

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 27, 2021

ARC REVIEW CODE: P2109271

TO: Mayor Jim Still Jr., City of Mountain Park
ATTN TO: Karen Segars, City Clerk
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2021 City of Mountain Park Comprehensive Plan Update

Review Type: Local Comprehensive Plan

Description: A review of the draft 2021 City of Mountain Park Comprehensive Plan Update.

Submitting Local Government: City of Mountain Park

Action Under Consideration: Approval

Date Opened: September 27, 2021

Deadline for Comments: October 18, 2021

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ROSWELL
FULTON COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF MILTON
CHEROKEE COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CITY OF MOUNTAIN PARK
COBB COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **October 18, 2021**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Mountain Park	Date Received:	September 27, 2021
Local Contact:	Karen Segars, City Clerk, City of Mountain Park		
Phone:	770-993-4231	E-Mail:	clerk@mountainparkgov.com
Fax:		Website:	www.mountainparkgov.com
Street	118 Lakeshore Drive	City State, Zip:	Mountain Park, Georgia 30075

Department of Community Affairs Review Required

Review Title:	2021 City of Mountain Park Comprehensive Plan Update
Description:	<p>A review of the draft 2021 City of Mountain Park Comprehensive Plan Update.</p> <p>Document can be viewed on the ARC website at: https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/ Under Plan Review, search for the City of Mountain Park.</p>

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

Contact Person:	Donald Shockey, Plan Review Coordinator
E-Mail	dshockey@atlantaregional.org

CITY OF MOUNTAIN PARK

JIM STILL, Jr., Mayor

KAREN SEGARS, City Administrator/Clerk



Georgia Municipal Association
Certified City of Ethics

Fulton County Georgia, USA

Incorporated 1927



Designated Wildlife Refuge 1979

DON CARLSON, City Council

LINDA DIXON, City Council

LLOYD HENDRICKS, City Council

MARK MURPHY, City Council

CAROL SILVER, City Council

September 9, 2021

Atlanta Regional Commission
229 Peachtree St. NE | Suite 100
Atlanta GA, 30303

RE: Comprehensive Plan Update Submittal

The City of Mountain Park has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Karen Segars at city.clerk@mountainparkgov.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Still, Jr.", with a large, stylized flourish at the end.

Jim Still, Jr., Mayor
City of Mountain Park

Enclosures

The City of Mountain Park Comprehensive Plan Update 2021

Adopted _____, 2021

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Acknowledgments

Mayor and City Council

Jim Still - Mayor
Carol Silver
Lloyd Hendricks
Mark Murphy
Linda Dixon
Scott Read

Comprehensive Planning Steering Committee

Michelle Dasher
Carol Silver

City of Mountain Park Staff

Karen Segars - City Clerk

Atlanta Regional Commission Staff

Jared Lombard - Senior Principal Planner
Ryan Schlom - Planner

Executive Summary

The City of Mountain Park was incorporated in 1927. The city was built to be a recreational community on the outskirts of the Atlanta urban area, with lots platted at 50'x150'. The only paved road was Mountain Park Road. Water service arrived in the 1950s, and natural gas service arrived in the 1960s. During the 1970s, the community began to shift from part-time recreational residents to full-time residential use.

Mountain Park occupies a little more than half a square mile in Fulton county, with a small portion of the city extending into Cherokee County. Roswell borders the city in North Fulton County. Current estimates place the city's population at 568 residents.

Garrett Lake and Lake Cherful provide the main recreational amenities for the community, along with a network of parks, trails, and greenspace. The densely wooded landscape and high standards for ecological quality of the natural environment are a high priority for the community.

Amid the rapid urbanization of surrounding communities, residents have expressed concerns about increased traffic on local roads and the use of the community as a cut-through from adjacent neighborhoods. Mountain Park is mostly built out, but there has been an increase in redevelopment activity, which has resulted in a few building permits annually.

While Mountain Park has no commercial land use, commercial amenities exist in close proximity along Highway 92/ Woodstock Road. However, as the city has faced difficulty funding important infrastructure and public safety initiatives in the recent past, community members have expressed some interest in the introduction of commercial land use within city limits. Mountain Park's residents also benefit from civic amenities including a City Hall, Community building, swimming pool and lakeside pavilion, fishing bridge and volunteer fire department.

Residents frame their vision for the future of the community grounded on the foundation of its past, and the experiences of its present. They are united in their determination to preserve the unique, intimate, physical qualities of their town, to maintain and improve social interactions, and to create a strong foundation for the future.

Community Input Opportunities

The Mountain Park Comprehensive Plan Update process was guided by the steering committee, which met virtually on four occasions, providing direction and feedback at key points in the process. The steering committee reviewed elements of the plan as they were updated and helped design public engagement surveys offered through PublicInput.com, a community engagement software utilized to make engagement possible during the COVID-19 pandemic. The Initial Public Hearing and Pre-Transmittal Public Hearing notices are documented in the appendix.

Public engagement was conducted through two online surveys. The first, active from May 10 through June 6, 2021, served primarily to poll residents on their perceptions of the city's current needs and opportunities. Active from June 16 through July 7, the second survey was brief, mainly polling residents on topics related to increasing the city's revenue.

The first survey had 116 participants (1/5 of the city's estimated population), generating 171 total comments. The second survey saw slightly decreased participation, with 70 respondents and 93 total comments. Both surveys were advertised through the city's newsletter, and respondents to the first survey were able to subscribe to updates related to future surveys and the remainder of the plan updating process. 112 of the 116 participants for the first survey subscribed and received an email as notification for the second survey's opening.

Survey 1 Highlights

With multiple questions soliciting open-ended responses, Survey 1 is best reviewed by reading resident responses (full survey results available in the Appendix); however, two questions generated feedback embodying much of what residents expressed throughout the survey.

The first question posed a straw poll about dissolving the city’s charter, which has become a hot-button issue in Mountain Park. It asks: “Should Mountain Park dissolve its charter?” Nearly half (44%) of the 116 respondents responded Yes, while only 26% responded No. The remaining 30% were unsure.

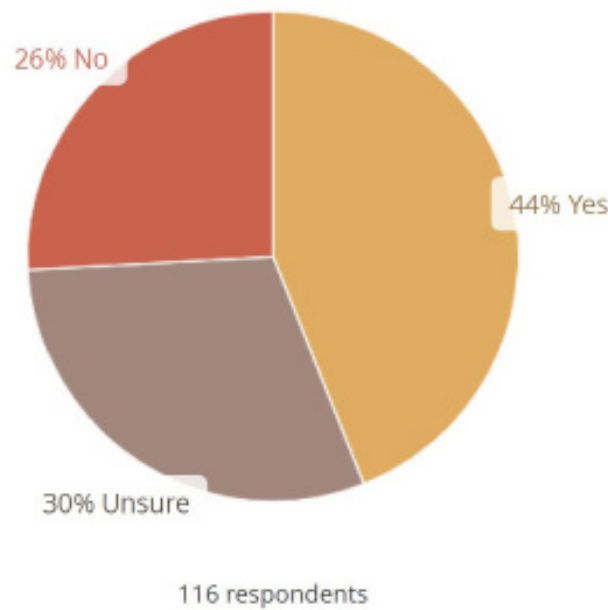
Later, respondents were provided a map of the city, on which they could place a “pin” to identify an area they think the city should focus on in the next five years. Nearly all pins were placed on or near one of the city’s two lakes, and the vast majority of comments identified a desire for maintenance and repairs to be made to the lakes and their attendant infrastructure. Similarly, many residents brought up lake and infrastructure maintenance in a question that asked about a primary challenge facing Mountain Park. Many expressed concern about the city’s ability to maintain its infrastructure and public safety services given its modest tax revenue.

Survey 2 Highlights

Following the consensus expressed in Survey 1 about the city’s need to increase its tax revenue to be sustainable, Survey 2 polled residents on a couple of questions related to increasing the tax base. Notably, nearly half of all respondents (46%) supported or strongly supported the idea of introducing some commercial activity to the city, while only 30% opposed or strongly opposed the idea. The remaining 24% were neutral or unsure. Comments on a following question about the introduction of commercial activity to the city expressed a similar diversity of opinion.

Following its review of community input, the steering committee moved to study the financial viability of the city in the Community Work Program. In addition to a study of the city’s financial viability, the city has identified the need to more formally investigate the palatability and viability of introducing some commercial activity into the city in order to increase its tax base. Full survey results appear in the appendix.

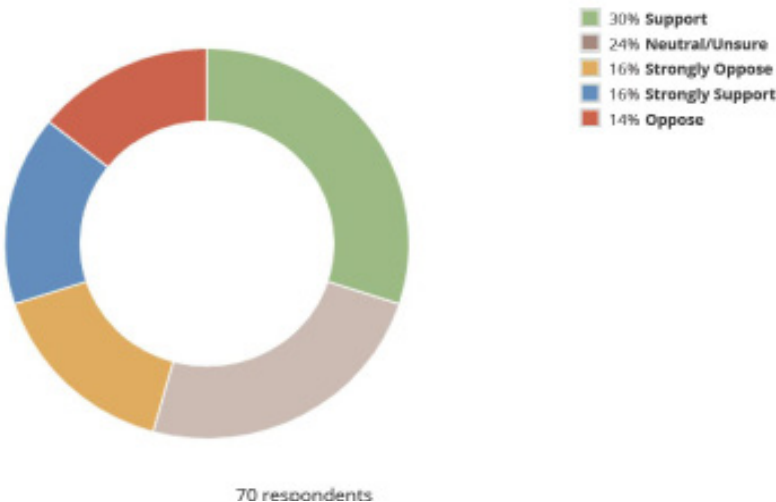
* Should Mountain Park dissolve its charter?



Steering Committee Meetings



How do you feel about allowing for the introduction of some commercial or retail activity in a few, appropriate locations in the city?



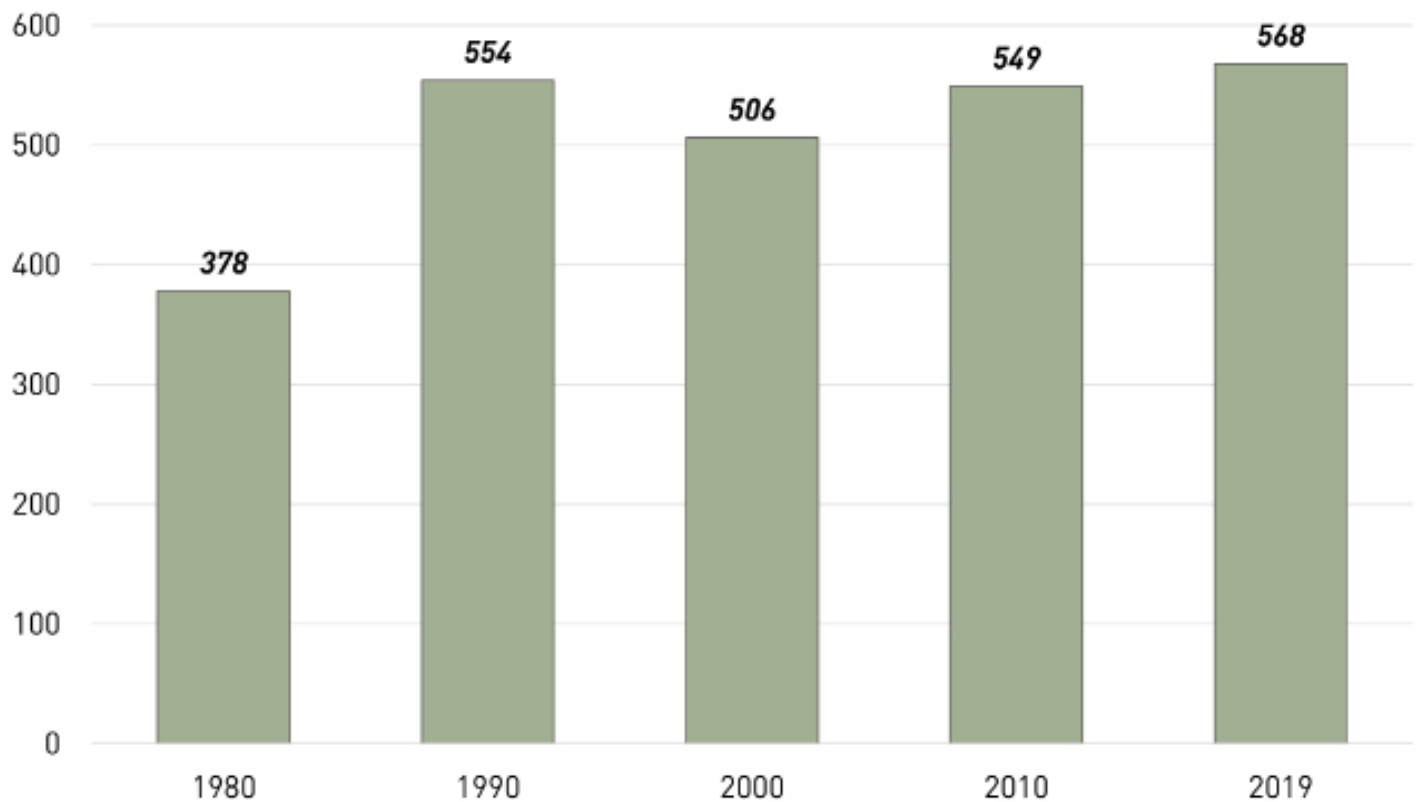
Data & Demographics



Mountain Park, Fulton County, Georgia

Population

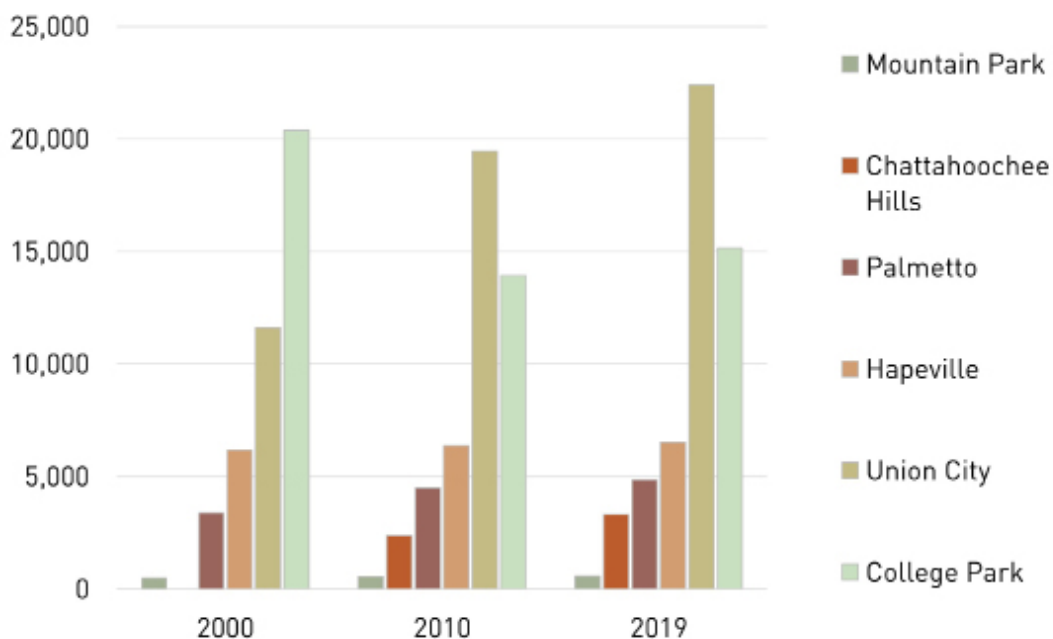
Mountain Park Population, 1980 - 2019



Mountain Park's population increased by an estimated 8.5% between 2000 and 2010, and another 3.5% between 2010 and 2019. As the city is nearly built out, its population can be expected to hover in the mid- to high 500s, barring significant shifts to household makeup or the residential occupancy rate.

Sources: US Decennial Census, 1980-2010; American Community Survey, 2019.

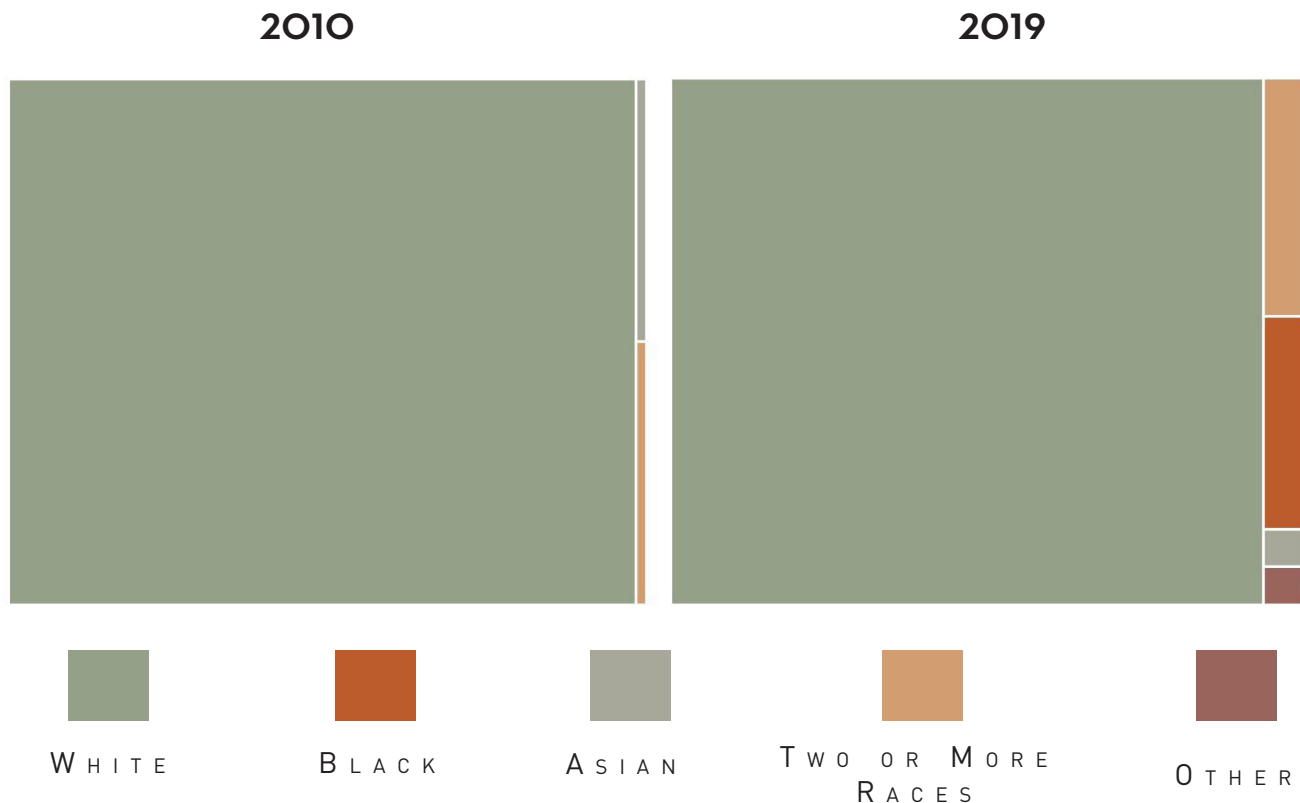
Population Comparisons, 1980 - 2019



This graph visualizes the population for several of Fulton County's smaller cities. Mountain Park is a uniquely small municipality within the county.

