

MPCA NEWS

LATEST BULLETINS



Community Association

VICTORY!

Did you know? Due to overwhelming opposition from MANY of YOU, a re-zoning application for building townhomes on Five Forks Trickum and Oleander Drive was withdrawn. Thank you for your responses to the survey and the opposition express via many social media platforms.

Want to know more? Read the article on pg. 3 to find out what happened and how we WON!

VICTORY!

Did you know? MPCA was awarded the Livable Community Initiative Grant! This grant will help with developing a master plan on future development in unincorporated Gwinnett County surrounding Mountain Park area! More information to come on how YOU can get involved in this process!

MPCA gets things done!

- Meeting held with Commissioner Ben Ku and Planning and Development Director Tarika Peeks on the process of rezoning land usage from application to decision! Very informative on how WE can stay ahead of the game on big changes in our backyard! Link to recording: <https://youtu.be/mCbe-DjpKSE>

Up and Coming!

Planning for the Gwinnett Southern Gateway: old Olympic tennis site. Get involved now to contribute ideas to the development of this critical site to the Mountain Park community!

CALENDAR EVENTS

Put these on your calendar!

Oct. 29th 10 am – 2 pm

Yellow River Water Reclamation Facility Trick or Treatment Fall Festival!

858 Tom Smith Road, Lilburn, GA

Information Flyer below! The following vendors will be there!

- Gwinnett Clean & Beautiful
- Solid Waste Economic Development
- OneStop/ HHS
- Planning & Development
- UGA Extension
- Community Services
- Metro District
- GC Fire Education
- Volunteer Gwinnett
- Animal Welfare
- Be Active
- Gwinnett Environmental Heritage Center
- B2 Transit
- Sheriff
- Public Libraries
- NPS
- The Water Tower
- Building Babies Brains
- Mountain Park Community Association
- Gwinnett Interfaith Alliance
- Gwinnett Sigmas

Get Involved!

Looking to help MPCA get things done? Check out the following opportunities!

- **Looking to fill two Director positions**
- **Looking to fill one Secretary position**
- Code Enforcement committee
- Sustainability committee
- Proposed landscape project for the Old Tucker Road Roundabout
- Mural projects
- Community signage
- **NEED VOLUNTEERS!** Join us at the Trick or Treatment Fall Festival at the MPCA booth to help spread the word!

Just getting started?

MPCA is glad to have you! Please start by taking the “Revitalization” survey to help MPCA advocate for the future of Mountain Park!

<https://docs.google.com/.../1FAIpQLSfpnauugUFm1F.../viewform>

CONNECT WITH MPCA

[Join the email list or ask a question! Fill out our “Contact Us” form here!](#)

[Connect with us on FaceBook by joining our group here!](#)



Victory over Townhouses in Mountain Park

We should all take a victory lap! This battle against rezoning was a nail biter, but our community pulled together to make it clear, we do not want townhouses built in unincorporated Mountain Park. It is also clear that many individuals within the community are willing to join a fight to ensure Gwinnett's Mountain Park remains an Established Neighborhood¹ of single-family residences.

Before D.R. Horton's² rezoning application went before the Gwinnett Board of Commissioners, the developer was aware that Mountain Park community³ was mounting opposition. Within days after the yellow "Rezoning Notice" sign was spotted in front of the heavily forested section on Five Forks-Trickum at Oleander Rd, local social media sites lit up with chatter about it. The Mountain Park Community Association⁴ (MPCA) contacted D.R. Horton through a virtual meeting with Tiffany Hogan, attorney and land use expert for the large home development company. Neighbors gathered online and in person to discuss strategy.

By the time local residents attended the Planning Board⁵ meeting on August 15th, Gwinnett Planning & Development⁶ staff had already reviewed the application and recommended that it be denied at the final vote of the County commissioners. After the Planning Board heard D.R. Horton's representative present the proposal, and then the community's statements in opposition, they also voted to recommend that the Board of Commissioners deny the application.

When the application came before the Gwinnett Board of Commissioners (BOC), D.R. Horton did an unexpected thing by asking that the case be tabled (postponed). D.R. Horton's representative did not speak about the application before the BOC (but the community did speak against it). As part of her request that the case be tabled, Ms Hogan stated that D.R. Horton needed time to meet with the community to reach a resolution. (As stated earlier, there had already been a meeting with the community through the MPCA). With the unexpected tabling of the case, our District 2 Commissioner Ben Ku called a motion to deny the application, but his motion was not seconded by another commissioner, so the application was carried over to the next BOC meeting. It is unclear why the other commissioners decided the way they did but, while it was frustrating and disappointing for community members, it was not unreasonable of the BOC to give an applicant the requested opportunity to negotiate with the community.

