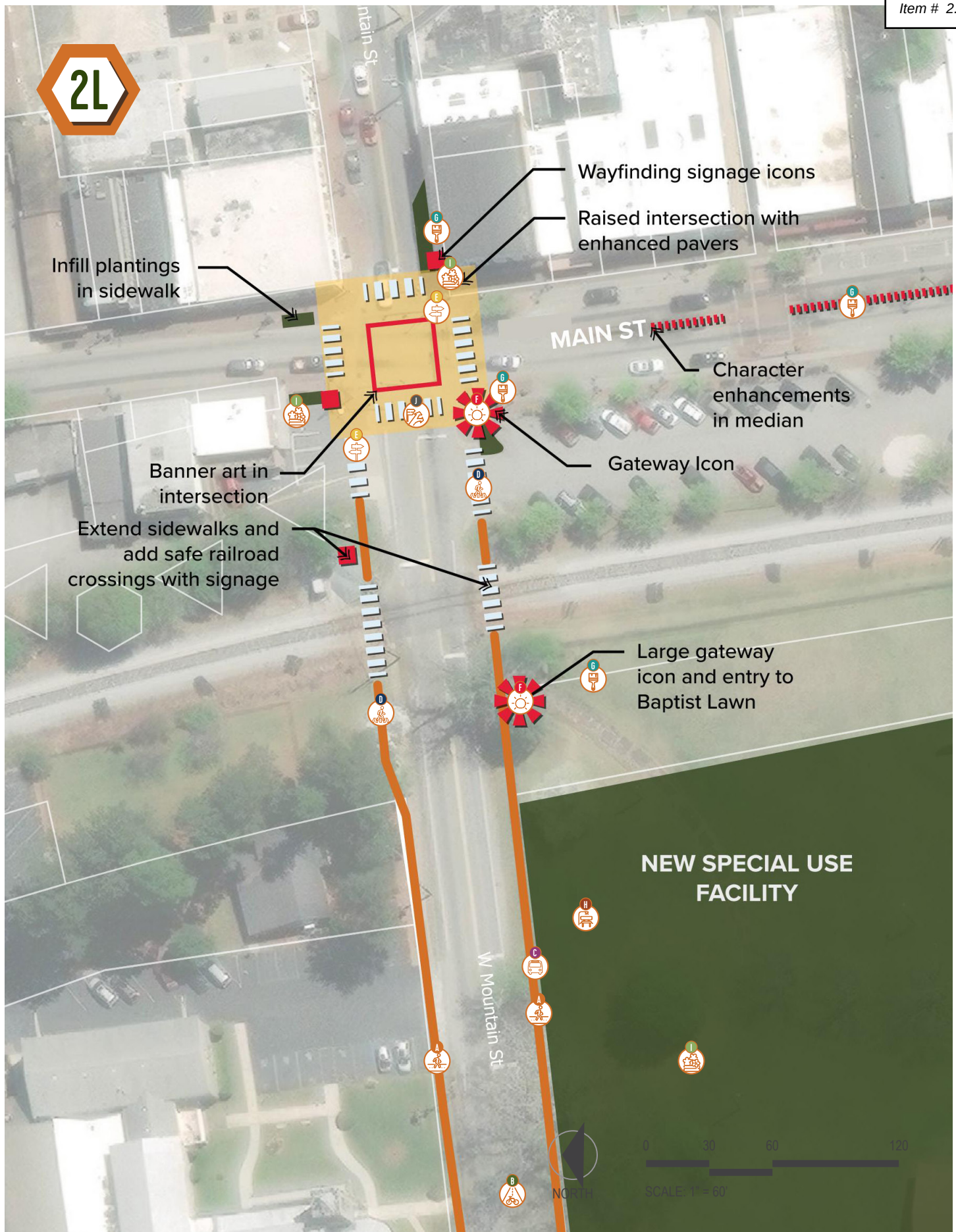
MAIN STREET LAWN CATALYST SITE

This catalyst site is at the intersection of West Mountain Street and Main Street. Currently, the area is dominated by wide expanses of concrete, lacks aesthetic appeal, and offers limited east–west connectivity—particularly across the adjacent railroad. One key challenge is the lack of safe, accessible passage to the Baptist Lawn, a significant public space located just west of Main Street, which remains disconnected from the rest of downtown due to rail barriers.

The proposed enhancements for this intersection aim to transform it into a more cohesive, welcoming, and functional community node. A raised intersection with decorative pavers and high-visibility crosswalks will improve pedestrian safety and signal entry into a distinct area of the city. Redesigned street parking, including curb bump-outs and landscape framing, will calm traffic while enhancing curb appeal. The sidewalk network will be widened and extended to better support foot traffic and ADA access. Additionally, a formal gateway will be introduced at the entrance to the Stone Mountain Trail near the Baptist Lawn, providing a visual anchor and improving connections between green space, trail users, and the downtown core.



Figure 25: Main Street Lawn Catalyst Perspective



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MAIN STREET TRAIL CATALYST SITE

This catalyst site is located at the intersection of Mimosa Drive and Main Street, marking the transitional edge of Stone Mountain's historic downtown character. The area is dominated by large expanses of asphalt and parking is located right in the intersection. At present, the PATH trail abruptly ends at a corner, directing users into an unsafe crosswalk with no connecting sidewalk. Despite these challenges, the surrounding businesses are active, and a public parking lot is located nearby, presenting an opportunity for transformation. The proposed improvements aim to redefine this intersection as a people-centered space and a welcoming gateway to the Stone Mountain Trail. Key recommendations include elevating the intersection, enhancing infrastructure across the railroad, and realigning parking to improve safety and circulation for all modes of travel.

This newly reclaimed space will be transformed into a community-focused entry plaza—a vibrant node that supports public art, flexible seating, and opportunities for small business activation such as pop-up markets or outdoor dining. By expanding

the footprint of the trail gateway from a single corner into a larger gathering area, the site can accommodate users arriving from multiple directions, inviting them into downtown and encouraging longer stays. The introduction of a gateway park here will reinforce Stone Mountain's identity as a trail-friendly, walkable destination and will support the broader goals of community integration, economic vitality, and placemaking.

Through these targeted improvements, this site becomes more than just a trail endpoint—it evolves into a civic destination that connects people, places, and experiences in downtown Stone Mountain.