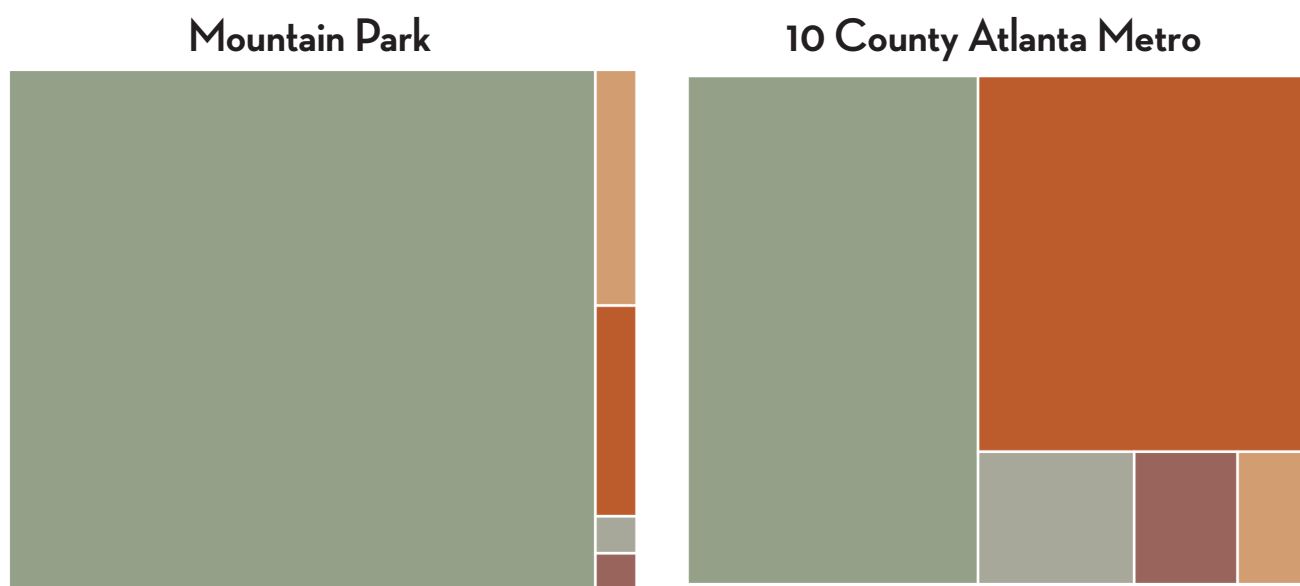
Sources: US Decennial Census, 1980-2010; American Community Survey, 2019

Race



Mountain Park has experienced some diversification over the last decade. Between 2010 and 2019, the city's white population decreased in proportion from an estimated 98.4% to 93.5%. 2010 estimates from the American Community Survey place the Asian population and the population of people claiming two or more races at 0.8% each. For 2019, the ACS estimates Mountain Park's population to be 2.6% Black, 0.5% Asian, 2.9% two or more races, and 0.5% from other races. Between 2010 and 2019, Mountain Park's Hispanic population increased from 1.2% to 6%.

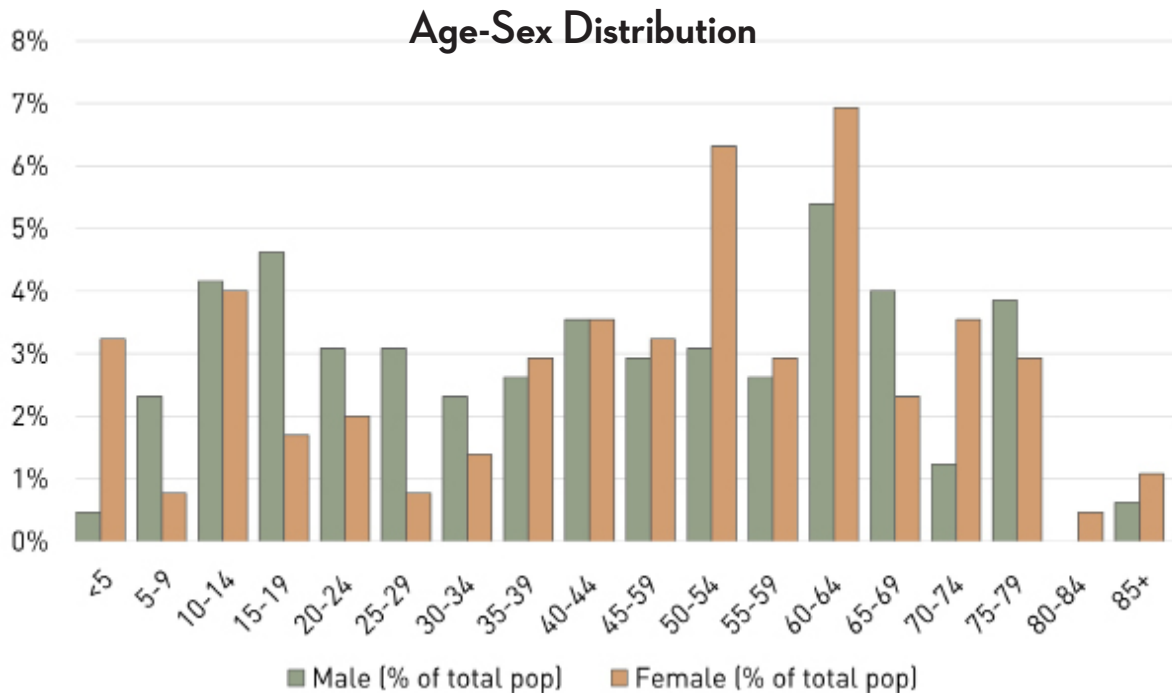
Source: American Community Survey, 2010 and 2019



Mountain Park's population is markedly more white than that of the 10-County Atlanta Metro. The city's population also has proportionately fewer residents of Hispanic origin than the region. In 2019, the region's population was 11.9% Hispanic, while Mountain Park's was 6% Hispanic.

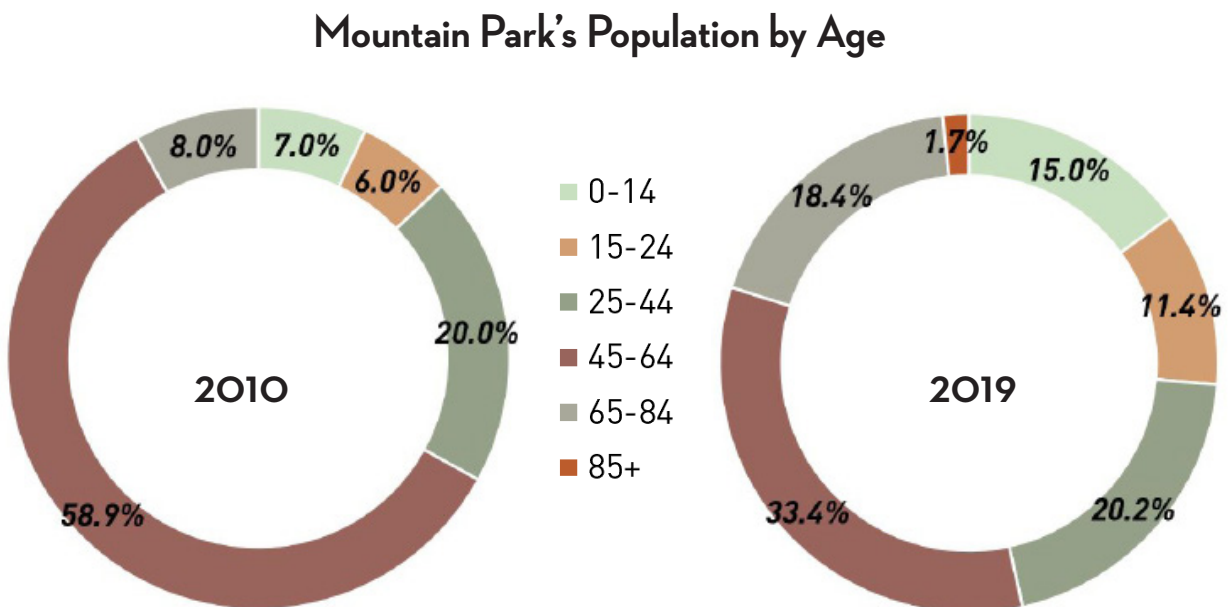
Source: American Community Survey, 2019

Age



Mountain Park’s median age is 48.3 years, while the median age in Fulton County is 35.5. The city has traditionally been home to many retirees and empty-nesters; however, the figure above illustrates that families with school-aged children have become a greater portion of its population.

Source: American Community Survey, 2019



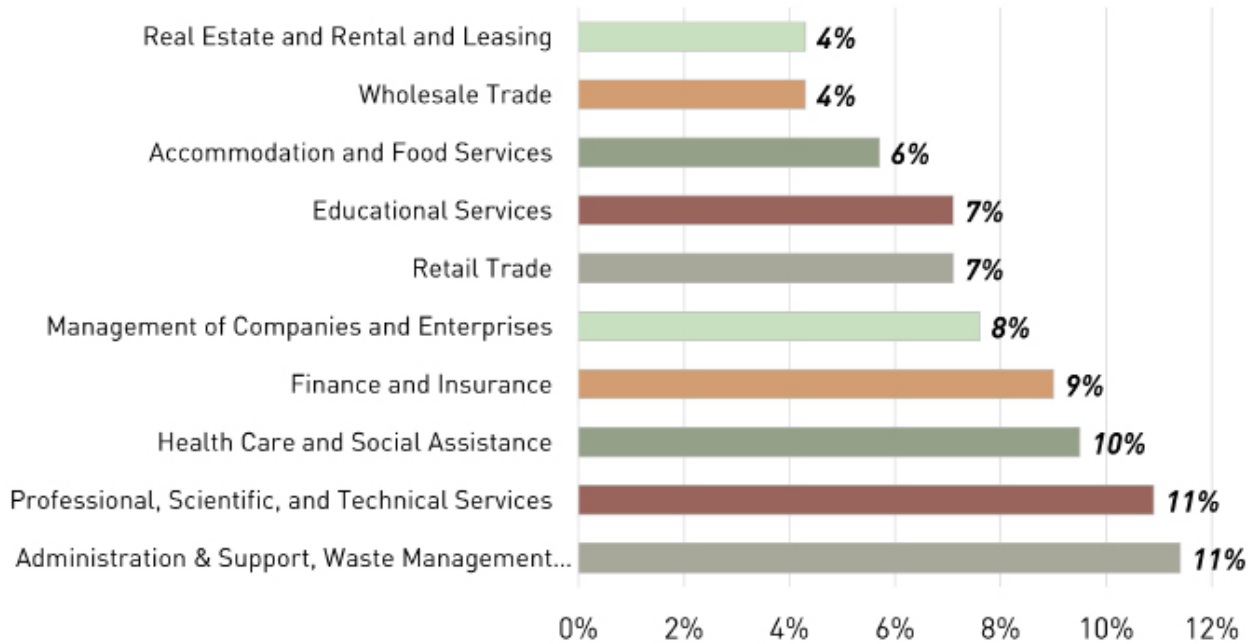
Between 2010 and 2019, the composition of Mountain Park’s population by age underwent significant changes. Children and young adults (ages 0-24) now comprise a much larger segment of the city’s population – over 25 percent, up from 13 percent in 2010. Older adults (ages 65 and up) have also become a larger part of the city’s population during the same period, while working-age (25-64) adults have become a smaller demographic in the city. Notably, the shift in working-age adults has almost exclusively occurred among the older group, ages 45-64. It is possible that over the decade, many residents aged into the 65-and-up cohort.

Source: American Community Survey, 2010 and 2019

Employment

RESIDENT AREA CHARACTERISTICS

What types of jobs do Mountain Park residents work?

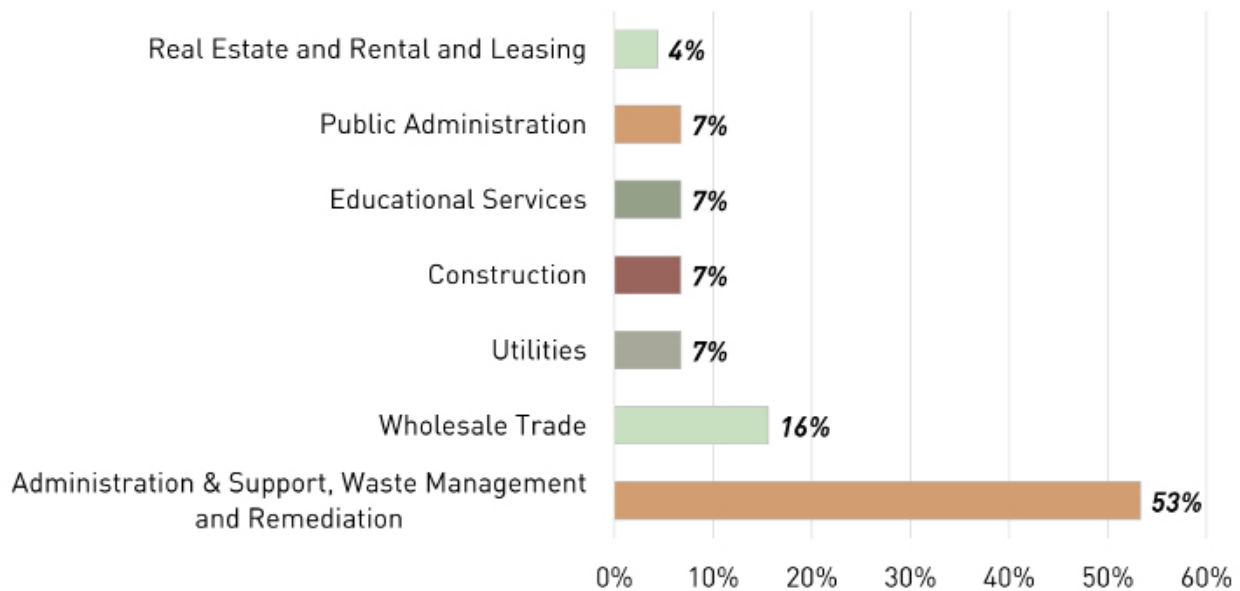


Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most populated industry is Administration & Support, Waste Management and Remediation, followed by Professional, Scientific, and Technical Services.

Source: Longitudinal Employer-Household Data, Census OnTheMap, 2018

WORKPLACE AREA CHARACTERISTICS

What types of jobs are available in Mountain Park?

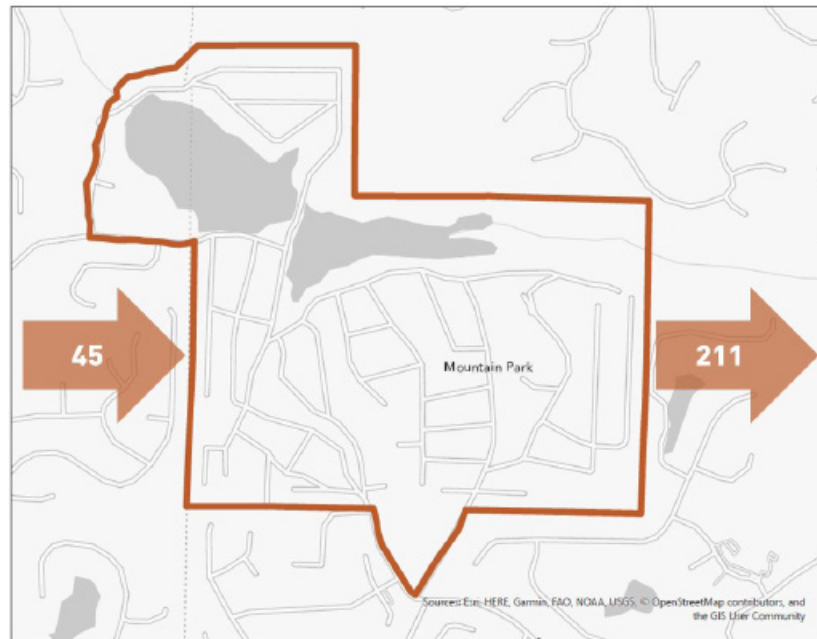


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs located in Mountain Park are in Public Administration.