Community involvement was very high. In addition to over 500 responses to MPCA's opinion survey, a letter-writing campaign was launched to petition each of the commissioners to vote against the application. When the case came before the BOC the 2nd time, D.R. Horton again did the unexpected by asking to withdraw the application. Since there was now nothing to vote against, there was not a clear way for the Commissioners



to let the community know how they felt about rezoning for townhouses in this Established Neighborhood. Commissioner Ku motioned that the BOC vote in favor of D.R. Horton's request to withdraw the application, with the addition of the designation "**with prejudice**" to the record of this case. This means that D.R. Horton will not be allowed to resubmit this application. Additionally, the case and the points offered in the community's objections were made part of this property's zoning record and thus will be included for consideration in future cases involving this property. (Of note, one of the most ingenious objections mounted by our community was that the property was subject to flooding and is located within the flood zone of an upstream dam.)

*There are lessons for the Mountain Park Community to take away from this experience:

- **We can get the future we want for Mountain Park if we join together to fight for it,**
- There is a defined process that moves a rezoning application to a final vote of the Board of Commissioners (our elected County representatives).
- Public input is part of the process (but the public has an obligation to be informed, to coordinate a position statement, and present this statement within the allotted 10 minutes at the Board of Commissioners meeting, and
- There is a certain logic that makes it easier for the Board of Commissioners to vote in support of the community (complaints of increased traffic and school crowding are not enough on their own merit).

Expanded definitions of terms:

Established Neighborhood¹ *The Established Neighborhood Character Area addresses areas that are largely single-family oriented neighborhoods that act as the backbone for Gwinnett to continue to attract families seeking a traditionally suburban lifestyle. (Gwinnett 2040 Unified Plan; pg 29*
https://www.gwinnettcountry.com/static/departments/planning/unified_plan/2040_Plan/Chapter_1-Overview.pdf)

D.R. Horton² *D.R. Horton, Inc. is a home construction company incorporated in Delaware and headquartered in Arlington, Texas. Since 2002, the company has been the largest homebuilder by volume in the United States. The company ranked number 194 on the 2019 Fortune 500 list of the largest United States corporations by revenue. (Wikipedia)*

Mountain Park community³ *Mountain Park is one of 22 named communities located in unincorporated Gwinnett County. It is self-defined and located between Hwy 29 and Hwy 78, outside of the city limits of incorporated Lilburn. Five Forks-Trickum Rd is the backbone of the Mountain Park area.*

Mountain Park Community Association⁴ *MPCA is a registered GA nonprofit operating as a 501c4 (social welfare organization) advocating for the future of unincorporated Mountain Park. The organization strives to include anyone who is a stakeholder in the future of the area regardless of where they live. MPCA has developed a working relationship with the County, primarily through direct contact with the elected County Commissioner and various county Departments.*

Planning Board⁵ *The Georgia General Assembly created the Gwinnett County Zoning & Planning Commission on October 3, 1955 (now known as the Gwinnett County Planning Commission). The Planning Commission consists of nine (9) appointed members:*



- *Two (2) appointed from each of the four Commission districts (District resident)*
- *One (1) appointed by the Chairwoman of the Board of Commissioners (County resident)*
- *One (1) municipal member (appointed by the governing authority of the municipality as outlined in the Ordinance)*

(Gwinnett County website: <https://www.gwinnettcountry.com/web/gwinnett/departments/countyclerk/boardsandauthorities/-/bacs/committee/24>)

Gwinnett Planning & Development⁶ *Gwinnett P&D is a department within Gwinnett County government. The Department of Planning and Development serves to promote and enhance the well-being of residents and businesses in Gwinnett County by planning for growth and maintaining adopted standards for development. The department consists of the Planning, Development, Building, Code Enforcement, and Administration Divisions, and is responsible for community planning, authorizing permits for site development and building construction projects, issuing business licenses, enforcing county codes, and ordinances. (Gwinnett County website:*

<https://www.gwinnettcountry.com/web/gwinnett/departments/planningdevelopment>)



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