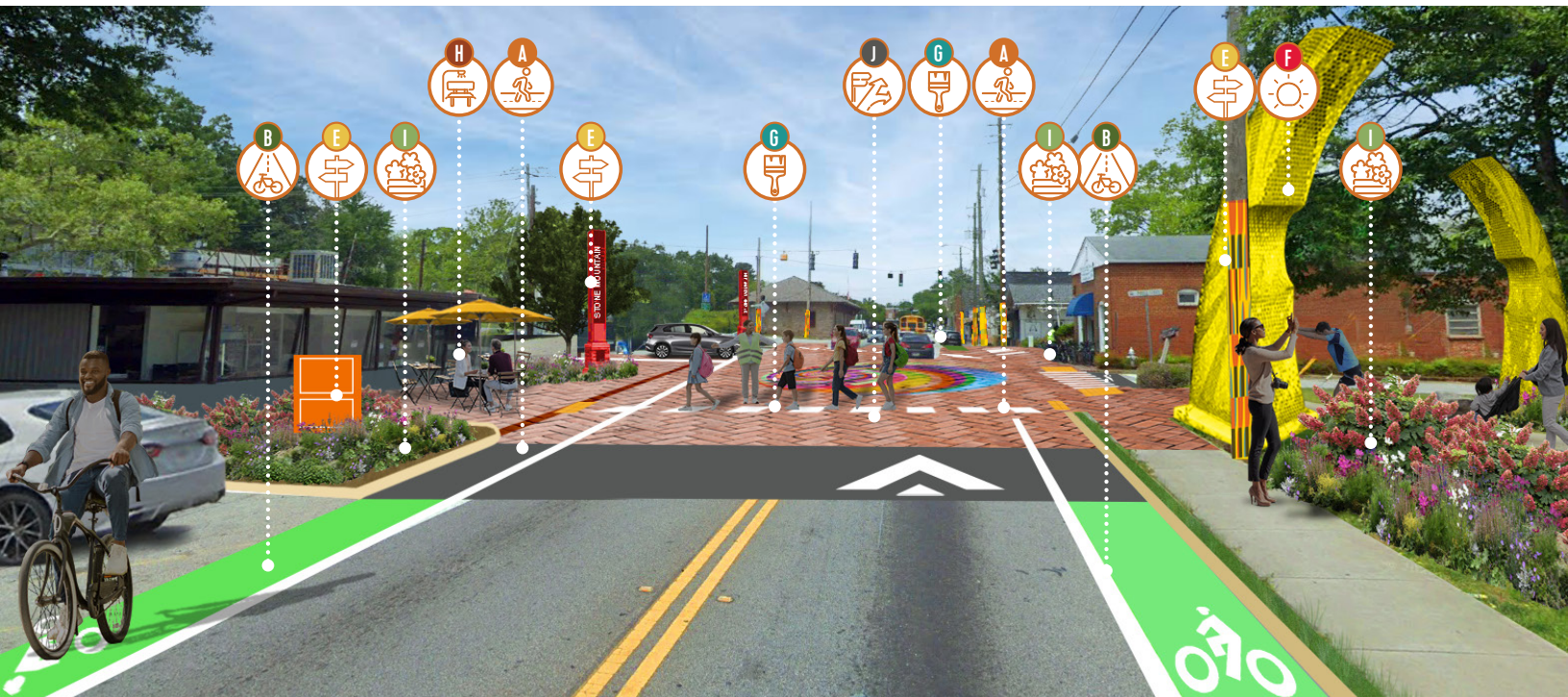


Figure 27: Main Street Trail Catalyst Perspective

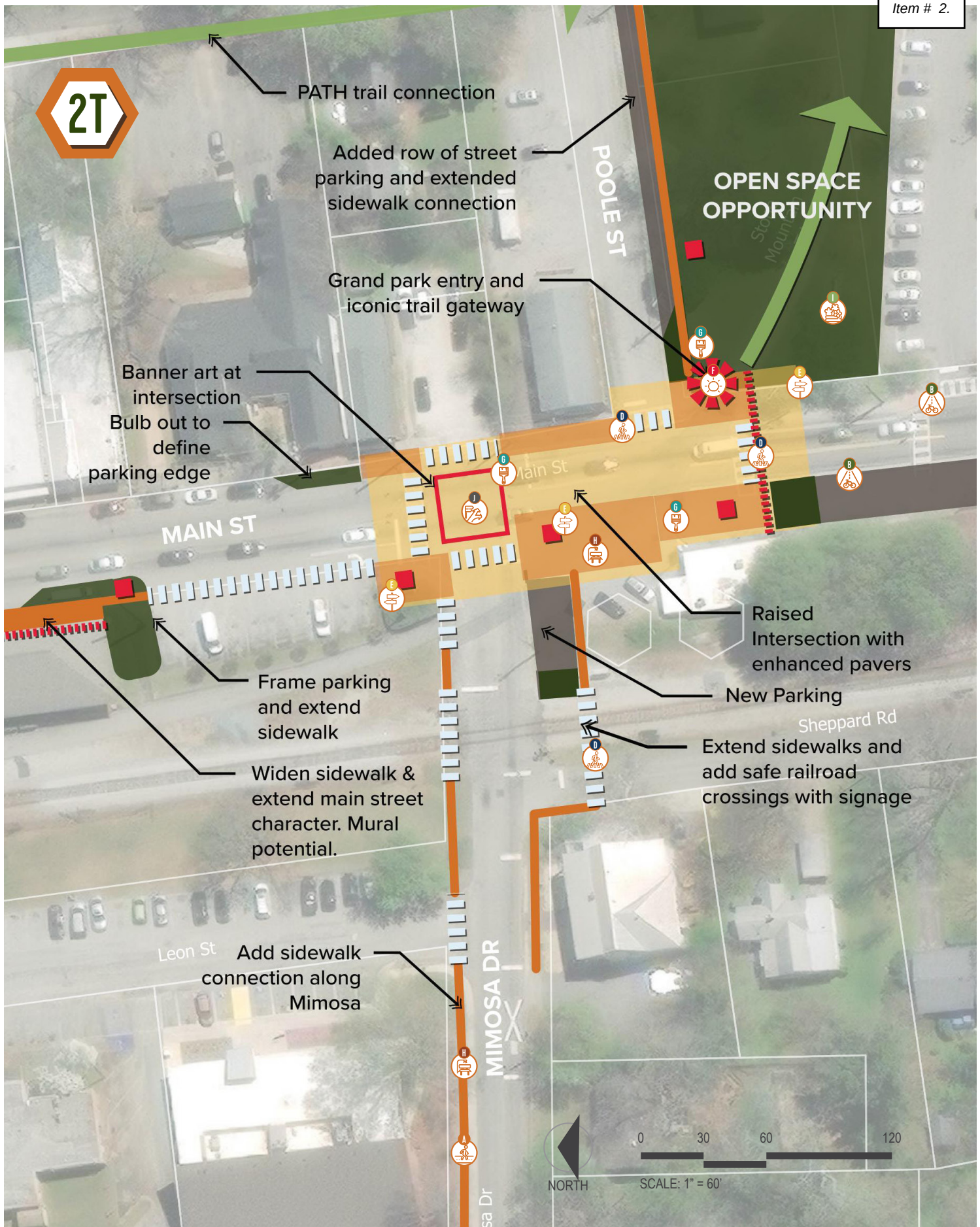


Figure 24: Main Street Trail Catalyst Plan

SOUTHERN CONNECTION CATALYST SITE

This catalyst site is the southern entrance to Stone Mountain on Main Street. The Southern Gateway is a critical catalyst site that addresses a significant gap in connectivity between downtown Stone Mountain and the southern neighborhoods. Currently, there are no public crossings between Mimosa Drive and Palmer Drive, severely limiting access for residents. Improving this connection is essential to achieving equitable mobility, community integration, and better access to public amenities such as parks and trails. This intersection is also an opportunity to connect to Leila Mason Park as well as Randolph Medlock Park.