Source: Longitudinal Employer-Household Data, Census OnTheMap, 2018

Transportation

Commuter Inflow-Outflow



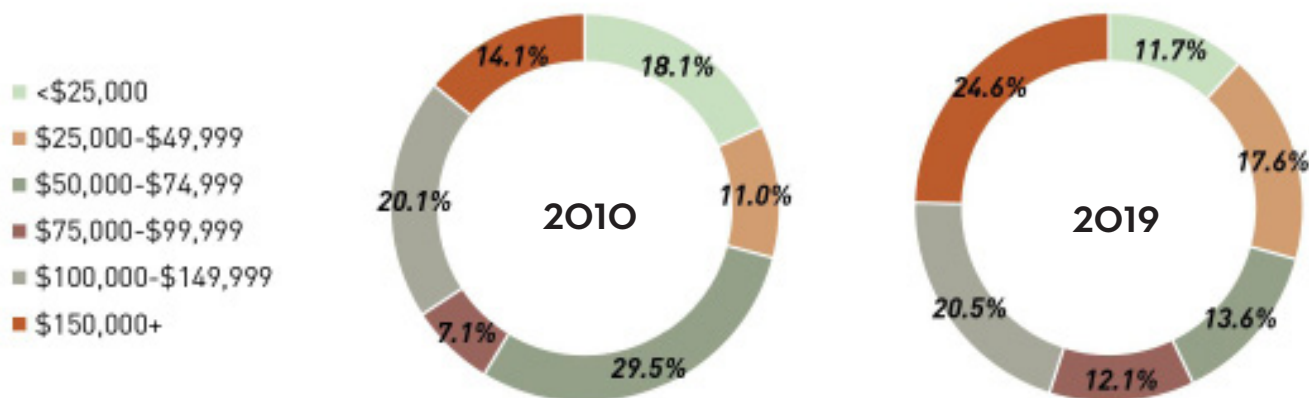
As a small city with little formal economic activity occurring within its bounds, Mountain Park sees far more residents commuting out from the city for employment than people commute into the city for work. Given its small geography, this is not surprising, particularly considering Mountain Park's proximity to major job centers.

Source: Longitudinal Employer-Household Data, Census OnTheMap, 2018

There are no Transportation Project recommendations for the City of Mountain Park in the North Fulton CTP.

Income

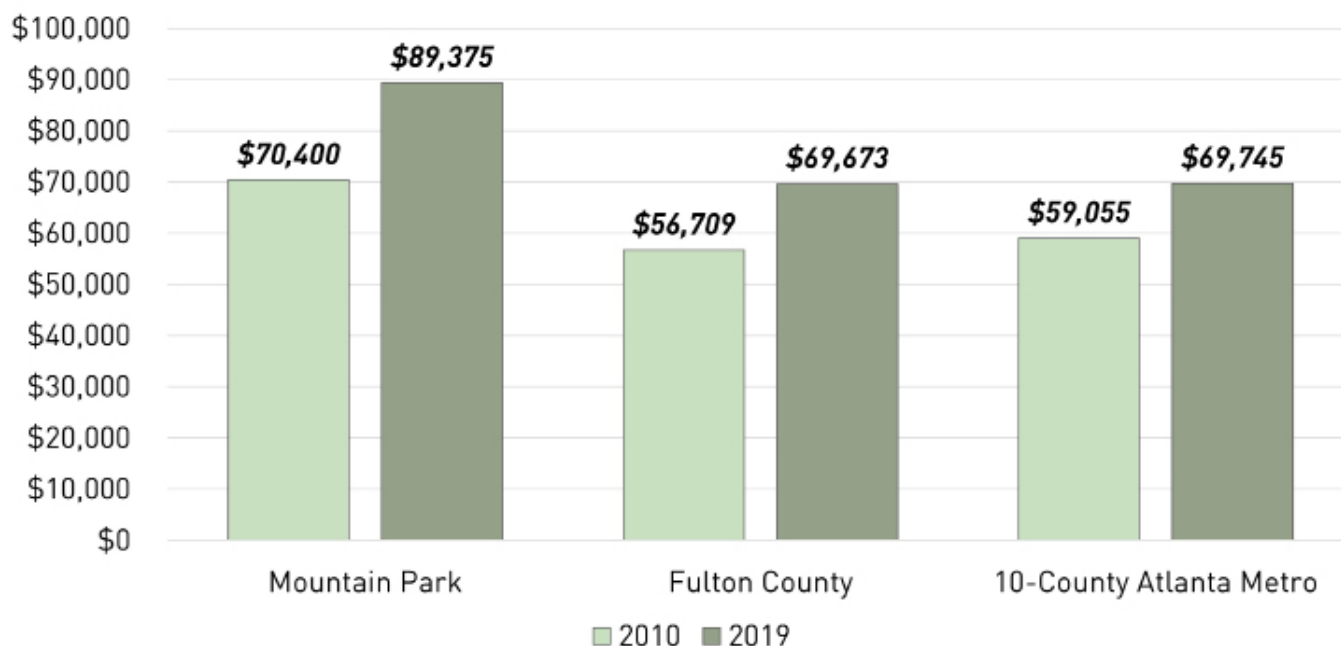
Household Income Distributions



As Mountain Park's median household income increased from \$70,400 to \$89,375 between 2010 and 2019, the distribution of household incomes shifted in some interesting ways. While roughly the same proportion of the city's households were earning under \$50,000 per year in 2010 and 2019, there was a shift toward more households earning more than \$25,000. Meanwhile, the proportion of households earning between \$50,000 and \$75,000 shrunk, as the city saw proportional increases among all groups earning in excess of \$75,000 per year, with the most significant increase seen among households earning over \$150,00.

Source: American Community Survey, 2010 and 2019

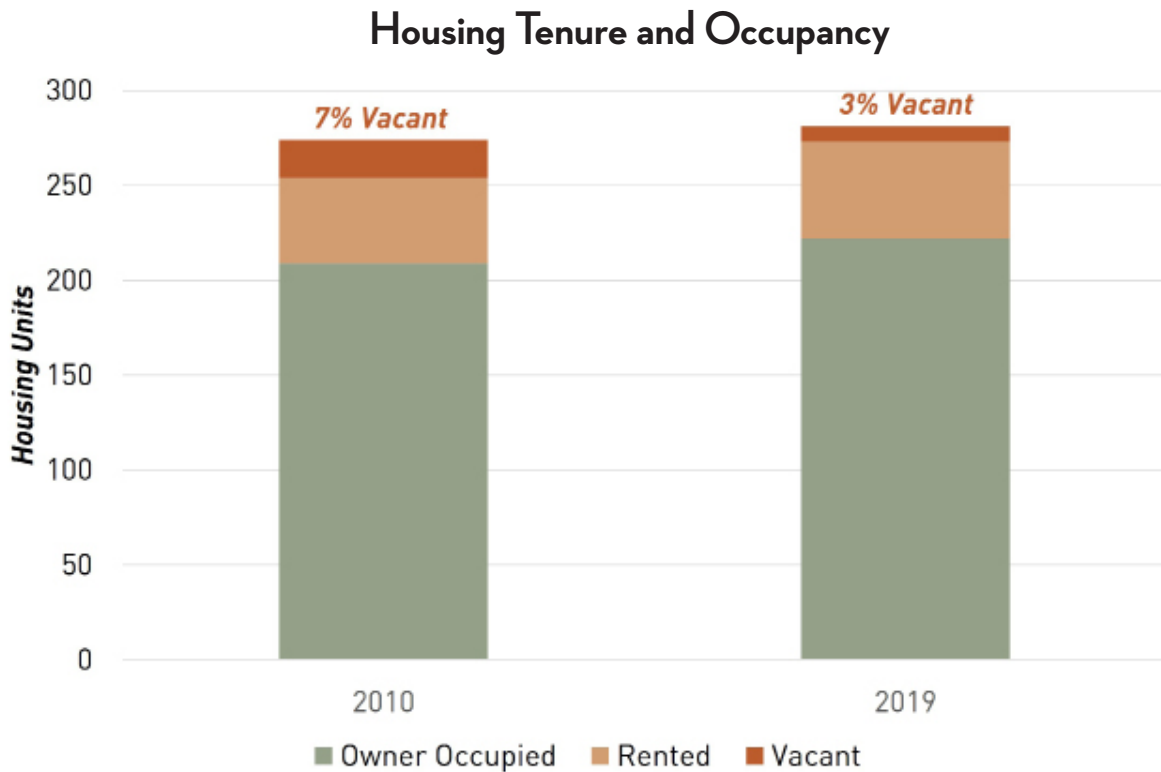
Median Household Income Comparisons



The median household income for Mountain Park has been roughly 25-30% greater than that of households in both Fulton County and the 10-County region since 2010.

Source: American Community Survey, 2010 and 2019

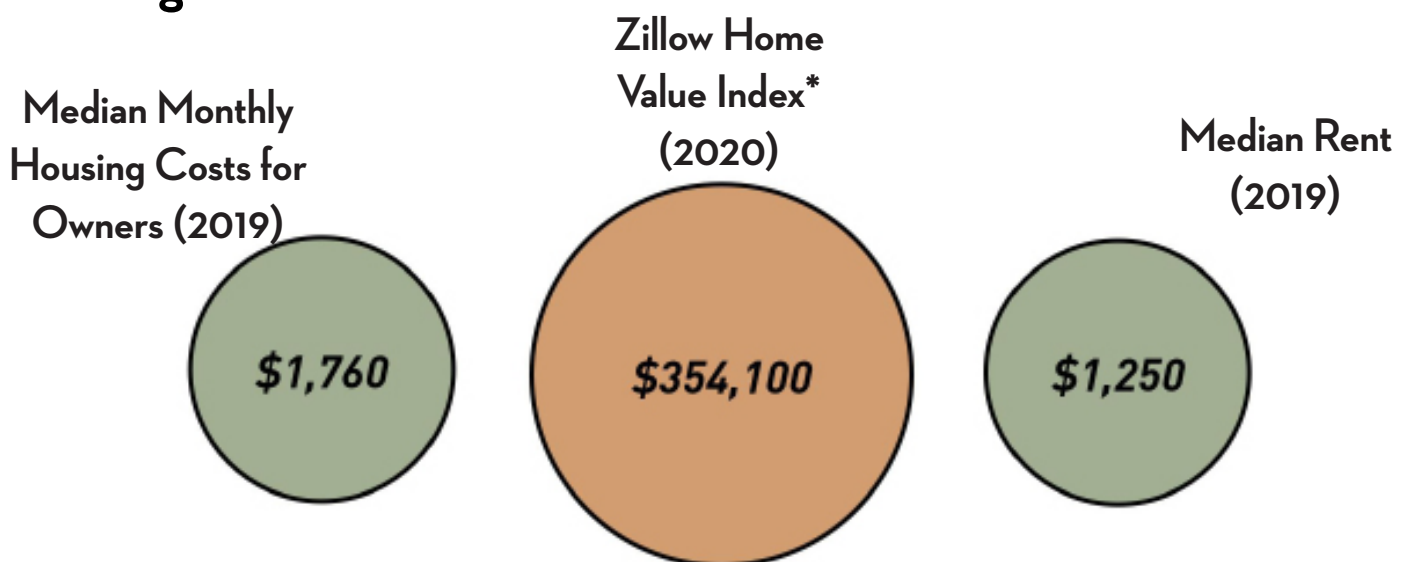
Housing



The majority of Mountain Park residents own their homes, with 81% of occupied homes being owner-occupied, and 19% being renter occupied in 2019. Between 2010 and 2019, the city's housing vacancy rate decreased, from 7% to 3%. The city's homeownership rate has remained significantly higher than the 10-County Region's as well - while Mountain Park's homeownership rate dropped by 1% between 2010 and 2019, the region's dropped from 66% to 60%.

Data Source: American Community Survey, 2010 and 2019

Housing Costs



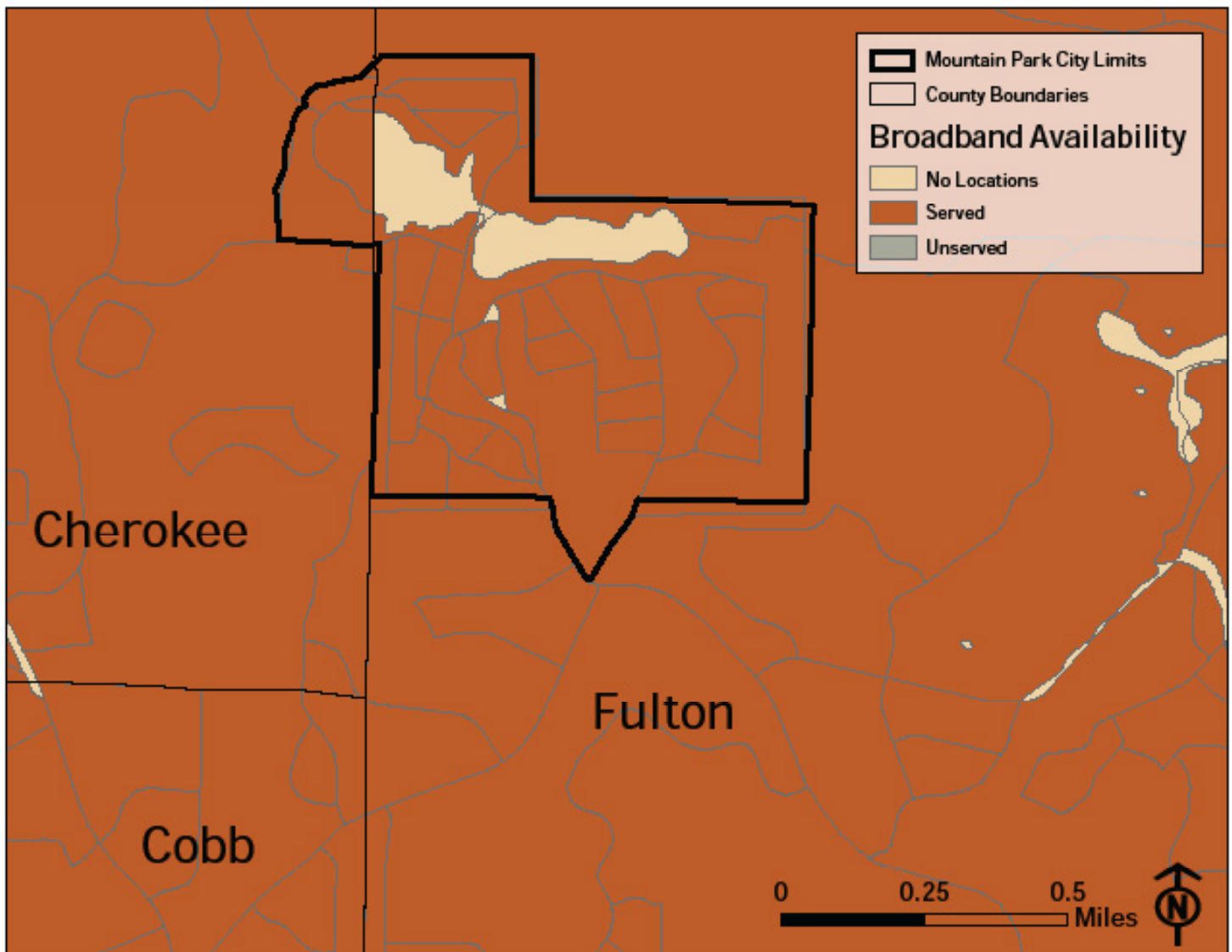
*Zillow's Home Value Index estimates the typical home value for an area. It does not estimate median home value.

Data Source: Zillow Research Data, 2020; American Community Survey, 2019

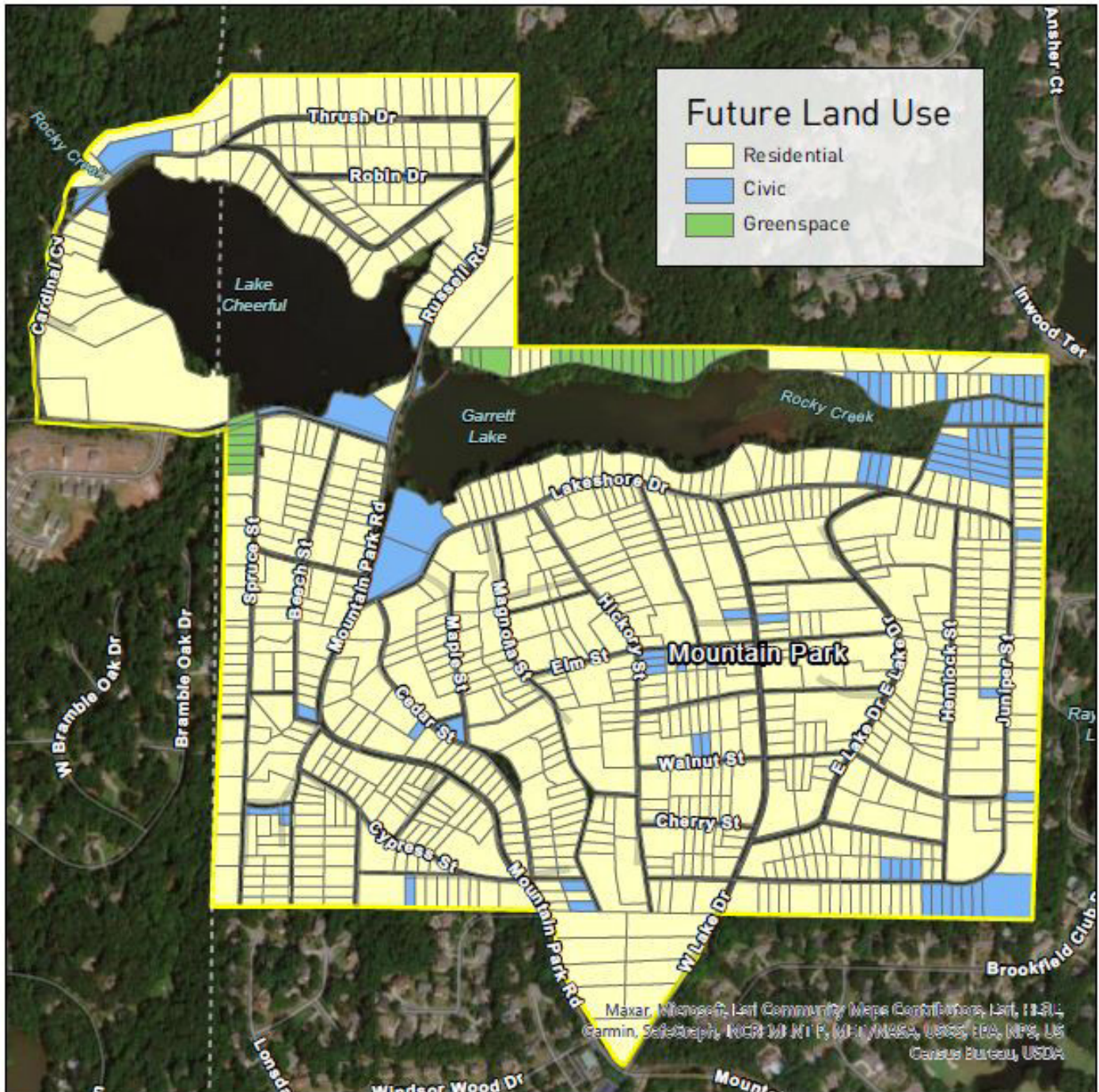
Broadband Service

According to the most current data available from the Georgia Broadband Program, all Census Blocks within Mountain Park containing homes or businesses are served by broadband. A location is defined as served when broadband is available to more than 80% of locations within that Census Block.

