

**Planning Commission Hearing Date: September 9, 2025**  
**Board of Commissioners Hearing Date: September 30, 2025**

**STAFF ANALYSIS**

<b>CASE NO.:</b> TA-25-1247701		<b>File ID #:</b> 2025-1082
<b>Address:</b>	N/A	<b>Commission District:</b> 4 <b>Super District:</b> 6 & 7
<b>Parcel ID(s):</b>	N/A	
<b>Request:</b>	Application of the Director of Planning and Sustainability to Amend Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Stone Mountain Trail Master Plan and its vision, policy, and goals for the future development of the planned area.	
<b>Property Owner(s):</b>		
<b>Applicant/Agent:</b>	Director, DeKalb County Planning & Sustainability Department	
<b>Acreage:</b>		
<b>Existing Land Use:</b>		
<b>Comprehensive Plan:</b>	<u>  X  </u> <b>Consistent</b> <u>      </u> <b>Inconsistent</b>	

**STAFF RECOMMENDATION: Approval**

The applicant is seeking to adopt the Stone Mountain Trail Master Plan’s general vision, policies, and goals to Chapter 5: Small Area Plans of the 2050 Unified Plan as guidance for future development of the planned area.

This study was funded by the Atlanta Regional Commission under the Community Development Assistance Program to study the subject area and provide recommendations for economic development, affordable housing, anti-displacement strategies, mobility, and placemaking. As an important pedestrian corridor, the Stone Mountain Trail provides the opportunity to enhance the neighborhoods around it through pedestrian connectivity, infill housing options, public art, trail amenities, safety improvements and economic development.

Between October 2024 and September 2025, DeKalb County, with consultants from Pond & Company, underwent an extensive planning process, including existing conditions analysis, public engagement, and developing strategies and recommendations. The public engagement efforts included a project website and survey, which received over 300 responses, two pop-up events, two open houses, and a design charette. Intercept surveys were also conducted on the trail to directly engage trail users. Additional feedback and reviews were received from a stakeholder committee, County staff, and County Commissioners. The combination of public engagement and feedback from community and County representatives ensured plan recommendations aligned with the goals and vision of the subject area.

The plan includes 3 nodes with recommendations tailored to the unique conditions and goals of each area. Recommendations include intersection safety and connectivity improvements on the trail; opportunities for mixed-use development and affordable housing; placemaking through art and furnishings; and anti-displacement strategies to protect existing residents and ensure equitable development.

Adopting the Stone Mountain Trail Master Plan as an amendment to Chapter 5 Small Area Plans in DeKalb County’s 2050 Unified Plan will enable the Planning & Sustainability Department – Long Range Division – to move forward with ARC and DeKalb County’s shared goal of creating a strong, equitable pedestrian-oriented community along the trail corridor.