Two potential design solutions have been identified for this site. The first option involves constructing a pedestrian bridge over the railroad, offering a direct and uninterrupted link between neighborhoods and downtown. While this solution would serve as an iconic structure and provide high-quality access, it requires

substantial investment and longer implementation timelines. The second option proposes converting an existing private rail crossing into a public one, which would be more cost-effective and could be implemented more quickly. Although this option would require pedestrians to detour slightly and might be affected by passing trains, it would still provide safe, on-street connectivity across the tracks.

Regardless of the chosen option, both scenarios recommend implementing a midblock crossing and new pedestrian signals along the adjacent corridor. These improvements would be paired with extended sidewalk infrastructure leading to the nearby park, further enhancing access and walkability in the area. Ultimately, the preferred solution will depend on available funding, but both approaches aim to significantly improve southside connectivity and better integrate all parts of Stone Mountain into the city's broader pedestrian and trail network.



Figure 29: Southern Connection Catalyst Perspective

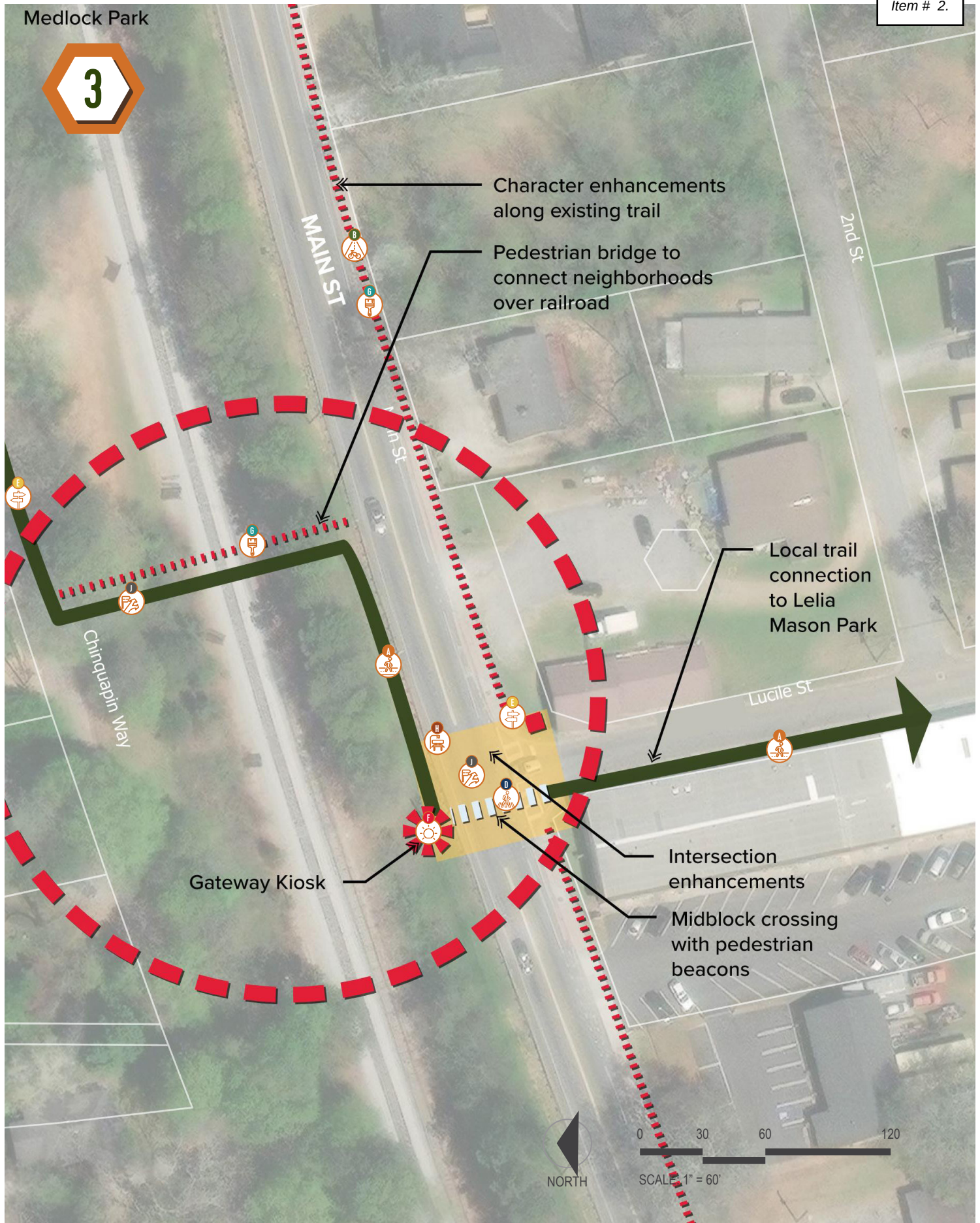


Figure 28: Southern Connection Catalyst Plan



IMPLEMENTATION

- ACTION AND IMPLEMENTATION PLAN
- IMPLEMENTATION TOOLKIT
- IMPLEMENTATION MATRIX



IMPLEMENTATION

FROM VISION TO ACTION

From the very start of this study, this project was approached as more than a planning document—it was designed to be a blueprint for action. Implementation was embedded into the process, with each recommendation shaped by feasibility, community capacity, impact and funding alignment.

In Stone Mountain, implementation is not just about building sidewalks or painting murals. It is about building partnerships—forming strong connections between public agencies, community leaders, regional allies, and funding entities to bring bold ideas to life.

This chapter outlines the framework for turning vision into results. It reflects a collaborative, strategic, and layered approach, grounded in early engagement with key partners including the City of Stone Mountain Mayor and Council, the Downtown Development Authority, the PATH Foundation, and the Atlanta Regional Commission (ARC).

Together, we identified priorities that are not only visionary—but implementable—and aligned them with real funding pathways. The result is a toolkit of catalytic projects, phased investments, and funding strategies that are ready for activation.





PHASING STRATEGY

The key implementation recommendations identified through the study are central to advancing the city's goals around economic revitalization, community connectivity, and creative placemaking. These locations were selected not only for their visibility and potential impact, but also for their ability to serve as demonstration zones—showing what is possible when public space is activated with intention.