Note: This map depicts access to broadband, not subscription to broadband.



Character Areas & Narrative



Residential Character Area

The City of Mountain Park was established as a resort community for Atlanta in 1927. At the time, this area of Fulton County was largely rural. Land in Mountain Park was sold in small lots with the idea of constructing cottages or using recreational structures on each lot. Some families did buy multiple lots to build larger structures. Most structures were designed as vacation homes around the lakes for families to use to swim, fish and socialize.

The city has retained a residential village atmosphere with the majority of homes being owner-occupied. The city is almost entirely zoned for residential or greenspace uses, with the primary factor that determines development capacity being whether a lot is connected to sewer or septic tank. The unique character and setting, along with the small town atmosphere in proximity to suburban amenities in adjacent communities has created a unique character for Mountain Park among its peers in Fulton County.

Desired Development Patterns and Implementation Strategy for the Residential Character Area

- Preservation of existing single family homes.
- Promote new single-family residential development with character that is compatible with existing development.
- Protect existing tree canopy and vegetation.
- Preserve environmental quality and ecological health of lakes and water resources.
- Adhere to best practices for site development and stormwater management when constructing infill residential development.
- Maintain existing community and recreation resources in a manner that is compatible with the residential character of the area.

Primary Land Uses

- Single family housing development
- Pocket parks, where appropriate
- Community art, where appropriate
- Gardens, for both personal and community use



Civic Character Area

Land Uses in the City of Mountain Park are primarily residential or recreational in nature. However, a number of Civic uses serve the residents of the community. This includes a Community Building, Swimming Pool and Lakeside Pavillion, City Hall and Fire Department. A number of undeveloped city-owned parcels are also presently used for greenspace, though they are not protected by the same conservation mechanism that covers Greenspace Character Area lots. The Mountain Park Watershed Preservation Society maintains a conservation easement comprising protected greenspace on Lake Garrett's shoreline.



Desired Development Patterns and Implementation Strategy for the Civic Character Area

- Maintain community facilities for civic and recreational access to community activities.
- Continue upkeep on city buildings to maintain a state of good repair
- Maintain undeveloped city-owned parcels as community greenspace, unless used for other purposes.

Primary Land Uses

- Community and Civic Uses
- Recreation
- Green Space



Greenspace Character Area

Garrett Lake and Lake Cherful are the focal points for much of the activity in Mountain Park. The City has made significant investments to ensure the environmental quality of the lake and surrounding areas. The City has also acquired several parcels of land that form a protected greenspace along the shoreline of Garrett Lake. These parcels are tied to a conservation mechanism that ensures their permanent use as community greenspace. Many other undeveloped parcels serve as community greenspace, though they have not been included in the mechanism for permanent preservation at this time.



Desired Development Patterns and Implementation Strategies for Greenspace Character Areas.

- Preserve water quality and ecological health of the Lakes and the sources of water that supply it.
- Ensure recreational access to community amenities.
- Protect species habitat for animals that live in proximity to the Lakes.

Primary Land Uses

- Recreation
- Wildlife Habitat
- Community Garden



Needs and Opportunities

This page details a list of Needs and Opportunities that Mountain Park intends to address and leverage over the next five years. The influence of these dynamics is borne out in the Community Work Program, with action items relating to each point in the following list. Needs and Opportunities were developed through the Steering Committee's review of previous plan documents and residents' contributions to community engagement surveys.

Needs

The City needs to conduct a study of its financial viability with regard to cost of infrastructure and greenspace/lake maintenance.

The City needs a long-term plan for the provision of public safety services.

Tear downs are starting to become more common, and ordinances and guidelines should ensure that new development is compatible with existing character. The City should look into adopting a unified development ordinance.

Cut-through traffic is causing congestion on the city's narrow roads. There are concerns for safety for residents who walk along the roads.

Participation on civic committees is an important part of the community spirit in Mountain Park. There is a need to develop and improve volunteer management systems.

Ongoing maintenance of the lakes and greenspace is important to ensuring the ecological health of the natural environment and the quality of life in Mountain Park.

Opportunities

Mountain Park is a desirable neighborhood in close proximity to commercial and recreational amenities.

The introduction of some commercial land uses may present an opportunity for the City to increase its tax base. The City could study the viability of pursuing this change.

There are possibilities for connecting Mountain Park to the major commercial centers on Highway 92 through multi-use paths that accommodate pedestrians, bicycles and neighborhood electric vehicles. Grants may facilitate such development.

Homes in Mountain Park are being renovated with increased frequency. Adopting a unified development ordinance could ensure new development and redevelopment are compatible with existing character.

Improve communication with citizens, and create other opportunities for community engagement.

Mountain Park presently has the opportunity to determine how it will maintain its lakes, as the possibility that decision-making related to lake maintenance could fall to nonresidents of Mountain Park should the charter be dissolved before a plan is made for lake maintenance.

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Ongoing** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Work Item	Status	Notes
Population		
Address police service coverage for Cherokee County residents	Ongoing	In renegotiation with Roswell for IGA.
Online bill paying and retrieval for water bills and other financial transactions	Completed	
Evaluate and recommend software that better serves current and future needs	Cancelled	This is a routine and ongoing practice and has been removed from the work program.
Establish town watch program	Completed	
Create volunteer management system	Ongoing	This item has been updated in the work program so that volunteer management will be coordinated by the Civic Club.
Create 24-hour phone contact	Completed	
Economic Development		
Update personnel manual for more efficient and consistent city hall processes	Ongoing	We are always looking for ways to improve efficiency and service to our customers.
Review Tax Digests to assure all properties are taxed and taxes are collected	Ongoing	
Collect delinquent taxes	Ongoing	
Review of Revenue Sources	Cancelled	City will instead study means for expanding revenue sources. New item work program.
Tie into Cherokee County water main	Cancelled	Cost was prohibitive.
Building of power sources for water in dams	Cancelled	Not feasible.

Natural and Historic Resources		
Maintain the stormwater management program	Ongoing	
Classify, inventory, protect, and monitor existing wetland areas	Ongoing	
Identify and survey conservation areas, in particular areas surrounding lakes	ongoing	
Lake restoration fund	Ongoing	
Beging dredging and restoration of both lakes and wetlands	Ongoing	Work program item updated to delete “dredging” so restoration is more broadly defined.
Continue outreach and education regarding ecosystem and wildlife issues	Cancelled	This is a routine and ongoing practice and has been removed from the work program.
Research codes restricting herbicides, pesticides, and certain fertilizers	Completed	
Complete study of watershed dams #38, 39, and 40	Cancelled	Was not pursued.
Work with Roswell, citizen watershed groups, and regulatory agencies to monitor and protect streams, wetlands, and lakes	Ongoing	
Promote canoe/kayak races on the lakes	Cancelled	
Housing		
Continue efforts to lower solid waste (i.e., include HHW, bulbs, batteries, and electronics)	Cancelled	
Maintain and as budget allows, accelerate water metere replacement program	Ongoing	
Restructure sections of code to better align all the sections related to building, zoning, and planning, plus clarify existing regulations and include issues that may currently be omitted	Ongoing	Updated to reflect current interest in researching unified development ordinances/
Enforce junk, multi-tenant housing, and unfit dwelling codes	Ongoing	
Community Facilities		
Improve community greenspace and connect through a network of interconnected trails	Ongoing	
Reconfigure City Green (level, fill, dirt, re-seed)	Completed	
Computerize City Hall - comprehensive filing systems	Ongoing	Updated to reflect that current focus is on pursuing paperless and automated filing systems.
Reconfigure City Hall to better utilize space	Cancelled	
Speed bumps repair	Cancelled	
Sidewalk on Russell Road and Mountain Park Road	Cancelled	
Bridging piling - cleaning and repair	Postponed	Delayed, but to be completed in 2022.
Bridge repaving	Postponed	Delayed, but to be completed in 2022.
Enforcement of street weight limits and road liabilities	Completed	

Submit for grants for stormwater and drainage plan	Ongoing	TSPLOST.
Upgrade pipe infrastructure	Ongoing	TSPLOST.
Take thorough inventory of water line valves and meters, remapping if necessary and eventually automate retrieval via GIS system	Completed	Currently on google maps.
Continue to work with Roads and Streets, Property and Public Safety Committees to ensure coordinated Public Works Policy	Cancelled	No committees.
Implement communications with City Maintenance personnel (radio or Nextel)	Cancelled	We use personal cell phones.
CEDAP applications for upgraded fire fighting equipment	Cancelled	Function of Fire Department
Apply for FIRE act grants and other grants	Cancelled	Function of Fire Department. Had grant several years back for generator installation for EOC.
Investigate incorporation of pedestrian greenways with programs in surrounding communities	Ongoing	Consolidated with other trail- and greenspace-related items in new work program.

Community Work Program

Work Item	2022	2023	2024	2025	2026	Responsibility	Funding and Cost
Population							
Engage CVIOG or Georgia State to study Mountain Park's financial viability	X	X	X	X	X	City Staff; City Council	\$20,000 (Estimated)
Address police/fire service coverage for Mountain Park residents	X	X	X	X	X	City Staff; City Council	Staff Time
Utilize established volunteer organization (Civic Club) to manage and encourage volunteers	X	X	X	X	X	City Staff; Community Volunteers	Staff Time
Economic Development							
Update personnel manual for more efficient and consistent city hall processes	X	X	X	X	X	City Staff	Staff Time
Contact Fulton County Tax Auditor about reviewing tax digest; conduct review of tax digest	X	X				City Council	Staff Time
Ensure that Fulton County collects delinquent taxes	X	X	X	X	X	City Staff; County Staff	Staff Time
Explore community appetite for the introduction of commercial/retail land use; determine what types, locations, and intensities of land use are palatable to residents		X	X			City Council	Staff Time or ARC CDAP Project (\$2,000)
Natural and Historic Resources							
Maintain the stormwater management program	X	X	X	X	X	City Staff; Consultant	Staff Time
Classify, inventory, protect, and monitor existing wetland areas	X	X	X	X	X	Consultant	General Fund (\$15,000)
Identify and survey conservation areas, in particular areas surrounding lakes	X	X	X	X	X	Consultant	General Fund (\$25,000)
Leverage Lake Restoration Fund to begin restoration of both lakes and wetlands	X	X	X	X	X	City Staff	Staff Time; General Fund; (cost estimates vary: see Appendix)
Pursue regular right of way maintenance and mowing	X	X	X	X	X	City Staff	Staff Time
Housing							
As budget allows, accelerate meter replacement program	X	X	X	X	X	City Staff; City Council	Enterprise Fund (\$25,000)
Continue enforcing junk, multi-tenant housing, and unfit dwelling codes	X	X	X	X	X	City Staff	Staff Time

Pursue the regulation of rental properties to ensure rented homes are well-maintained and safe			X	X	X	City Staff	Staff Time
Research model unified development ordinances to ensure future development and redevelopment in Mountain Park aesthetically match city's existing character and generate minimal environmental impact			X	X		City Staff; City Council	Staff Time
Community Facilities							
Improve community greenspace and connect through a network of interconnected trails	X	X	X	X	X	City Staff; Community Volunteers	Staff and Volunteer Time; Grant Funds (Estimated \$120,000)
Explore grant-funded hiking and biking trail expansion with public access points	X	X	X	X	X	City Council	Staff Time
Computerize City Hall - pursue paperless and automated filing systems	X	X	X	X	X	City Staff	Staff Time
Bridge repaving and repiling	X					City Staff	\$5,000 (Engineering), \$20,000 (Work)
Submit for grants for stormwater and drainage plan	X	X	X	X	X	City Staff	TSPL0ST
Upgrade pipe infrastructure	X	X	X	X	X	City Staff	TSPL0ST

There are no Transportation Project recommendations for the City of Mountain Park in the North Fulton CTP.

Appendix

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Public Hearing Notices

Initial Public Hearing Notice

The following is a copy of the Initial Public Hearing notice provided by the City of Mountain Park.

A4 ♦ WEDNESDAY, JANUARY 20, 2021 ♦ NEIGHBOR NEWSPAPERS

Alpharetta man arrested at Capitol riot dies by suicide, medical examiner says

By Elizabeth Nouryeh-Clay
@NouryehNeighbor

An Alpharetta man who was among several Georgians arrested following the insurrection at the U.S. Capitol has died by suicide.

According to the Fulton County Medical Examiner's

Atlanta rapper wanted for murder turns self in

By Jessica Schladebeck
New York Daily News

YFN Lucci, an Atlanta rapper wanted in connection with a fatal shooting last month, turned himself into authorities just hours after dropping a new music video online.

The 29-year-old musician, whose real name is Rayshawn Bennett, was being held Jan. 14 in Fulton County Jail, Atlanta

police told CNN. Earlier this week, authorities announced he'd been wanted for felony murder, aggravated assault, participation in street gang activity and possession of a firearm during the commission of a felony.

The charges stem from an incident that unfolded on Dec. 10 in southwest Atlanta. Officers were responding to reports of a person shot when they discovered 28-year-old James

Adams laying in the road, suffering from a gunshot wound to the face.

He was rushed to a nearby hospital, where he died from his injuries, according to authorities.

In the audio of a 911 call, obtained by TMZ, a woman reported seeing a white SUV race by "with a man hanging out of the car." She says she eventually saw him get shoved from the side of the vehicle and out onto the ground.

Later the same night, a second victim, 32-year-old Kevin Wright, showed up at an area fire station with a gunshot wound to

his abdomen, according to the police incident report. Investigators were able to quickly determine the attacks were likely related, CNN reported.

Bennett surrendered to authorities on Wednesday before 11 p.m. — but not before releasing his new music video, "Rolled On," on YouTube. He has also shared the clip on his Twitter and Instagram pages.

The rapper is also known for songs including "Everyday We Lit," "Wet" and "Key to the Streets." Another two suspects are also in custody for the shootings.

CHAMBER

From A1

who presides over the Georgia Senate. He pressed the need for building out telehealth platforms and shoring up Georgia's freight and logistics industries, which have been hit hard by the pandemic.

"We want to continue to gain the momentum that we've gained in the last two sessions," Duncan said.

Look for important annual tweaks to the current fiscal year budget to come early in the session in case the General Assembly has to suspend proceedings like it did last year due to the pandemic, said House Speaker David Ralston, R-Blue Ridge.

A handful of state lawmakers including Georgia Senate Majority Leader Mike Duggan, R-Carrollton, have already tested positive for COVID-19 just three days into the session, creating uncertainty over how the next roughly two months will go as the legislature tackles hundreds of bills.

"We don't know what's going to happen on the pandemic," Ralston said. "We need to get an amended budget out there fairly soon at least to keep the state open through the end of June."

The speaker also signaled he does not expect the session will tamper with Georgia's lucrative film tax credit program, which some lawmakers have called for shrinking to help boost state coffers. Also unlikely this session are any major bills on health care and health insurance in Georgia, Ralston said.

"I'm not sure that during the middle of a pandemic is the best time to undertake substantial changes," Ralston said.

Looming over last Wednesday's program were the likely political bravado on efforts to change Georgia's election laws after President-elect Joe Biden became the first Democrat to carry Georgia since 1992 and Democrats flipped both U.S. Senate seats.

Many Republican lawmakers have also targeted mail-in voting after huge numbers of absentee ballots were cast in the June 9 primaries, Nov. 3 general election and Jan. 5 runoffs.

While the state's top Republicans largely skipped discussing election issues Wednesday, Democratic leaders in both legislative chambers said they're gearing up for a fight to oppose any moves that could reduce ballot access in future elections.

State Sen. Tonya Anderson, D-Lithonia, who chairs the Georgia Legislative Black Caucus, said opposing crack-downs on mail-in voting "will definitely be a priority." House Minority Leader James Beverly, D-Macon, called fraud and election issues a distraction from legislative efforts to help Georgians push through the pandemic.

"We'll be ready for the fight," Beverly said. "But it's not something that we should be spending time on."