To guide investment and ensure a scalable and strategic transformation, each site has been organized into one of three implementation tiers



TIER 1

The James B. Rivers and Main Street intersection—Catalytic Site 1—represents a prime opportunity for early, high-visibility improvements that can build momentum and signal change. This site is ready for quick wins such as ADA-compliant upgrades, branded crosswalks, and a sculptural gateway that reflects community identity. These interventions are designed to elevate pedestrian safety, increase visibility of the corridor, and set a strong precedent for subsequent phases. Potential funding sources include the Safe Streets for All (SS4A) program, ARC's LCI Quick-Build Funds, and the Bloomberg Asphalt Art Initiative.

TIER 2

This tier includes a cluster of projects that strengthen community connections and enhance key gathering spaces. It includes Catalytic Site 2 (Mimosa Gateway + Baptist Lawn), Site 3 (West Mountain & Main), and Site 4 – Phase 1 (Lucile Crossing), along with PATH Trail Phase 1 along 2nd Street. Together, these projects focus on creating safer crossings, completing trail gaps, activating the public realm through art and programming, and reinforcing links to nearby parks, neighborhoods, and schools. These efforts will be supported by funding from the Transportation Alternatives Program (TAP), Community Development Block Grant (CDBG), PATH Foundation, AARP Challenge Grant, and ARC's LCI Infrastructure program.

TIER 3

The third tier encompasses more complex, capital-intensive projects requiring detailed design, engineering, and multi-agency coordination. These include Catalytic Site 4 – Phase 2 (Lucile Bridge Connection) and PATH Trail Phase 2, which extends the loop and introduces a safe rail crossing. These investments aim to overcome long-standing physical barriers, increase equitable access, and create long-term infrastructure that supports community growth and resilience. Strategic funding opportunities include the RAISE Grant, Reconnecting Communities Program, partnerships with GDOT and CSX, Tax Allocation Districts (TADs), and local/private partnerships.



This phased approach allows Stone Mountain to capitalize on early successes in the core while building momentum for broader connectivity and placemaking improvements across the study area.

KEY PARTNERS & IMPLEMENTATION ROLES

The success of this plan depends on deep collaboration. Public realm improvements do not begin and end with city limits—they extend across property lines, into neighborhoods, through business districts, and into the lives of residents, visitors, and workers alike. To deliver meaningful and lasting impact, implementation must be rooted in intentional, cross-sector partnerships.

In Stone Mountain, this means bringing together the leadership of the city and Downtown Development Authority, the creativity of local artists and nonprofits, the expertise of regional agencies like ARC and PATH, and the passion of community stakeholders. These partnerships help unlock funding, coordinate across jurisdictions, and align vision with capacity.

A robust partnership model blends public, private, and nonprofit entities—each bringing critical resources, insights, and long-term commitment to the table. Whether it is securing federal funding, activating a public plaza, or maintaining new infrastructure, partnerships are the engine of implementation. Adopting a Champion–Cheerleader–Regulator model, roles are clearly defined to support collaboration and clarity in project delivery.

To support clarity and collaboration, this plan adopts a Champion–Cheerleader–Regulator model to define implementation roles:



THE TOOLKIT: FUNDING, PROGRAMS, & LEVERAGE:

To support the vision outlined in the Livable Centers Initiative (LCI), Stone Mountain must pursue a layered funding strategy that combines public, private, and nonprofit resources. While capital projects may be supported through traditional infrastructure grants, a broader approach requires creative financing, policy tools, and community partnerships.

This toolkit outlines diverse funding mechanisms that can support both immediate projects and long-term activations across Stone Mountain's parks, paths, and public spaces:

01



GRANT FUNDED PROJECTS:

The City, DDA, and partners such as ARC and PATH can channel local, state, and federal grants for specific placemaking projects, including crosswalk murals, trailheads, public art, and plaza activation.

02



DEVELOPER / PRIVATE SECTOR CONTRIBUTIONS:

Local businesses and real estate developers may support public realm improvements through cost-sharing agreements, sponsorships, or contributions to a placemaking fund.

03



ZONING / DEVELOPMENT REGULATIONS:

Future overlay districts and zoning updates could require or incentivize developers to contribute to success—such as through streetscape improvements, public art, or open space.

04



TAX INCREMENT FINANCING (TIF):

If adopted, a TIF District or Tax Allocation District (TAD) could fund long-term public realm projects, particularly around downtown or future redevelopment areas.

05

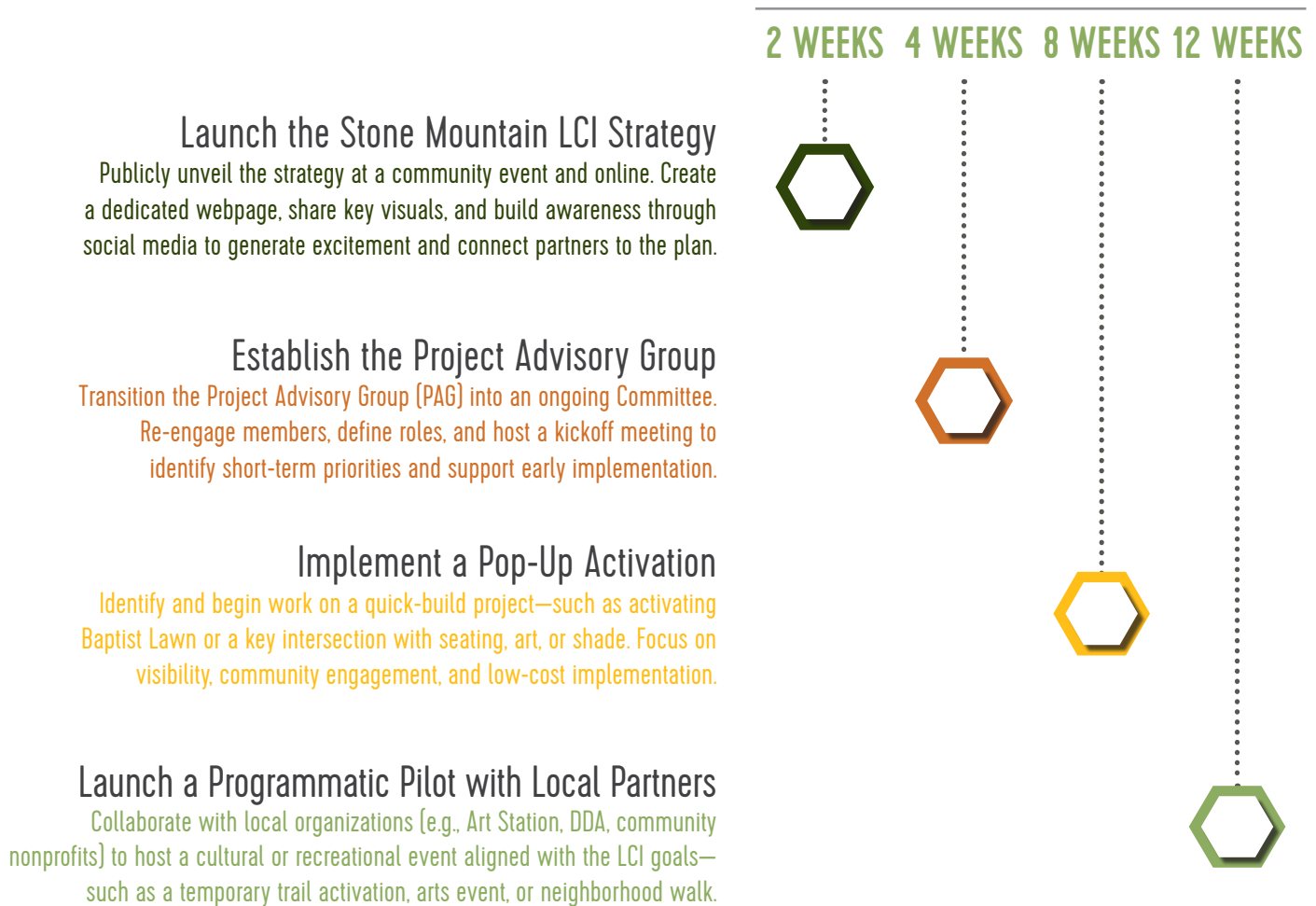


REVENUE-GENERATING ACTIVITIES:

Seasonal programming, events at Baptist Lawn, or art markets can generate local revenue to support placemaking, programming, and maintenance.

100-DAY ACTION PLAN

The following action steps are designed to guide the first 100 days following the completion of the study. These early actions are critical to transforming the strategy from a visionary document into real momentum—helping the City of Stone Mountain shift from planning to implementation with clear roles, visibility, and collaboration.



The following pages detail the implementation matrix. Categories are as follows:

-  General Recommendation
-  PATH Recommendation
-  Catalyst Recommendation

IMPLEMENTATION MATRIX

To move from vision to action, the Implementation Matrix outlines a comprehensive list of projects organized by tier, timeline, funding potential, and implementation partners. This matrix is both a roadmap and a management tool, designed to guide city staff, stakeholders, and funding partners through the rollout of priority projects. Together with the 100-Day Action Plan, this matrix provides a clear foundation for phased, impactful, and implementable change.

Action #	Action Name	Recommendation Category	Timeframe	Description	Champion	Partners	Funding Source
1	Launch Trail Plan + Web Portal	General Recommendation	Short 	Launch public-facing LCI page; summarize plan highlights and priority projects	City of Stone Mountain	ARC, Consultants	ARC LCI
2	Formalize the current Project Advisory Group (PAG)	General Recommendation	Short 	Formalize stakeholder group to guide implementation strategy of the plan.	City of Stone Mountain	Council, Staff	Local Budget
3	Submit SS4A & AARP Grants	General Recommendation	Short 	Apply for priority grants for short term implementation.	City of Stone Mountain	ARC, Consultant	SS4A, AARP
4	ADA Sidewalk Accessibility Assessment	General Recommendation	Short 	Coordinate with ARC to determine whether sidewalk ADA compliance data is already available through the REVAMP program. If data is unavailable or incomplete, fund a citywide assessment focused on sidewalk connections to public facilities, schools, libraries, churches, and parks.	City of Stone Mountain + DeKalb County	DeKalb County, Schools, Local Churches, Community Organizations	CDBG, ARC LCI, TAP
5	ADA Assessment on Sidewalks Near Public Facilities	General Recommendation	Short 	Fund a comprehensive ADA accessibility audit of sidewalks connecting to public schools, libraries, parks, and churches. Prioritize upgrades where needed.	City of Stone Mountain	DeKalb County, ARC, ADA Consultants	CDBG, ARC LCI, TAP
6	Comprehensive Plan Update	General Recommendation	Medium 	Update the Comprehensive Plan to reflect LCI goals, catalyst site priorities, and updated land use recommendations.	City of Stone Mountain	Consultants, ARC	ARC LCI, Local Budget
7	Adopt Maintenance Partnership Template	General Recommendation	Long 	Standardize maintenance plan for art, benches, signage.	City of Stone Mountain	City Departments	Local Budget
8	Lighting and Safety Audit for Neighborhoods Corridors	General Recommendation	Medium 	Develop a lighting improvement plan focused on enhancing pedestrian visibility and safety in historically underserved southern Stone Mountain neighborhoods.	City of Stone Mountain	DeKalb County, Local Utility Providers, Neighborhood Groups	CDBG, Local Budget, REBC

Action #	Action Name	Recommendation Category	Timeframe	Description	Champion	Partners	Funding Source
9	Citywide Public Art Activation	General Recommendation	Long 	Establish an annual plan and funding stream for public art installations across parks, gateways, and civic sites.	City + Art Station + Arts Council	Local Artists, Schools, Nonprofits	NEA, AARP, Local Budget
10	Citywide Temporary Art Series	General Recommendation	Medium 	Host a rotating public art installation program in parks and civic spaces to engage emerging artists and seasonal themes.	City + DDA + Arts Organizations	Local Businesses, Tourism Bureau, Arts Council	Local Budget, Sponsorships, NEA
11	Activate Parks with Event Programming	General Recommendation	Medium 	Develop a year-round schedule of cultural and recreational programming to activate underutilized parks and build community identity.	City + Parks & Rec + Community Groups	Art Station, Local Schools, Nonprofits	AARP, CDBG, Sponsorships
12	Develop Gateway Signage and Wayfinding System	General Recommendation	Long 	Design and install branded gateway elements and wayfinding signage at city entrances and trailheads to improve identity and connectivity. LCI Study funds can support planning and design, but signage implementation should be coordinated with larger transportation or trail projects to be eligible for capital funding.	City + Consultants + Tourism Partners	ARC, Local Artists, Visitor's Bureau	ARC LCI, Local Budget, Sponsorship, Trail or Road Project Budgets
13	Establish Placemaking Reserve Fund	General Recommendation	Long 	Dedicate annual budget or % of project funds to maintain and activate spaces.	City Council	Finance Department, Council	TSPLOST
14	Close PATH Trail Gap via 2nd Street Alignment	PATH Trail on 2nd Street	Medium 	Implement the preferred trail alignment along 2nd Street by upgrading to a one-way street and developing a 10 foot wide multi-use path with buffer landscaping. Coordinate with the County to align with SPLOST priorities and ensure Complete Streets compliance.	City + PATH Foundation	PATH Foundation, ARC, DeKalb County	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST
15	Public Art Along PATH Trail	PATH Trail on 2nd Street	Long 	Install artistic trail markers, utility box wraps, and benches with local artwork along the 2nd Street PATH Trail.	City + PATH + Art Station	Local Artists, Community Groups	PATH Foundation, NEA, Local Budget, County SPLOST
16	James B. Rivers Intersection Improvements	Catalyst Site 1: James B. Rivers & Main	Short 	Fund Final Design study and construct raised crosswalks, ADA ramps, and branded streetscape. Improvements should incorporate Complete Streets principles and explore bicycle facility options if feasible.	City of Stone Mountain + GDOT	GDOT, ARC, Local Contractors	GDOT, ARC, Developers, Property Owners, DeKalb County SPLOST, SS4A