Kemp delivered the annual "State of the State" speech last Thursday, outlining his budget and legislative priorities for the year. He followed by a rebuttal from Democratic leaders.

City of Roswell Notice of Public Hearing

Type: Text Amendment

Date and Time:

Planning Commission – January 19, 2021 – 7:00 PM
Mayor and City Council – February 8, 2021 – 7:00 PM (1st reading)
Mayor and City Council – March 8, 2021 – 7:00 PM (2nd reading)

Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075

Request: A Text Amendment To The Unified Development Code (UDC) To Modify Section 11.4.16.A, Regarding Applicability Of Sidewalks In Forced Repair Situations.

The complete request is on file for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Roswell, Georgia, (770) 817-6720 or www.roswellgov.com

Gary Palmer
Administrator

Lori Henry
Mayor

Notice of Public Hearing

Petitioner: Frank V Brown/ F & B Partners

Location: 750 Old Roswell Road

Type: CU 20210043

Land Lots: 487

Request: Conditional Use for a Hand Car Wash

Public Hearings: Neighborhood Meeting
February 11, 2021 7:00 p.m.
Hearing before Planning Commission,
March 16, 2021 – 7:00 p.m.
Hearing before Mayor and Council,
April 12, 2021 – 7:00 p.m.

Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075

Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearings in opposition to the application, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Community Development Department. The complete text of the Georgia law is available in the office of the City Attorney, 38 Hill St.

The complete application is on file for public view at the Roswell Planning and Zoning Division, 38 Hill Street, Suite G-30, Roswell, Georgia, (770) 817-6720. Refer to www.roswellgov.com.

Gary Palmer
City Administrator

Lori Henry
Mayor

Notice of Public Hearing

Petitioner: Jason Joseph/ Mayfair Acquisitions, LLC

Location: 2342 & 2350 Holcomb Bridge Road

Type: CU 20204133/ CU 20204134

Land Lots: 730

Request: Request a Conditional Use for Outdoor Recreation and a Conditional Use for an Event Facility.

Public Hearings: Neighborhood Meeting
November 12, 2020 7:00 p.m.
Hearing before Planning Commission,
January 19, 2021 – 7:00 p.m.
Hearing before Mayor and Council,
February 8, 2021 – 7:00 p.m.

Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075

Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearings in opposition to the application, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Community Development Department. The complete text of the Georgia law is available in the office of the City Attorney, 38 Hill St.

The complete application is on file for public view at the Roswell Planning and Zoning Division, 38 Hill Street, Suite G-30, Roswell, Georgia, (770) 817-6720. Refer to www.roswellgov.com.

Gary Palmer
City Administrator

Lori Henry
Mayor

CITY OF MOUNTAIN PARK ELECTION QUALIFYING FEE PUBLIC NOTICE

The City of Mountain Park Council will approve a Resolution on January 25, 2021 setting the Council Member candidate qualifying fee for the municipal election to be held on November 2, 2021. Qualifying fees for Council Member candidates are \$27.00. For additional information you may call City Hall at 770-993-4231.

City of Mountain Park NOTICE TO THE PUBLIC

The City of Mountain Park's Mayor & Council will hold an initial public hearing regarding the 2021 Comprehensive Plan Update at the Community Building on January 25, 2021 at 7:00 PM.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

All interested should attend. Questions should be directed to Karen Segars at 770-993-4231 or city.clerk@mountainparkgov.com.

City of Roswell Notice of Public Hearing

Petition No. BZA 20205309

Petitioner: Joe Gaston

Location: 8750 Nesbit Ferry Rd.

Land Lot: 833

Request: Variance to minimum required parking spaces

Public Hearing: Board of Zoning Appeals-
February 09, 2021

Time: 7:00 p.m.

Location: ROSWELL CITY HALL,
38 HILL STREET, ROSWELL, GA

The complete file is available for public view at the Roswell Planning & Zoning Office, 38 Hill Street, Suite G-30, Roswell, Georgia (770) 641-3774. Refer to www.roswellgov.com.

Gary Palmer
Administrator

Lori Henry
Mayor

Notice of Public Hearing

Petitioner: AEC INC.

Location: 280, 300, 310 & 320 Crossville Road

Type: PV20205122

Land Lots: 430

Request: Parkway Village Variance Request to Section 10.2.3 Neighborhood Compatibility Buffer to Reduce the Buffer from 150 feet to 40 feet

Public Hearings: Hearing before Mayor and Council,
February 8, 2021 – 7:00 p.m.

Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075

Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearings in opposition to the application, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Community Development Department. The complete text of the Georgia law is available in the office of the City Attorney, 38 Hill St.

The complete application is on file for public view at the Roswell Planning and Zoning Division, 38 Hill Street, Suite G-30, Roswell, Georgia, (770) 817-6720. Refer to www.roswellgov.com.

Gary Palmer
City Administrator

Lori Henry
Mayor

City of Roswell Notice of Public Hearing

Type: Text Amendment

Date and Time:

Planning Commission – January 19, 2021 – 7:00 PM
Mayor and City Council – February 8, 2021 – 7:00 PM (1st reading)
Mayor and City Council – March 8, 2021 – 7:00 PM (2nd reading)

Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075

Request: An Ordinance To Amend The Unified Development Code By Modifying Article 9, Section 9.6.5, Vehicle Service And Repair, Letter B, Car Wash

The complete request is on file for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Roswell, Georgia, (770) 817-6720 or www.roswellgov.com

Gary Palmer
Administrator

Lori Henry
Mayor

Notice of Public Hearing

Petitioner: Dmitry Kazachkov/ USBS LLC

Property Location: 323, 329 & 335 Jones Dr.

Type: Notice of Metropolitan River Review Application

Petition No. RC201700948

Land Lot: 417

Request: Metropolitan River Protection Act Certificate to Consider an Issuance of a Certificate Within the Chattahoochee River Corridor

Public Hearing: Mayor and City Council,
February 8, 2021 – 7:00 p.m.

Hearing Location: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075

Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearings in opposition to the application, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Community Development Department. The complete text of the Georgia law is available in the office of the City Attorney, 38 Hill St. The complete application is on file for public view at the Roswell Planning and Zoning Division, 38 Hill Street, Suite G-30, Roswell, Georgia, (770) 817-6720. Refer to www.roswellgov.com.

Gary Palmer
City Administrator

Lori Henry
Mayor

Pre-Transmittal Hearing Notice

The following is a copy of the Pre-Transmittal Hearing notice provided by the City of Mountain Park.

NEIGHBOR NEWSPAPERS ♦ WEDNESDAY, AUGUST 25, 2021 ♦ A3

Georgia prevails over Alabama in decades-long water lawsuit

By Dave Williams
Capitol Beat News Service

ATLANTA — Georgia has won another legal battle in the decades-long tri-state water wars. U.S. District Judge Thomas Thrash sided with Georgia this week in a lawsuit the state of Alabama filed challenging Georgia's use of water from Lake Lanier. The suit accused the U.S. Army Corps of Engineers of mismanaging water allocations from Lake Lanier and other federal reservoirs in the Apalachicola-Chattahoochee-Flint (ACF) River Basin.

Thrash's ruling was the second court victory this year in the three states' tug of war over water allocations that dates back to the 1990s.

The U.S. Supreme Court ruled in Georgia's favor last spring, denying an effort by the state of Florida to cap Georgia's water withdrawals from the ACF. Florida's lawyers had argued Georgia's use of water from the basin was destroying the oyster industry in Apalachicola Bay. Georgia's representatives countered that the state deserves credit for major advances in

water-use efficiency during the last 20 years.

As in the Supreme Court case, Thrash found that Georgia's use of water to supply customers in the rapidly growing Atlanta region was not harming either downstream users or the environment.

"We are pleased with Judge Thrash's decision," Gov. Brian Kemp and Georgia Attorney General Chris Carr wrote in a joint statement. "As his order made clear, the Corps of Engineers' decision struck a reasonable balance that assures Georgians a dependable supply of water

while protecting the environment and preserving other important uses of the ACF Basin.

"We will continue to be good stewards of our water resources, and we are proud to have obtained a positive resolution on behalf of all Georgians."

Katherine Zitsch, managing director of natural resources for the Atlanta Regional Commission, said this week's decision was vital to Georgia's future.

"This ruling is exceptional news for Georgia and metro Atlanta, as it secures our region's water supply needs from Lake Lanier

and the Chattahoochee River," she said.

"Combined with the recent win in the Supreme Court, we have taken two big steps in litigation. We look forward to moving beyond the courtroom and instead collaborating on ways to improve management in the basin."

But the legal battles over water are far from over. Alabama has the right to appeal Thrash's ruling. Meanwhile, another lawsuit Alabama filed challenging Georgia's withdrawals of water from the Alabama-Coosa-Tallapoosa River Basin remains pending.

Public Service Commission calling attention to false rooftop solar ads

By Dave Williams
Capitol Beat News Service

ATLANTA — The Georgia Public Service Commission is going after bad actors in the rooftop solar industry. Commission Chair Tricia Pridemore has sent a letter urging state Attorney General Chris Carr to protect Georgia homeowners from rooftop solar panel installers advertising free

electricity and free solar.

"Some less-than-reputable companies are making promises they can't deliver," Pridemore said.

The PSC approved a pilot program two years ago allowing 5,000 homeowners to install solar panels on their rooftops and sell any excess energy produced back



Tricia Pridemore

to Georgia Power. That 5,000 cap has been reached this summer, and representatives of the solar industry have been urging the commission to raise the limit.

Georgia is ranked ninth in the nation for solar installation and is one of the fastest growing solar markets, according to the Solar Energy

Industries Association. But the PSC has been cautious about moving too quickly on rooftop solar because of complications, including whether homeowners using solar energy, Georgia Power or the utility's customers should be paying the cost of transferring power to and from the grid.

False ads being run by disreputable rooftop solar

installers are misrepresenting the pilot program, regulators and utilities, Pridemore wrote to Carr. "The solar developer industry is self-regulated, but there are clear and decisive laws against misleading advertisements,"

Pridemore wrote. "I implore the attorney general's office to protect hard-working Georgia homeowners from these scams and companies who seek to damage the exceptional reputation of Georgia's utility system."

**CITY OF ROSWELL
PUBLIC HEARING**
Place: Roswell City Hall, 38 Hill Street, Suite 215
Date & Time: 10:00 A.M., Thursday, September 2nd, 2021
Purpose: Full Pouring/ Liquor, Beer & Wine w/Sunday Sales
Applicant: Deepika Sethi
Business Name: Canton Street Social / AnAm Foods, LLC
Business Address: 14 Elizabeth Way
Roswell, GA, 30075

**CITY OF ROSWELL
PUBLIC HEARING**
Place: Roswell City Hall, 38 Hill Street, Suite 215
Date & Time: 10:00 A.M., Thursday, September 2nd, 2021
Purpose: Application For A Package/Beer & Wine/ W Sunday Sales
Applicant: Malika Keshwani / Roswell Mini Mart Inc.
Business Name: Roswell Mini Mart
Business Address: 146 Norcross Street
Roswell, GA, 30075

**City of Roswell
Notice of Public Hearing**
Type: Text Amendment
Date and Time: Planning Commission – August 17, 2021 – 7:00 PM
Mayor and City Council – September 13, 2021 – 7:00 PM (1st reading)
Mayor and City Council – October 12, 2021 -7:00 PM (2nd reading)
Place: Roswell City Hall, Council Chambers
38 Hill Street, Roswell, Georgia 30075
Request: AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY MODIFYING ARTICLE 4, CORRIDOR AND NODES DISTRICTS, SECTION 4.5, ALLOWED USES
The complete request is on file for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Roswell, Georgia, (770) 817-6720 or www.roswellga.gov
Michael Fischer Lori Henry
Interim City Administrator Mayor

**CITY OF ROSWELL
PUBLIC HEARING**
Place: Roswell City Hall, 38 Hill Street, Suite 215
Date & Time: 10:00 A.M., Thursday, September 2nd, 2021
Purpose: Package, Beer/Wine
Applicant: Hina Mithani
Business Name: Express Point 1468 LLC
Business Address: 1468 Holcomb Bridge Road
Roswell, GA, 30076

**City of Mountain Park
NOTICE TO THE PUBLIC**
The City of Mountain Park will hold the final public hearing regarding the 2021 Comprehensive Plan Update on September 1, 2021 at 6:30 p.m. in the Community Building located at 100 Lakeshore Drive.
The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

**City of Roswell
Notice of Public Hearing**
Type: Text Amendment
Date and Time: Planning Commission – August 17, 2021 – 7:00 PM
Mayor and City Council – September 13, 2021 – 7:00 PM (1st reading)
Mayor and City Council – October 12, 2021 -7:00 PM (2nd reading)
Place: Roswell City Hall, Council Chambers
38 Hill Street, Roswell, Georgia 30075
Request: AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY MODIFYING ARTICLE 4, CORRIDOR AND NODES DISTRICTS, SECTION 4.3, BUILDING TYPE STANDARDS
The complete request is on file for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Roswell, Georgia, (770) 817-6720 or www.roswellga.gov
Michael Fischer Lori Henry
Interim City Administrator Mayor

**City of Roswell
Notice of Public Hearing**
Type: Text Amendment
Date and Time: Planning Commission – August 17, 2021 – 7:00 PM
Mayor and City Council – September 13, 2021 – 7:00 PM (1st reading)
Mayor and City Council – October 12, 2021 -7:00 PM (2nd reading)
Place: Roswell City Hall, Council Chambers
38 Hill Street, Roswell, Georgia 30075
Request: AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY MODIFYING ARTICLE 13, SECTION 13.2.4, HISTORIC PRESERVATION COMMISSION, SECTION 13.7.2, WHEN IS HISTORIC REVIEW REQUIRED? SECTION 13.7.12, WHAT APPROVAL CRITERIA ARE REQUIRED? AND SECTION 13.7.15, WHAT IF A CERTIFICATE IS DENIED?
The complete request is on file for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Roswell, Georgia, (770) 817-6720 or www.roswellga.gov
Michael Fischer Lori Henry
Interim City Administrator Mayor

**City of Roswell
Notice of Public Hearing**
Type: Text Amendment
Date and Time: Planning Commission – August 17, 2021 – 7:00 PM
Mayor and City Council – September 13, 2021 – 7:00 PM (1st reading)
Mayor and City Council – October 12, 2021 -7:00 PM (2nd reading)
Place: Roswell City Hall, Council Chambers
38 Hill Street, Roswell, Georgia 30075
Request: AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY MODIFYING ARTICLE 13, SECTION 13.3.3, APPLICATION REQUIREMENTS
The complete request is on file for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Roswell, Georgia, (770) 817-6720 or www.roswellga.gov
Michael Fischer Lori Henry
Interim City Administrator Mayor

Notice of Public Hearing
Petitioner: HRH Architects, Inc.
Location: 525 & 545 W. Crossville Road
Type: PV 20212949/ CV 20212950
Land Lots: 319
Request: Parkway Village Small Tract Status For Four Office Buildings And Concurrent Variances To Build To Zone, Parking Setback From Hwy 52, Streetscape Depth Requirement, Landscape Island Width, And Ground Sign Primary Setback.
Public Hearings: Hearing before Mayor and Council, September 13, 2021 - 7:00 p.m.
Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075
Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearings in opposition to the application, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Community Development Department. The complete text of the Georgia law is available in the office of the City Attorney, 38 Hill St.
The complete application is on file for public view at the Roswell Planning and Zoning Division, 38 Hill Street, Suite G-30, Roswell, Georgia, (770) 817-6720. Refer to www.roswellga.gov.
Gary Palmer Lori Henry
City Administrator Mayor

**City of Roswell
Notice of Public Hearing**
Petition No. BZA 20213434
Petitioner: Leslie Reed
Location: 20 Maple/679 Atlanta, 26 Maple, & 38 Maple Streets
Land Lot: 384 & 415
Request: Variance to Cottage Court Building Footprint Size
Public Hearing: Board of Zoning Appeals- September 14, 2021
Time: 7:00 p.m.
Location: ROSWELL CITY HALL
COUNCIL CHAMBERS
38 HILL STREET, ROSWELL, GA
The complete file is available for public view at the Roswell Planning and Zoning Office, 38 Hill Street, Suite G-30, Roswell, Georgia (770) 641-3774. Refer to www.roswellga.gov.
Michael Fischer Lori Henry
Interim City Administrator Mayor

Notice of Public Hearing
Petitioner: Dave Rodgers / Grovont Partners
Location: 12740 & 12770 Arnold Mill Road
Type: RZ 20212612/ CU 20212613 / CV 20212614
Land Lots: 1093 & 1140
Request: Rezoning from AG-43 (Agricultural) to NX (Neighborhood Mixed Use), Conditional Use for Height, and Concurrent Variances to Build to Zone and Ground Floor Story Height for a Senior Living Community
Public Hearings: Neighborhood Meeting Room 220 July 8, 2021 - 7:00 PM
Hearing before Planning Commission, Council Chambers August 17, 2021 - 7:00 PM
Hearing before Mayor and Council, Council Chambers September 13, 2021 - 7:00 PM
Place: Roswell City Hall, 38 Hill Street, Roswell, Georgia 30075
Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearings in opposition to the application, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Community Development Department. The complete text of the Georgia law is available in the office of the City Attorney, 38 Hill St. The complete application is on file for public view at the Roswell Planning and Zoning Division, 38 Hill Street, Suite G-30, Roswell, Georgia, (770) 817-6720. Refer to www.roswellga.gov.
Michael Fischer Lori Henry
Interim City Administrator Mayor

Survey 1

8/9/2021

Atlanta Regional Commission - Report Creation

Mountain Park 2021 Comprehensive Plan Update

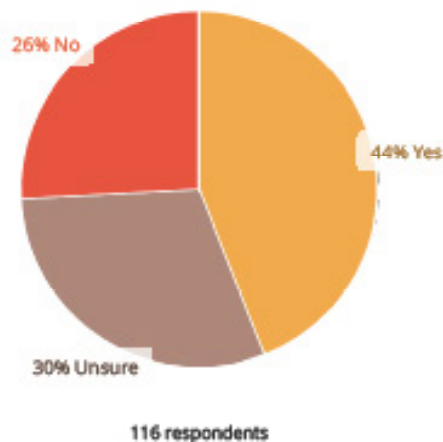
Project Engagement

VIEWS	PARTICIPANTS
425	116
RESPONSES	COMMENTS
906	171
SUBSCRIBERS	
112	

This is the first part of a two-part survey that will be used to guide our comprehensive plan update. If you'd like to be informed of when the second survey becomes available, please enter your contact information to stay informed! Your contact information is private and will not be shared with anyone.

No data to display...

* Should Mountain Park dissolve its charter?



What is a primary challenge facing Mountain Park?

Mountain Park is unable to maintain the integrity of the physical infrastructure or the lakes

3 months ago

👍 54 Agree

There is an imbalance between the taxes we pay and services we receive.

3 months ago

👍 45 Agree

Just not enough money to address all of the needs

3 months ago

👍 35 Agree

Safety issues requiring high taxation

3 months ago

👍 35 Agree

We are relatively isolated in the park. In the last 5 yrs I've probably seen 5 police cars. I think Fulton County police are just fine

3 months ago

👍 25 Agree

Not enough money to address all the needs. Strain on Board to fill qualified candidates. for the board

2 months ago

Overdevelopment and building relational to infrastructure, roads, storm water management and huge increase of traffic and speeding.

2 months ago

With so few residents and no commercial it's not possible to maintain the lakes.

2 months ago

Preserving the ecosystem.

2 months ago

What if the notion of the upper lake was abandoned altogether. A channel was created from the upstream creek to the dam and the silt from the new channel was used to create more common area contiguous to the existing common area. I don't know how the lakeside homeowners would feel about that.

2 months ago

Once everyone starts paying the increased taxes no one will want to remain a city

2 months ago

Need to prioritize issues

2 months ago

We need a special zoning for the community. Otherwise the unique character will disappear. Then the park like community will go away

2 months ago

Maintaining the lakes is a challenge, but more currently is the police and fire need with Roswell just dropping our coverage with only 911 pass thru service. I'm sure we can make do with Fulton County as we did once before, but the callousness of Roswell is mind boggling.

2 months ago

I think dredging the lakes is important. I also think maintaining the woodsy, eclectic vibe of Mountain Park is most important. I'm disappointed in Roswell not cooperating with police and fire as was always the case, but we will do with what we have. Keep MP as it's own city.

2 months ago

The city is limping along and it is evident in the community buildings, lakes and surroundings. We need to be incorporated into Roswell to help make our community better.

2 months ago

Term limits

2 months ago

Just not enough money to address all of the needs

2 months ago

I wonder why we can't have safety services without issue like every other neighborhood in Roswell. If we dissolved the charter could we keep our strict tree and water codes? Also, why do we have such high water rates? More taxes for safety services is inevitable, life always gets more expensive never cheaper and our taxes will rise annually like everyone else. I just wonder how we should prioritize for maximum benefit? Yes this is a laundry list. Sorry.

2 months ago

strain on roads due to speeding from outside traffic

2 months ago

Keep lakes and green space

2 months ago

Keeping the lakes and the green space

2 months ago

Keeping the lakes

2 months ago

Cannot afford the responsibilities of being a city

2 months ago

2 months ago

Thru traffic and people speeding. Outdated rules that could be updated in order for the city to make more money.

2 months ago

No community this size could possibly finance everything required to maintain a municipality.

2 months ago

We are the size of a subdivision in all of the surrounding counties. It's time to dissolve the city charter, fold ourselves into Roswell, reduce our taxes and increase our services. As a subdivision, we can still be Mountain Parkers. We are who we are. It's a win-win situation.

2 months ago

There is an imbalance between taxes we pay and services we receive

2 months ago

I think we should disband the volunteer fire department and use that building as a Mountain Park public safety building for the sheriff's deputies to have a station.. maybe a part time or volunteers to be there if need be for manning a phone or cleaning ..

3 months ago

I will be greatly relieved to finalize our Roswell Service Delivery...

3 months ago

The current lack of local ambulance service, fire response and police is troubling, although I appreciate Fulton County filling in. I don't understand the seemingly abrupt change in Roswell's plan to help and increase in the cost of providing fire/police/ambulance help. The solution escapes me. I thought the previous arrangement was very good...neighbors helping neighbors (Roswell/Mountain Park). I suppose this may go on until a change of mayor happens in Roswell...if at all.

3 months ago

The city possesses some valuable real estate, pristine green space filled with endangered plants and animals, and a close knit community, all of which are threatened by a lack of unified vision.

3 months ago

Permit process for property improvements is too complicated. As a community, we should welcome and assist property owners who desire to make their property more liveable and attractive.

3 months ago

Preservation of the lakes and the forests/greenspace and development of building codes to stop the building of huge houses that clear cut lots

3 months ago

Home values will decrease if MP continues to face challenges with infrastructure and safety.

3 months ago

I would consider agreeing with the lakes, but seems to me that may not change if we dissolve our charter. It may NEVER be a priority to Roswell.

3 months ago

How can we plan if we don't know how much we need to pay for services or what would happen if our charter was dissolved? What would happen to the money the city has for lakes restoration? How would Mountain Park maintain home rule or its identity?

3 months ago

Mountain Park is treated like a public park where visitors disobey the stop signs, litter without considering the residents and do not respect private property.

3 months ago

People tend to move here from other areas and expect the same level of service from whence they came. They also tend to forget why they moved here, which in my opinion, is peace and tranquility.

3 months ago

The long term financial viability of the city of Mountain Park can not be met by taxing the residents for any and all services. The city's taxes are already too high and we have no way to address the longer term issues such as infrastructure, lake and dam maintenance, and emergency services such as fire, police, and other required services.

3 months ago

The city's long term financial requirements to maintain safety, security, roads, bridges, dams, (and other infrastructure), and lake restoration are too expensive of a tax burden for the residents. The economic requirements to address such significant expenditures exceed the capacity of the property owners.

3 months ago

I think we should encourage cottage industries and tax accordingly, and we should find those who already have such businesses, such as Airbnb or businesses run from homes. I think more festivals. I think paint the civic center a welcoming color and get new curtains and pillow covers. And advertise about civic center rental. Up that price. Places near us rent similar venues for thousands. I think some of the cost for fire coverage should be added to our water and utility bill, as fire coverage is a service, just like water, trash and sewer. Even if it were 25-30\$ more a month, it could possibly offset whatever fire solutions we come up with. And I say keep the charter!! Other cities have tried for years to get their own and we've had ours a long time. Even if we have to pay for some of the improvements by getting grants or private donations from some charities. Keep our park integrity and freedoms! And again, our civic center could bring in big bucks if updated (honestly, paint and some material isn't that big of an expense and there are plenty of park people able to do those tasks) and use that asset. Also advertise for the pool to be able to be rented out. I personally know several people willing to do this in order to assure family safety with Covid still around. Other people are renting out their home pools for a few hours at a time for just such reason as above. Capitalize on our assets during summer and fall and bank some money for improvements.

3 months ago

Taxes, narrow roads, water drainage, clear communication with citizens.

3 months ago

Hard to justify an increase in taxes without a substantial or even relative increase in services provided.

3 months ago

Same problems and opportunities as 2017, and 2011. We are not moving forward.

3 months ago

We are too small to maintain and provide the services we need.

3 months ago

equality in property taxes and look to other avenues (ie selling lots, commercial) to offset costs. Looking a our codes to ensure these are done while maintaining our character.

3 months ago

Outdated ordinances and codes

3 months ago

Mountain Park's character has changed significantly over the last 30 or so years. Before then, the city was made up of older people who by and large felt it was part of their civic duty to take part in the social life of the community, maintain an effective volunteer fire department and help maintain the city's infrastructure (to help keep taxes low), and they had the time to be engaged. Now the medium age of the city's citizens has probably dropped by 15 or more years and many people work at full time jobs and lack the time (or inclination) to be engaged in Mountain Park's civic affairs. These changes mean that, as the Greater Atlanta has grown, the city is no longer able to be as self-sufficient as it was historically — the city is facing a paradigm shift in how it views its future.

3 months ago

Limited tax base makes us unsustainable as an incorporated city without raising taxes to burdensome levels.

3 months ago

Maintaining our independence along with providing for the needs of our community without increased taxation.

3 months ago

Finances, lack of maintenance of city parks and streets, street width/condition/accessibility, parking ordinances

3 months ago

What is one of Mountain Park's strongest assets?

Unique community with close proximity to Roswell amenities.

3 months ago

⑤ 52 Agree

Beautiful lake views

3 months ago

④ 35 Agree

Our beautiful surroundings, wildlife, and wonderful neighbors.

3 months ago

④ 33 Agree

edlectic people who care about the environment

3 months ago

④ 27 Agree

Beautiful neighborhood with a great sense of community.

3 months ago

④ 26 Agree

Oasis in middle of Urban sprawl

3 months ago

④ 2 Agree

Being able to live in nature without so many HOA restrictions Good neighbors and friends. I

2 months ago

How peaceful and quiet is it out here.

2 months ago

Whether we are city or not, your neighbors are the same, lakes are the same, trees are the same, only our taxes are lower.

2 months ago

Need a unique community

2 months ago

The peaceful aura that is tangible when you enter here.

2 months ago

None of the above

2 months ago

Unique community with close proximity to Roswell amenities.

2 months ago

Lakes and green space

2 months ago

Wooded area with lots of birds

2 months ago

Wooded area

2 months ago

Our focus on living in a beautiful natural setting including plants and wildlife.

2 months ago

Beautiful lakes, great sense of community, wildlife, eclectic neighbors, compares to the Highlands, N. C. only just next door to the Roswell community ..

3 months ago

It's the best there is to offer in this area. Community, nature, friendly people.

3 months ago

Keeping Mountain Park a site for trees and a nature preserve are important.

3 months ago

Unique terrain, privacy, access to amenities and slower lifestyle

3 months ago

Wildlife Refuge and Tree City Designations are big reasons why we live in City of Mountain Park. Property owners should be required to protect our trees by removing strangling vines.

3 months ago

The trees, native plants, small roads - the natural environment.

3 months ago

Natural landscaping, lake views, eclectic homes and neighbors

3 months ago

Even in all its foibles, it is all of these things that make it a wonderful place to live. Over and over I hear people in other communities say they don't even know their neighbors name.

3 months ago

Why would anyone live in Mountain Park if they don't love the woods and the lakes? Who wants to be in just another urban sprawl neighborhood? Not me!

3 months ago

A great place to walk and visit with neighbors.

3 months ago

Peaceful community that is safe.

3 months ago

The natural beauty of the lakes and surrounding woodlands.

3 months ago

Autonomy, Small government, beautiful, wild life refuge. Close community. Lakes (but they need work and pool.

3 months ago

Wildlife sanctuary

3 months ago

A beautiful & peaceful place to live that is only 15 minutes from all the restaurants and activities of downtown Woodstock & downtown Roswell.

3 months ago

Fire Department

3 months ago

Uniqueness and wildlife refuge

3 months ago

A great place to raise a family or be empty nesters. Good schools good shopping and good recreation.

3 months ago

good schools

3 months ago

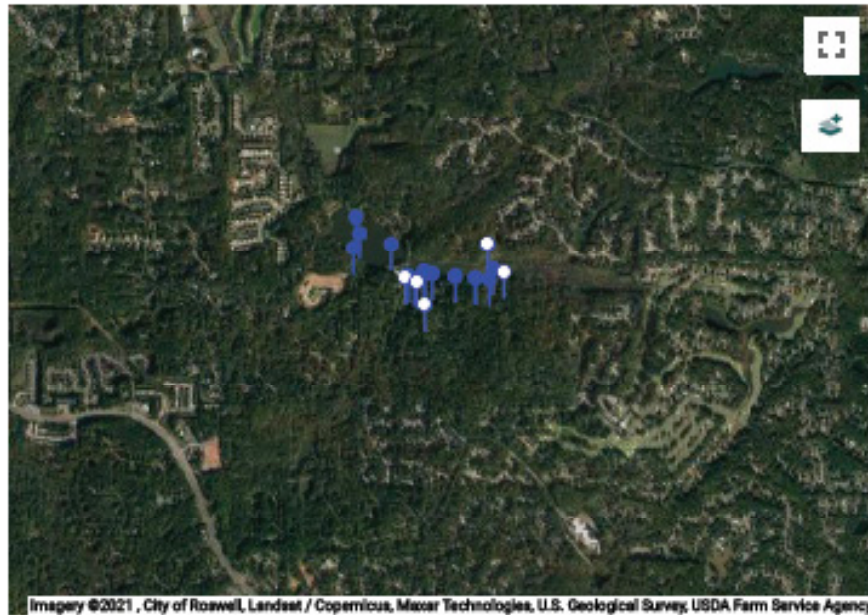
the people who waisted many dollars on the lakes should go to Charleston SC and go through their aquarium, there is an exhibit on the life cycle of a lake and the last line is "it shall be a fertile meadow"

3 months ago

Sense of community

3 months ago

Place a pin on the map to identify an area that the city should focus on in the next five years.



There is no plan to maintain our lakes or dams.

3 months ago

12 Agree

The lakes! Wouldn't it be amazing if we could swim in them!!!

3 months ago

11 Agree

Healthy deep water lakes

3 months ago

9 Agree

Both dams must be brought up to meet Class 1 standards, in addition to removing significant amounts of silt in the lakes.

3 months ago

8 Agree

Sell city assets/lots and eliminate unnecessary expenses in order to cap our taxes at current levels or less.

3 months ago

6 Agree

The maintenance of Lake Cherful has been existent for decades, and Lake Garrett continues its inevitable progress to becoming a marsh. The cost to maintain both lakes is cost-prohibitive and can not be met only by the tax paying residents.

3 months ago

4 Agree

The lakes cannot function as flood control as they are almost full of mud (it's not naturally occurring silt). That our legal system does not adequately protect our waters is an atrocity.

3 months ago

3 Agree

Let's look at these lots for possible development. Controlled. Lots of great possibilities that could find police and fire and even lake restoration

3 months ago

3 Agree

Both dams must be brought up to Class 1 standards to meet Federal and State laws — significant amounts of silt must also be removed.

3 months ago

[① 3 Agree](#)

Ensure health of the lakes and maintenance of common areas.

3 months ago

[① 3 Agree](#)

Lake Garrett restoration

3 months ago

[① 2 Agree](#)

Lakes need help

3 months ago

[① 2 Agree](#)

siltation of the lakes

3 months ago

[① 2 Agree](#)

Mountain Park needs to address the dam- Ditches- address the overall appearance of the City... Update the VMPPD-more speed humps and cross walks to control speeders...More Sheriffs Department presents in MP...

2 months ago

[① 1 Agree](#)

Maybe we could start out by cleaning up the culverts to avoid more sediments running into the lakes.

2 months ago

[① 1 Agree](#)

Lake Garrett

2 months ago

[① 1 Agree](#)

The lakes.

3 months ago

[① 1 Agree](#)

To find a grant from environmental sources to remove the silt from the lakes

3 months ago

[① 1 Agree](#)

siltation of the lakes

3 months ago

[① 1 Agree](#)

Dredge both Lakes

3 months ago

[① 1 Agree](#)

This area could be updated for sure

2 months ago

The lakes.

2 months ago

Would love to see a more groomed and welcoming neighborhood sign.

2 months ago

lake, entrance

2 months ago

Better upkeep of the pool would be appreciated

2 months ago

Bridge and dam infrastructure

2 months ago

bridge and dam infrastructure

2 months ago

Maintaining our lakes and the surrounding areas.

2 months ago

The lakes, dams, and streets all need maintenance.

2 months ago

The lakes and dams.

2 months ago

The fishing bridge dam is in serious need of repair.

2 months ago

Lake area

2 months ago

Lake area

2 months ago

City parks. Mowing, weed control, and playground equipment.

3 months ago

Please rank the following list in order of importance to you.

70%	Maintaining Mountain Park's greenspace/natural environment	Rank: 1.59	44 ✓
30%	Other (optional)	Rank: 2.00	19 ✓
54%	Preserving Mountain Park's character through development standards that will ensure all future development is aesthetically consistent with the city's traditional architecture	Rank: 2.09	34 ✓
43%	Maintaining/Improving the City's roadways	Rank: 2.52	27 ✓
29%	Allowing for commercial development that will increase the City's tax base to fund priority projects	Rank: 3.00	18 ✓

63 Respondents

In the space provided below, please describe anything else you would like to see considered for improving quality of life in Mountain Park that has not been addressed by this survey.

Eliminate the City Charter and allow Mountain Park to become a Roswell Historical District. It is not possible with our small population to maintain a full and professional city infrastructure, public safety services, maintain the lakes and dams, and build a financial cushion to protect against future financial shocks.

3 months ago

15 Agree

Appearance of the city is run down, unkempt. City property is not maintained...clearing brush, vines, weeds, litter along the roads. Citizens are facing inevitable higher taxes for fewer services. Solution is dissolution.

3 months ago

13 Agree

Improve public safety and city services, reduce taxes, reduce cost for water and sanitation, adequately maintain city infrastructure. None of that is possible as an independent city. All of that is possible by becoming part of Roswell.

3 months ago

12 Agree

Dissolve the city's charter and become part of Roswell. The cost of running Mountain Park as an independent city has evolved over time where it's no longer feasible to continue to remain independent. The tax burden on the residents would be lessened. The fundamental nature of our community would not change, and we'd be able to take advantage of the economies of scale presented by Roswell and its larger tax base. Emergency services that include fire, police, and other first responder charges, as well as lake and other infrastructure expenditures far outweighs the ability of the residents who pay taxes.