Action #	Action Name	Recommendation Category	Timeframe	Description	Champion	Partners	Funding Source
17	Silver Hill Road Closure on JBR	Catalyst Site 1: James B. Rivers & Main	Medium 	Connect Silver Hill Road to the north of 2nd Street and close the intersection with JBR to enhance safety. Evaluate multimodal network impact and include bicycle/ pedestrian accommodations per Complete Streets requirements.	City of Stone Mountain + GDOT	GDOT, ARC, Local Contractors	GDOT, ARC, Developers, Property Owners, DeKalb County SPLOST
18	Public Art at Catalyst Site 1 – James B. Rivers	Catalyst Site 1: James B. Rivers & Main	Medium 	Incorporate permanent sculptural or mosaic elements into the raised intersection design to create a unique entry landmark.	City + Local Artists	DDA, Local Artists, Schools	Bloomberg Asphalt Art, AARP Challenge
19	Mimosa Gateway Trailhead Activation	Catalyst Site 2: Mimosa Gateway	Short 	Add curb extensions, high-visibility crossings, signage + mural gateway	City + PATH + Local Artists	PATH, Local Artists	TAP, AARP Challenge, Asphalt Art
20	Public Art at Catalyst Site 2 – Mimosa Gateway	Catalyst Site 2: Mimosa Gateway	Short 	Install a trailhead mural and artistic signage highlighting community history and nature themes.	City + Art Station Theater	Artists, Trail Groups, Community Members	NEA Our Town, AARP Challenge
21	Prioritize Baptist Lawn as Event Space	Catalyst Site 2: Mimosa Gateway	Medium 	Design and activate the Baptist Lawn as a pilot special facility for events, markets, and festivals as a model for other sites.	City + DDA + Community Partners	Community Groups, Artists, Parks	AARP, CDBG, Local Budget
22	Design for West Mountain Median + Signage	Catalyst Site 3: West Mountain & Main	Medium 	Design median enhancements and historic signage node.	City + DDA	Consultants, ARC	ARC LCI, REBC
23	Public Art at Catalyst Site 3 – West Mountain Median	Catalyst Site 3: West Mountain & Main	Medium 	Add interpretive signage and sculpture series reflecting Stone Mountain's cultural legacy and community values.	City + Consultants + Arts Council	Community Groups, Arts Nonprofits	ARC LCI, Private Donations
24	Connect Southern Neighborhoods to Main and Medlock Park	Catalyst Site 4: Lucile & Southern Neighborhoods	Short 	Add a pedestrian crossing to connect Southern neighborhoods with a direct access to Main.	City of Stone Mountain	ARC, Consultants	Local Budget, ARC LCI
25	Pursue Reconnecting Communities Planning Grant	Catalyst Site 4: Lucile & Southern Neighborhoods	Medium 	Fund study of bridge/underpass across CSX rail line.	City + ARC + PATH Foundation	ARC, PATH	Federal Grant Programs
26	Construct Protected Railroad Crossing at Lucile	Catalyst Site 4: Lucile & Southern Neighborhoods	Long 	Design and construct a safe pedestrian bridge or grade-separated crossing at Lucile to reconnect southern neighborhoods with parks and downtown.	City + GDOT + CSX	GDOT, CSX, PATH Foundation, ARC	Federal Grant Programs, i.e. RAISE
27	Public Art at Catalyst Site 4 – Lucile / Southern Neighborhoods	Catalyst Site 4: Lucile & Southern Neighborhoods	Long 	Install community-designed art panels or a storytelling wall near the proposed pedestrian bridge to reflect neighborhood voices.	City + PATH + Local Youth Groups	Schools, Artists, Nonprofits	Federal Grant Programs, Local Fundraising



REVIEW OF JOURNAL

Date:	August 27, 2026	City Council Meeting Date:	September 1, 2026
From:	City Manager	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	City Manager
Agenda Title:	Ordinance 2026-15 – Entertainment District (SECOND READ)		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):**

This Ordinance establishes an entertainment district and outlines the guidelines, regulations, and requirements for its operation.

Staff Recommendations (Motion):

Staff recommends the following: Approval of the Ordinance.

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Proposed Ordinance and District Map

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
N/A				

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-15

AN ORDINANCE TO ESTABLISH A DOWNTOWN ENTERTAINMENT DISTRICT WITHIN THE CITY OF STONE MOUNTAIN; TO AUTHORIZE THE OUTDOOR POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN A DESIGNATED DISTRICT UNDER CERTAIN CONDITIONS; TO PROVIDE FOR PARTICIPATING LICENSED ESTABLISHMENTS; TO PROVIDE FOR ADMINISTRATION AND ENFORCEMENT; TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STONE MOUNTAIN; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The City of Stone Mountain is a municipal corporation organized and existing under the Constitution and laws of the State of Georgia; and

WHEREAS, The Mayor and City Council are authorized to adopt ordinances necessary for the protection of the public health, safety, and welfare and to regulate the sale and consumption of alcoholic beverages within the City; and

WHEREAS, The City recognizes that its historic downtown serves as the center of commerce, tourism, special events, dining, entertainment, and community gatherings; and

WHEREAS, The Mayor and City Council find that establishing a Downtown Entertainment District will encourage economic development, support local businesses, enhance tourism, increase pedestrian activity, and improve the overall visitor experience while maintaining appropriate public safety standards; and

WHEREAS, The Mayor and City Council desire to establish regulations governing the outdoor possession and consumption of alcoholic beverages purchased from participating licensed establishments within a designated Downtown Entertainment District.

NOW THEREFORE BE IT ORDAINED THAT THE CITY COUNCIL OF THE CITY OF STONE MOUNTAIN AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to establish a Downtown Entertainment District within the City of Stone Mountain and to authorize the possession and consumption of alcoholic beverages within designated public areas under regulations adopted by the City.

SECTION 2. ESTABLISHMENT OF THE DOWNTOWN ENTERTAINMENT DISTRICT.

A Downtown Entertainment District is hereby established. The boundaries of the Entertainment District shall be designated by resolution of the Mayor and City Council and may be amended from time to time without amendment of this Ordinance.

SECTION 3. PARTICIPATING LICENSED ESTABLISHMENTS.