3 months ago

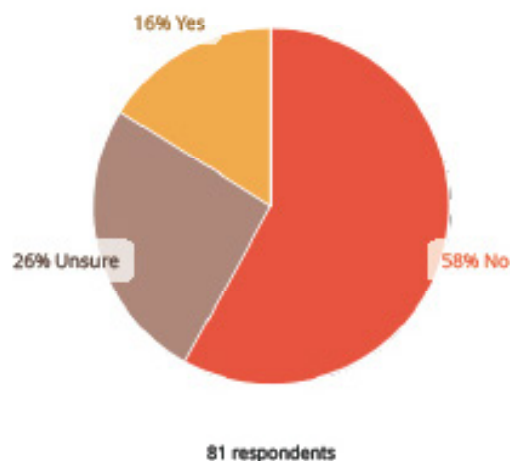
7 Agree

We need to do all of the above and we do not have the resources to do any of the above.

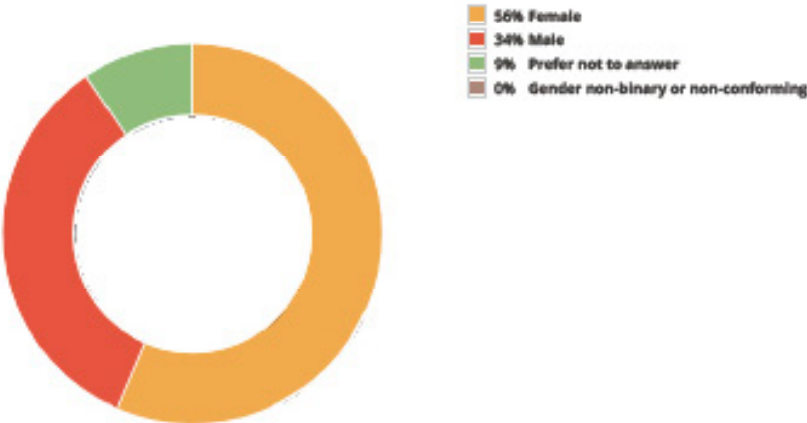
3 months ago

4 Agree

Buildup of sediment in Lake Garrett requires removal for preservation of the wetland environment. Would you support spending a minimum of \$4,000 per property on this maintenance for Lake Garrett?

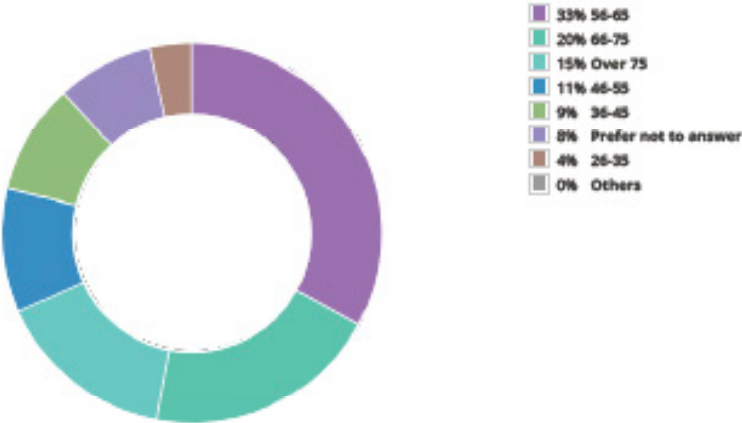


What is your gender?



85 respondents

What is your age?

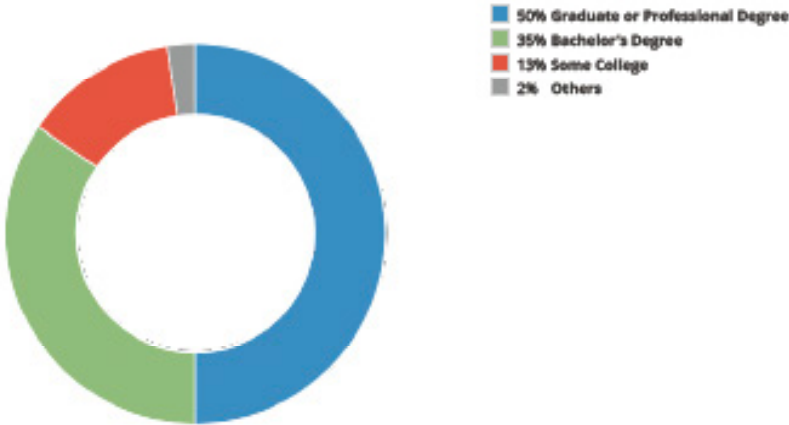


85 respondents

69%	White	45 ✓
28%	I prefer not to answer	18 ✓
3%	Other	2 ✓
0%	Black or African-American	0 ✓
0%	Hispanic, Latino, or Spanish	0 ✓
0%	Asian	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓

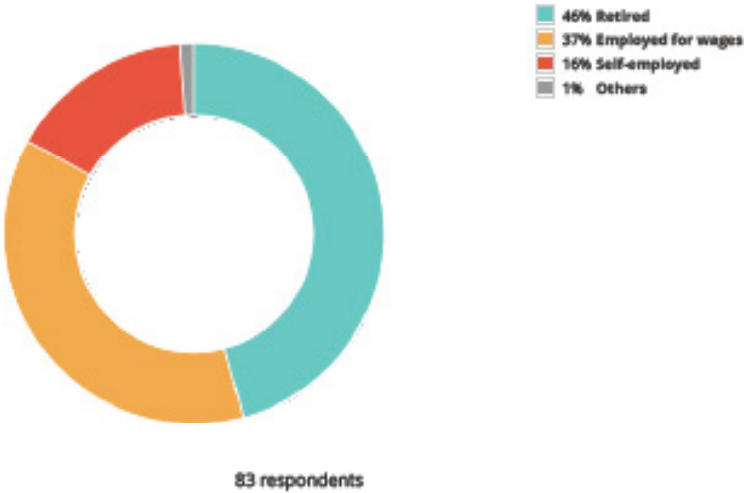
65 Respondents

What is your highest formal education level?

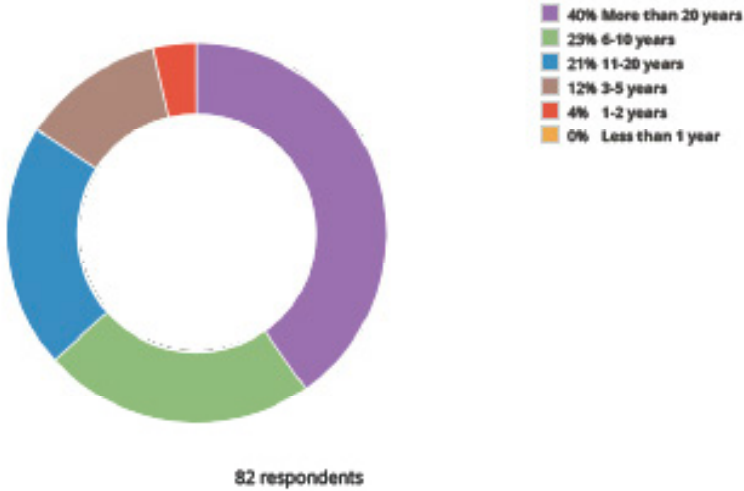


84 respondents

Atlanta Regional Commission - Report Creation
What is your employment status?



How long have you been a resident of Mountain Park?



Loading more report objects...

Survey 2

8/9/2021

Atlanta Regional Commission - Report Creation

Mountain Park 2021 Comprehensive Plan Update Phase 2

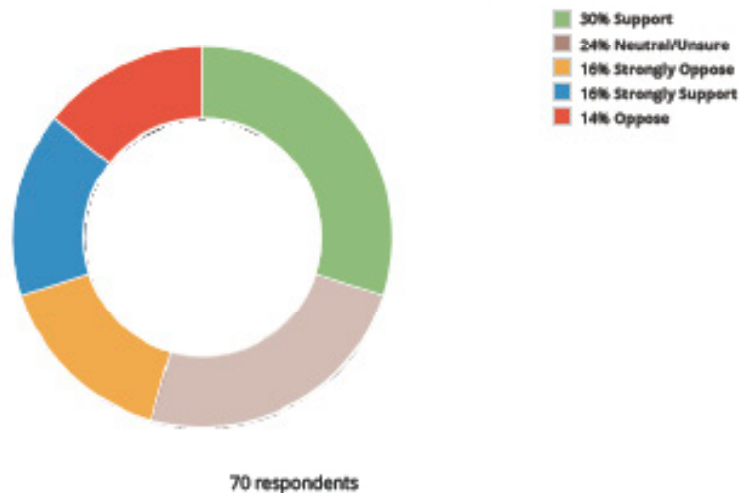
Project Engagement

VIEWS	PARTICIPANTS
293	70
RESPONSES	COMMENTS
573	93
SUBSCRIBERS	
64	

This is the second part of a two-part survey that will be used to guide our comprehensive plan update. If you'd like to be informed of updates related to this planning process, please enter your contact information to stay informed! Your contact information is private and will not be shared with anyone.

No data to display...

How do you feel about allowing for the introduction of some commercial or retail activity in a few, appropriate locations in the city?



If you are interested in allowing for commercial/retail land use within Mountain Park, identify one point on the map where you think that activity would be appropriate. Feel free to also provide comment, though it is not necessary.



Imagery ©2021, City of Roswell, LandSat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

This question is too vague. Who defines "some commercial or retail activity in a few, appropriate locations". What's the definition of "some" and "appropriate locations"? How many is "some"? Who decides what's chosen? Some people may want a coffee shop, other's might want a tattoo parlor....This sounds like it has all the potential to create a lawsuit when you allow "some" retail, but not another. Also, not everyone would want to live next to the "appropriate location", so again, there could be legal issues. What about increased traffic? Parking? MP couldn't keep a farmer's market going for even one summer. One person's appropriate choice is another person's bane. Bringing in commercial activity is a slippery slope and isn't in line with the culture of Mountain Park.

one month ago

③ Agree

Heron house WAS an excellent opportunity. Perhaps seasonal Containers at parking lot?

one month ago

③ Agree

Fire house/community building could be used for commercial purposes.

one month ago

② Agree

Not sure what commercial or retail means or includes or excludes.....BUT, if any "commercial/ retail " use is allowed the only way to ensure present and future success is to offer a product and experience that supersedes expectations and offers the highest quality product. ie.... why buy here when I can drive 5 minutes and get something better. Mountain Park has the potential to be a " Highlands N.C. if excellence is the goal.

one month ago

② Agree

This topic has been brought up many times over the years- it's not realistic given the space, would not be profitable for a potential business owner without heavy traffic from surrounding communities - with the amount of complaints that already exist about cut-through traffic, speeding, disregard of stop signs and activity after recreational areas are closed, that will escalate.

one month ago

① Agree

Also consider allowing tiny houses to be built on non conforming lots to generate tax revenue.

one month ago

1 Agree

Small home businesses make sense as well as something at the Heron house. Maybe an air BB or two as well. But I would support small business only if there was a license process with a yearly panel review with option to revoke if traffic or noise trouble ensued. The problem with all of the above is infrastructure- our roads are not city blocks or wide open avenues of other neighborhoods. It is dangerous for residents to walk/bike because of narrowness, hills and blind corners. I would only support business in the above situations if we had sidewalks. I'm not sure that is feasible here. So for now I oppose.

one month ago

1 Agree

In the pool area

one month ago

In municipal buildings area

one month ago

establish a historic or special district that includes city hall, fire dept/museum, spring, green, pool, playground, picnic/pavilion and two foot bridges

one month ago



one month ago

We might also allow vacation rentals to register and pay taxes.

one month ago

A Commercial activity in the vicinity of the lakes

one month ago

we need business to increase our tax base

one month ago

around the already identified "community areas" only

one month ago

A few local stores might be appropriate depending on the location. Home business might be encouraged as long as it does not entail parking and traffic.

one month ago

Have a business development board to ensure safety of wildlife and lake conservation. Map is not large enough to mark a location.

one month ago

Cannot see map well enough to mark a location. I believe we would have to have a business development board that would research and make guidelines to ensure wildlife protection and lakes conservation. A concessions stand for fisherman and pool attendees. I like the idea of food trucks - no buildings required. I agree with several comments below. We should make better use of the potential income generating assets that we have

Like the green and community building and charge for events like movie night, concerts, fireworks, etc but we need personnel/volunteers which is always difficult here.

one month ago

If you are interested in allowing for commercial land use, what kind of commercial or retail activity would you like to see in Mountain Park?

I have spent most of my adult life in retail businesses of one form or another. I have done site location for a major national franchise. Based on my experience, I can tell you that anyone who opened a retail business in Mountain Park would be a complete fool. It will not work. The population of Mountain Park is not enough to support a retail business. There is no drive-by traffic to attract customers from outside Mountain Park. The only type of business that might work at the Heron House location would be a destination business, such as a high-priced restaurant. It would have to be high priced because there is not enough available parking to support a low-priced, high traffic restaurant. Convenient and adequate parking is the limiting factor for any business or even an organized city-sponsored event. Low traffic home-based businesses (accountant, music instruction, etc) or Airbnb should be encouraged. However, when you have licensed businesses, you have to keep in mind that someone has to monitor those businesses to make sure the city collects license fees and taxes. Will there be enough of these businesses in place to justify the expense of hiring an administrator. Face it, folks Mountain Park is no more and no less and a medium-sized sub-division.

one month ago

[4 Agree](#)

I could not make a location..but definitely around the green area..Heron House/ Swimming pool area..always wanted a gathering spot for neighbors ..coffee shop type business/ Air BB/If Fire Dept goes away that building could be a coffee shop with parking available.(limited hours)

one month ago

[4 Agree](#)

I only put neutral because it cannot be answered in a agree/disagree question. Also, the pinpoint as others mentioned was ineffective. I do think the type and location are important to make note of. Definitely no restaurant, but as Bill said food truck in pool parking lot or green OK. I like the idea of home business that expands our current criteria, perhaps an AIR BNB.(people are doing it anyway w/o a lic.why not benefit. I like the idea of tiny homes IF the lot size stays the same.

one month ago

[3 Agree](#)

Low impact . Food trucks. Seasonal Container shops.

one month ago

[3 Agree](#)

This will be a legal challenge as it sets a dangerous precedent and opens up the potential for unwanted businesses. The city doesn't have the resources to fight litigation. Commercial businesses could be in conflict with the nature and wildlife that we've fought hard to foster within the city. The need for more REVENUE for the city appears to be the driving force behind this question. We need LOWER taxes and better services. We don't need commercial ventures popping up like mushrooms after a rain.

one month ago

[2 Agree](#)

Call it Pie and Coffee, Breakfast and Lunch

one month ago

[2 Agree](#)

Coffee Shop would be great, also possibly canoe rentals.

one month ago

[2 Agree](#)

Home office or catering would be OK and maybe a restaurant

one month ago

[2 Agree](#)

I think commercial activity at community center and Heron house area is appropriate. Key condition would be how much traffic is created and then we'd need to weigh the benefits of the activity with the add'l burden.

one month ago

[1 Agree](#)

Perhaps small art/craft establishment near the pool area, perhaps even studio space where artists/ craftsmen could work or teach or sell their artwork. Maybe a coffee shop associated with it

one month ago

[1 Agree](#)

Coffee shop/cafe, local arts/crafts store, small bar/restaurant

one month ago

[Ⓜ I Agree](#)

I agree with Steve Goldsmiths' idea

one month ago

Commercial use that helps create a sense of community, is a gathering spot and contributes to our tax base and is revenue generating for the city.

one month ago

I would like to see some sort of commercial retail, restaurant, or mixed use scenario that might bring a bit of money into the city. We should allow permits for small music festivals, and encourage food trucks around the dam, up towards city hall, and along the green.

one month ago

It would take an unusual business to fit the MP natural environment, but perhaps allowing BnB's and tiny homes as BnB's would be a way to start.

one month ago

Because of infrastructure concerns, I believe the only viable area would be by the lake. I agree with the comments about review boards and ensuring flexibility to revoke licenses or change our minds. If there's no available structure, then permits for food trucks, open air markets, or parking meters ... can make use of existing space and resources.

one month ago

A restaurant or coffee house.

one month ago

A restaurant or coffee house or both.

one month ago

Most appropriate would be an art studio, art or craft gallery, fruit and vegetable market, dance studio, or photography studio.

one month ago

Restaurants, Bars, Lake related activities

one month ago

Create a 'district' set limitations/guidelines (example no drive thru). Good solid codes prior. City missed the boat when asked by Heron House. Check out Espessos on hwy 9.

one month ago

Appropriate retail near or in the city center. Coffee shop, food trucks etc. seem like a good idea on at a high level.

one month ago

8/9/2021

Atlanta Regional Commission - Report Creation

Looks like my first comment didn't post. Concession stand for fisherman and pool users. I like the idea of food trucks - no building required. I like the idea of a small restaurant.

one month ago

See above

one month ago

Would you like to share any other ideas to increase the City's income to support priority projects?

Pool rental for birthday parties, tiered rental prices of community building that would make it more affordable for small parties and events, not just weddings. The current fees are extremely reasonable for a wedding, but we're missing opportunities for revenue from birthday parties, family reunions, group meetings, etc.

Also, ticketing those that run stop signs could be so profitable, and helpful for safety concerns. Especially if cameras were installed.

one month ago

④ 4 Agree

more updated civic center for weddings and such

one month ago

③ 3 Agree

@Robin - I think you may have missed one of the points. I offered to do the research and sent that to the mayor and council. I received zero response or acknowledgement for trying to help. Regardless, I did the research and sent the document again to the mayor and council. There was no response other than from one council member thanking me and saying she'd review the findings, but they replied they had never done a grant. Grants have different level of time and complexity requirements, but it's a GRANT, and it's NOT more taxes. It's discouraging to volunteer and participate and be ignored.

one month ago

① 1 Agree

While we've had very well intentioned citizens volunteer their precious time, we do have not typically invested in professional city managers with experience in running a city. We should regularly explore what kinds of state, local, or federal grants are available to the city. I took the time and provided the mayor and city council a Grants Office Funding Opportunity Report (a 51 page document) that identified 16 possible grants for the city, including a worksheet determining the best grants to pursue. Only one (1) council person even acknowledged the receipt of the document. It appears there's little to no interest in pursuing grants, or for that matter receiving public input. The city's response to increase income always has been and will be to continue to raise taxes to unprecedented levels.

one month ago

② 2 Agree

I thought the grants you found were being researched. I don't know much about grants and have always heard they are extremely time consuming. I would be willing to pursue with help from someone who is familiar with.

one month ago

Giving tickets for running stop signs and speeding through the park...maybe traffic cameras where we just mail the tickets..

one month ago

② 2 Agree

Excellent idea. We could raise a ton on the front end. Eventually the tickets would slow as work got out that we don't enforce speed limits, stop signs and racing!!!

one month ago

① 1 Agree

Taxes get raised all the time for everyone everywhere. Opposing reasonable tax increases is counterproductive and unfortunately, unrealistic. We live in a special place and sometimes have to take special measures

one month ago

② 2 Agree

Concerts/films on the green and charge admission, develop Mt. Park brand and sell items (plaques, shirts, bumper stickers, etc)

one month ago

[1 2 Agree](#)

The Consolidated Appropriations Act of 2021 was signed into law on December 27, 2020. The new legislation includes \$900B in stimulus funding ("CARES 2.0") to assist state and local governments, educational institutions, and healthcare providers to respond to the Coronavirus Pandemic. Below are CARES 2.0 funding opportunities:

Coronavirus Relief Fund (CRF). The CARES Act of 2020 provided \$150B of direct assistance to state and local government entities to address needs created by COVID. Each state, territory, and city with a population larger than 500,000 received a direct allocation from the US Treasury based on a formula. States could then re-grant/distribute funds to small and medium sized local governments at their discretion. Each state varies in how they distributed funding to local government entities with populations less than 500,000. Funding allocations can be found on each state's website. CARES 2.0 extends the spending deadline of the CRF fund by one year to December 30, 2021.

Coronavirus Emergency Supplemental Funding (CESF). No additional funds added to the original CARES Act \$850M for CESF. This program provides funding to assist eligible states, local units of government, and tribes (law enforcement) in preventing, preparing for, and responding to COVID. The project period will continue thru to January 2022.

National Telecommunications and Information Administration (NTIA). This \$300M Broadband deployment program supports broadband infrastructure deployment grants to unserved areas, prioritizing unserved and rural areas. The grants will be issued to qualifying partnerships between, state and local governments and fixed broadband providers. Priority for grants would be given to networks that would reach the most unserved Americans. Potential solutions that could be purchased are network infrastructure, network management, Cloud services, and security.

NTIA held the NTIA Grant Programs in the Consolidated Appropriations Act of 2021 information session was on Wednesday, March 17, 2021. I hope someone from Mountain Park participated?

Here's an example of some of the funds that may be available (and I'm just looking at public safety so far)

Public Safety Body-Worn Camera Policy and Implementation Program (BWC PIP)Up to \$9,000,000 is available in total funding5/5/2021*Public agencies of state government, units of local government, and federally recognized Indian tribal governments

Public Safety Strategies for Policing Innovation (SPI)Up to \$7,000,000 is available in total funding5/12/2021*State, local, and tribal law enforcement agencies

Public Safety Assistance to Firefighters Grant (AFG)Up to \$315,000,000 is available in total funding2/12/2021Municipal fire departments and non-profit EMS organizations

Public Safety State Homeland Security Program (SHSP)Up to \$415,000,000 is available in total funding.Awards distributed to all states via formula Deadlines vary based on State AdministrationLocal and tribal agencies compete for funding through their home State

one month ago

[1 1 Agree](#)

Not enough room here !!!

one month ago

[1 1 Agree](#)

Arts and craft shows on the green particularly during concerts or festivals

one month ago

[1 1 Agree](#)

Also consider commercial projects that aren't permanent like hosting music festivals, food festivals, etc.

one month ago

Rent out the meeting hall and allow actual events there and on the green. Make Mountain Park a destination for the burgeoning film industry...increase our exposure. This city is unique, and there have to be ways to capitalize on that, and in doing so, preserve and improve MP.

one month ago

Parking meters for nonresidents down by the lake. Like the ideas above for tiered pricing on rentals of pool and civic building.

one month ago

one month ago

What happened to the farmer's market and the beer festival? Why not have some events and charge a parking fee? Market the wedding venue a little more have you considered getting on the location list for films and TV?

one month ago

What about looking at what lots are actually buildable. Also I have seen houses in the tax digest list at values hundreds of thousands below actual. I mean \$60k for a house on the lake

one month ago

Art and craft market, held on City Green in summer and in Community Center prior to winter holidays. Concessions to sell from food truck near pool during weekdays. Admission price for Independence Day show. Fruit and vegetable stand selling City Garden items. Beer Fest should be an annual event. Concerts on Green should be weekly April to October. All this is in place now and ready to build up. Consideration of our fragile infrastructure must be prioritized before we increase density.

one month ago

Seasonal community events where vendors would pay to participate such as, Concerts and movies on the green, food truck nights, markets?

one month ago

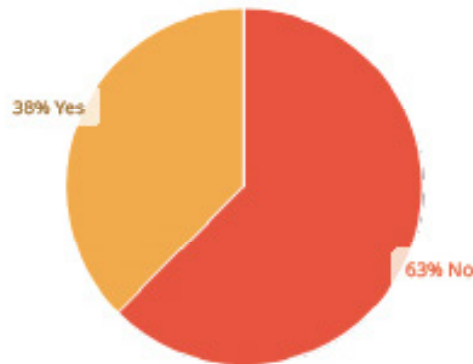
Any proposed solution should have a viable financial Return on Investment (ROI) before spending any money on upgrades and/or investments.

one month ago

Need a code for acceptable zoning that keeps the overall woody nature for the community. This would include revenue generating ideas.

one month ago

Do you view rental properties as a problem within Mountain Park?



56 respondents

Would like to see AirBNB be legal. This would allow for short term rentals which are usually better maintained than long term rentals.

one month ago

① 4 Agree

I view SOME properties as problematic when the landlord doesnt ensure property is maintained or in my case where my landlord cheaped out and felled 3 huge trees (without permit) and just left them lying there.

one month ago

① 2 Agree

Although there are some, the majority of rental homes are not kept to minimal standards and their owners don't seem to mind. Our code enforcement doesn't seem to mind either.

one month ago

① 2 Agree

This cat is out of the bag and can't be put back in, but rental property owners should be held to a standard of keeping the interior and exterior of the properties to a high standard.

one month ago

① 1 Agree

I have a rental and find that the rent is related to how well I maintain my property. Since I am interested in profit, I have excellent renters because I do my best to meet all their needs. I consider Mt. Park a sought after place to live because of schools, shopping and a wild life refuge with lakes and beautiful trees.

one month ago

① 1 Agree

Again this is not a solid yes/no. I would not want someone to loose their rental income. However, as everyone has said below, sometimes they are not as well maintained. Then again some occupied by residents are not either in regards to junk, lawns and livability.

one month ago

① 1 Agree

I do however fell we let properties get away with trash and junk unchecked.

one month ago

① 1 Agree

As long as there is an annual review and culpability process.

one month ago

① 1 Agree

Diverse communities need a affordable housing!

one month ago

need more investment in the community from residents - renters (for the most part) just don't care about their neighbors

one month ago

It would be difficult to regulate and control rental properties in MP. However, if rental properties are not maintained or regulated and impact property values, they could become a major problem..

one month ago

I don't mind rentals as long as we cap them at a certain percentage (10-15%) like most neighborhoods do. I agree with others that the problem is non-enforcement of our city code regarding property maintenance and upkeep, noise, vehicles, parking, etc. This is something our code officer should be able to do. Other neighborhoods have HOA covenants, we have a city code, not that different...but enforcement makes all the difference. If rental units aren't maintained this negatively reflects on the entire city and could lower our property values.

one month ago

I just think rentals should be registered as so, in my time here I have seen multiple rentals catch on fire. Perhaps these properties needed to be up to code before tenant were added. Landlords have to provide safe living.

one month ago

I have owned and rented here for 26 years. There's a quirky variety of homes in Mountain Park- some old and original, some new- that's part of what attracts folks here, along with the woodiness and the lakes. If this is a question of landscaping, home appearances that don't suit your personal expectations after moving here, then NO, rental houses are not an issue- there are more homeowners properties that might not meet your expectations. But many of these homeowners have been here for many years with generations of family and friends, community, history, original to Mountain Park and a highly landscaped, traditional neighborhood is not Mountain Park. If this question is an effort to try and double tax rental properties, that is a definite NO. Folks renting are held to the same ordinances already in place as far as code enforcement goes. anything above that appears discriminatory.

one month ago

as someone who lives near several rentals, this is a huge problem, especially when the houses are rented out by the room.

one month ago

Property Owner rights are very important BUT I'd like to see some sort of balance with rentals to family units vs by the room. IF more than a family unit then this is an air bnb type situation and the city needs to tax as such. We didn't move to MP to live in a multi tenant or duplex etc situation though. The more non family rental situations the more traffic also.

one month ago

Need adequate zoning that defines rental properties.

one month ago

Some rental properties are not as well maintained and some may have landlords living in another state and they are unaware of the state of the property. I'm also hesitant to have someone in a short term rental serving on council and making policy that could impact Mountain Park for years to come.

one month ago

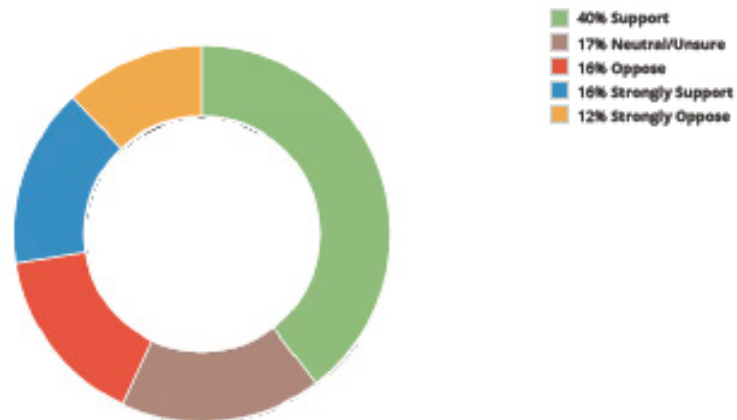
I don't think some of the rental properties are as well maintained as owner occupied.

one month ago

Each Airbnb property would need to be strictly regulated so as not to disrupt our community and the quiet peaceful presence it currently has.

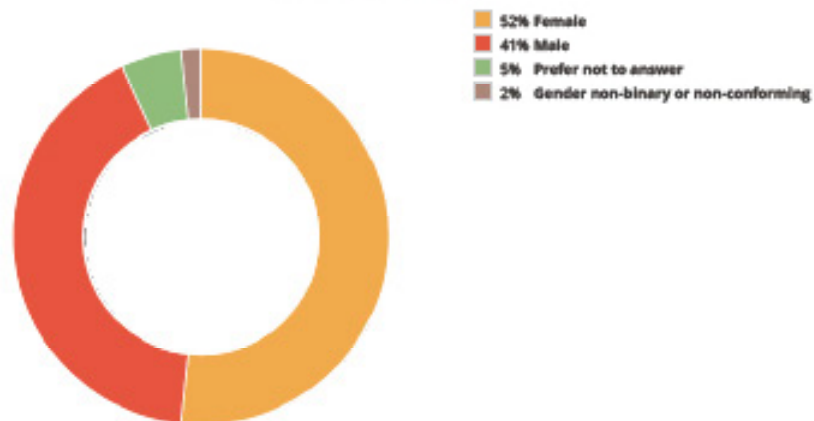
one month ago

Would you support an initiative to apply for grant money to develop new hiking and biking trails in Mountain Park? If trails are developed using grant money, the trail must be publicly accessible and some visitor parking must be provided.



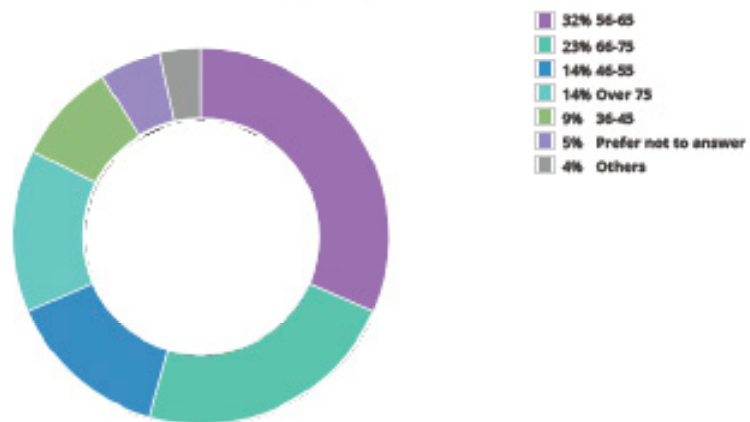
58 respondents

What is your gender?



58 respondents

What is your age?

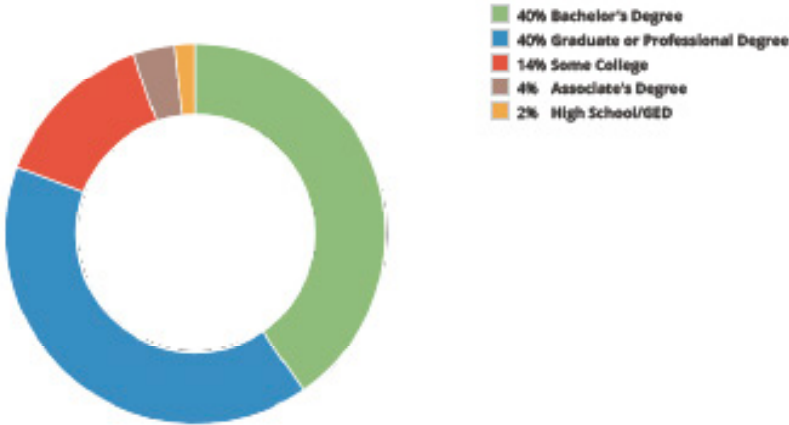


57 respondents

84%	White	37 ✓
16%	I prefer not to answer	7 ✓
0%	Black or African-American	0 ✓
0%	Hispanic, Latino, or Spanish	0 ✓
0%	Asian	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓
0%	Other	0 ✓

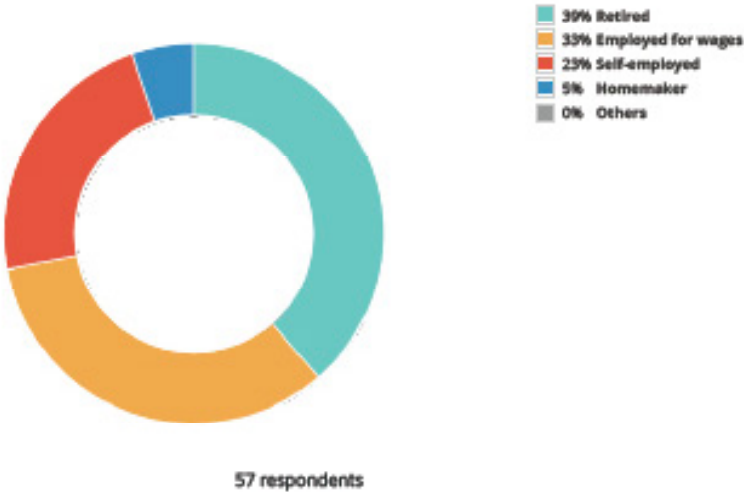
44 Respondents

What is your highest formal education level?

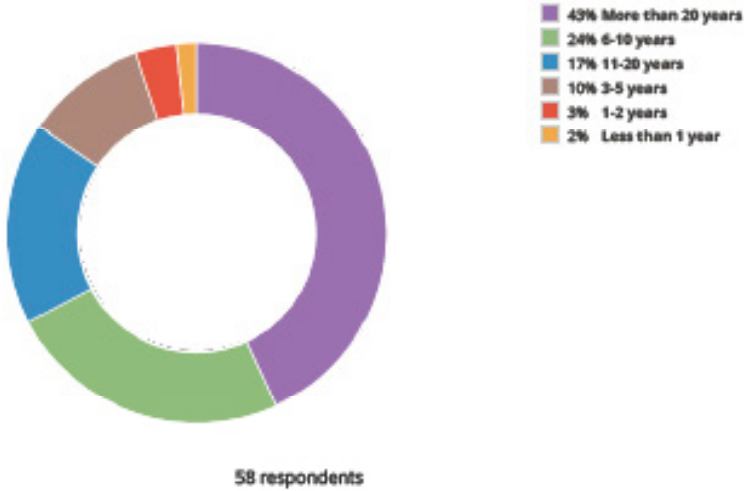


57 respondents

Atlanta Regional Commission - Report Creation
What is your employment status?



How long have you been a resident of Mountain Park?



Loading more report objects...

The following is the second of two pages from a ballot proof that Mountain Park City Council has approved for November of 2021. It poses a non-binding referendum, detailing various courses of action for remediating Lake Garrett, with cost estimates for each.

54 City of Mountain Park **Comprehensive Plan** | 2021