Only establishments holding a valid City of Stone Mountain alcohol license for on-premises consumption and located within the Downtown Entertainment District may participate. Participation shall be voluntary and subject to compliance with all City ordinances, administrative policies, and applicable state law.

SECTION 4. AUTHORIZED OUTDOOR CONSUMPTION.

Persons twenty-one (21) years of age or older may possess and consume alcoholic beverages within the Downtown Entertainment District provided that:

1. The beverage was purchased from a participating licensed establishment.
2. The beverage is contained in a City-approved disposable container.
3. The beverage remains within the boundaries of the Entertainment District.
4. The individual complies with all applicable federal, state, and local laws. Glass containers shall not be permitted outside the licensed premises.

SECTION 5. APPROVED CONTAINERS.

Alcoholic beverages removed from participating establishments shall be served only in City-approved disposable containers displaying identifying information required by the City. The City Manager is authorized to establish specifications regarding container size, design, labeling, and other administrative requirements.

SECTION 6. HOURS OF OPERATION.

Outdoor consumption within the Entertainment District shall be permitted only during hours established by resolution of the Mayor and City Council or as otherwise authorized by the City's Alcohol Beverage Ordinance.

SECTION 7. PROHIBITED ACTS.

It shall be unlawful to:

- a. Remove alcoholic beverages outside the boundaries of the Entertainment District.
- b. Possess alcoholic beverages in glass containers on public property within the district.
- c. Consume alcoholic beverages purchased from a non-participating establishment while in the district.
- d. Violate any provision of this Ordinance or any applicable provision of the City Code or Georgia law.

SECTION 8. ADMINISTRATION.

The City Manager is authorized to adopt administrative policies and procedures necessary to implement this Ordinance, including but not limited to:

- Entertainment District maps;
- Approved container specifications;
- Required signage;
- Operational guidelines for participating establishments;

- Temporary suspension of district operations during public safety emergencies or special circumstances.

SECTION 9. ENFORCEMENT.

Violations of this Ordinance shall be subject to enforcement by the City of Stone Mountain Police Department and may result in citations, suspension of participation privileges, administrative penalties, or other remedies authorized by law.

SECTION 10. CODIFICATION.

It is the intent of the Mayor and City Council that this Ordinance be codified within Chapter 6 of the Code of Ordinances of the City of Stone Mountain relating to Alcoholic Beverages, with section numbering to be assigned by the City Clerk during codification.

SECTION 11. SEVERABILITY.

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 12. REPEALER.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 13. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stone Mountain.

SO ORDAINED, this ____ day of _____, 2026.

CITY OF STONE MOUNTAIN, GEORGIA

Jelani Linder, Mayor

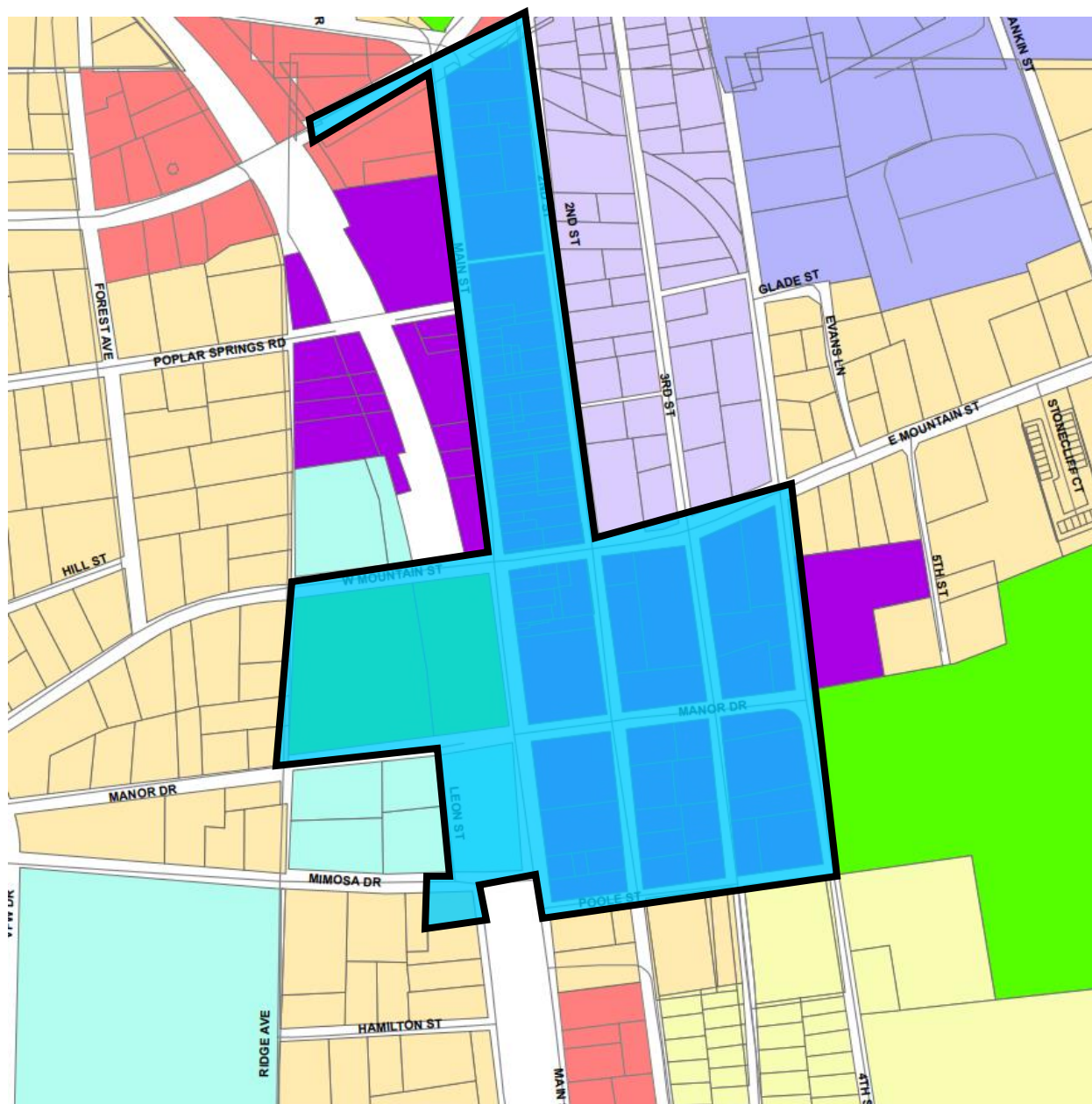
ATTEST: _____
Shavala Ames, City Clerk

[Affix City Seal]

APPROVED AS TO FORM:

Angela Couch, City Attorney

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT



**STATE OF GEORGIA
COUNTY OF DEKALB**

RESOLUTION 2026-16

A RESOLUTION DESIGNATING THE BOUNDARIES OF THE CITY OF STONE MOUNTAIN DOWNTOWN ENTERTAINMENT DISTRICT; ADOPTING THE OFFICIAL ENTERTAINMENT DISTRICT MAP; ESTABLISHING OPERATIONAL RULES FOR THE DISTRICT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The Mayor and City Council of the City of Stone Mountain adopted **Ordinance No. 2026-15** establishing a Downtown Entertainment District within the City; and

WHEREAS, The Ordinance authorizes the Mayor and City Council to designate the boundaries of the Entertainment District by Resolution; and

WHEREAS, The Mayor and City Council find that establishing the official district boundaries and adopting operational standards will promote economic development, tourism, public safety, and the orderly administration of the Downtown Entertainment District.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia, this 21st day of July, 2026, as follows:

SECTION 1. OFFICIAL DISTRICT MAP.

The Official Downtown Entertainment District Map, attached hereto as **Exhibit A** and incorporated herein by reference, is hereby adopted as the official map of the City of Stone Mountain Downtown Entertainment District.

The City Manager is authorized to maintain the official map and make non-substantive administrative updates, provided that any modification to the district boundaries shall require approval by the Mayor and City Council.

SECTION 2. DISTRICT BOUNDARIES.

The Downtown Entertainment District shall include the public sidewalks, rights-of-way, plazas, and other public spaces located within the boundaries shown on the Official Entertainment District Map (Exhibit A).

Outdoor possession and consumption of alcoholic beverages shall be permitted only within the designated district boundaries.

SECTION 3. HOURS OF OPERATION.

The Entertainment District shall operate during the following hours unless otherwise modified by resolution of the Mayor and City Council:

- 7 days a week 11:00 am – 12:00 am (midnight)

SECTION 4. APPROVED CONTAINERS.

Alcoholic beverages permitted within the Entertainment District shall:

- Be purchased from a participating licensed establishment;
- Be served only in a City-approved disposable container;
- Display the participating establishment's name or logo and any City-required identification;
- Not be served or carried in glass containers outside the licensed premises.

SECTION 5. PARTICIPATING ESTABLISHMENTS.

Only businesses holding a valid City alcohol license for on-premises consumption and approved by the City to participate in the Entertainment District may allow alcoholic beverages to leave their licensed premises.

Participation shall remain subject to compliance with City ordinances, state law, and all applicable administrative policies.

SECTION 6. ENFORCEMENT.

The Stone Mountain Police Department shall enforce all applicable federal, state, and local laws governing the Entertainment District.

The City Manager may temporarily suspend Entertainment District operations during emergencies, public safety incidents, or City-sponsored events when necessary to protect the public health, safety, and welfare.

SECTION 7. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this **21st day of July, 2026.**

Jelani Linder, Mayor

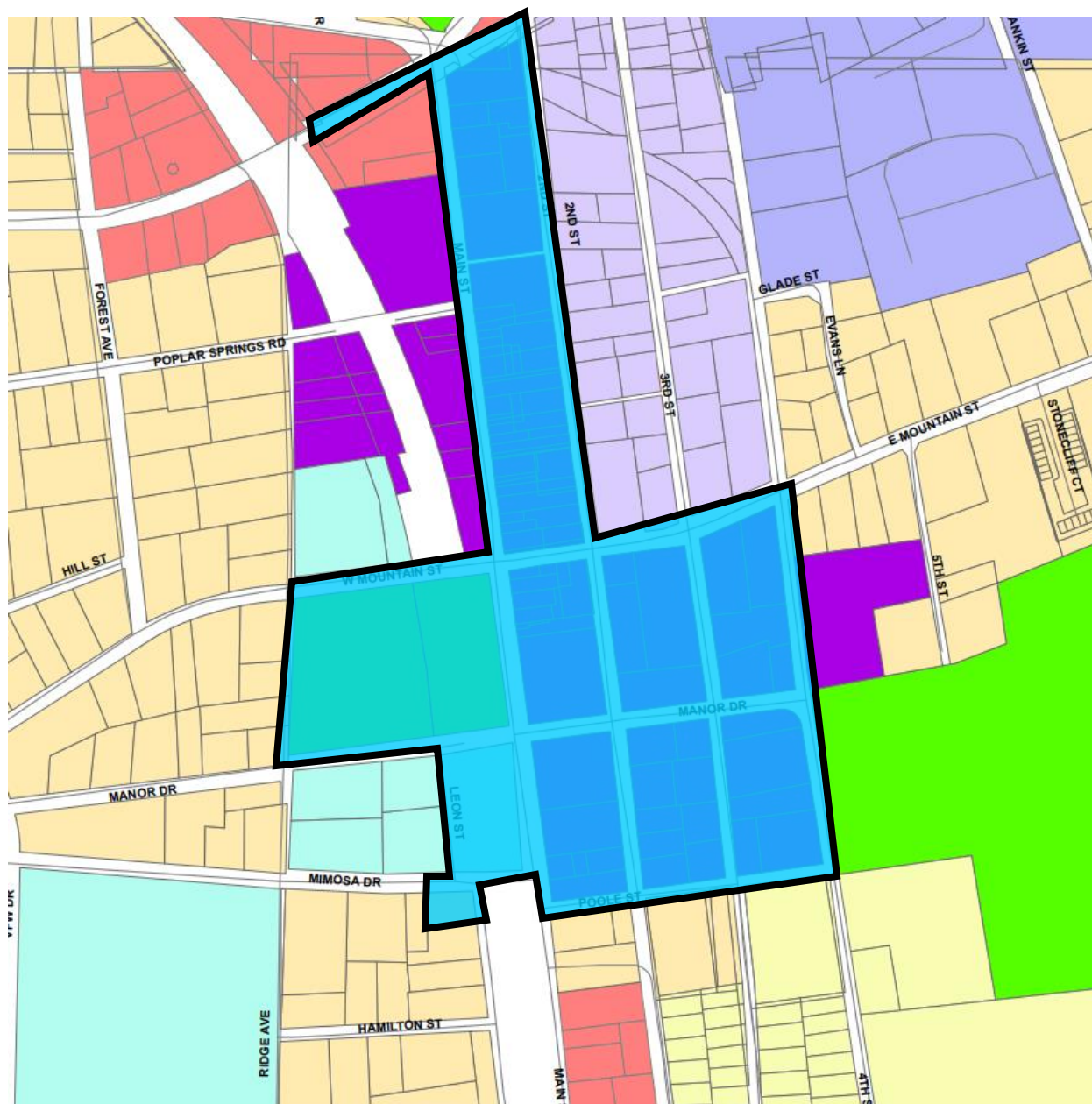
Shavala Ames, City Clerk

Approved as to form:

Angela C. Couch, City Attorney

EXHIBIT A

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT



PROPOSED ENT DISTRICT LOGO/DESIGN

