

March 12, 2022

Hello Mountain Park & Lilburn neighbors,

Of the 22 named communities within unincorporated Gwinnett County, Mountain Park is the first to organize in advocacy for itself. The Mountain Park Community Association (MPCA), in partnership with Gwinnett County and our District 2 Commissioner Ben Ku, is working to get ahead of the unplanned development that is erasing the character of our community. We want the people of this community to have a say in creating a master plan for the future of Mountain Park. It's a big project, and MPCA can't do it without community involvement. You have a seat at the table through MPCA. Please join us; there is strength in numbers.

There has been a lot of activity to report. An email such as this isn't the best way to bring you up-to-date, but will suffice for now. (If anyone in the community is fluent in the ways of digital newsletters, MPCA could use help compiling and publishing a quarterly update. High school & college students are the future of the community, and they are encouraged to get involved.) Members of MPCA have attended an assortment of public meetings, networked with other community advocates, and occasionally solicited public input through social media to share with the Board of Commissioners. (You can always attend a Commissioners meeting on your own.)

Here is a summary of a few major topics to keep you in-the-loop: *(An expanded discussion of each is attached to this letter.)*

1. **Where is Mountain Park?** Mountain Park is the unincorporated community surrounding southern Lilburn, approximately bordered by Hwys 29 & 78, Dekalb County, and the Yellow River. *(Map attached).*
2. **What is the mission of the Mountain Park Community Association (MPCA)?** MPCA's mission is to serve as a point-of-contact for 2-way conversation between the community and Gwinnett County.
3. **Empowerment through Public Meetings (February 10, 2022 meeting with Code Enforcement)**
 - Complaints to Code Enforcement can be made anonymously (see attached).
 - MPCA is partnering with Code Enforcement to form a **Citizens' Code Enforcement Team**. Get involved. Contact MPCA to be notified of virtual discussions & training meetings with Code Enforcement experts: <https://www.mountainparkcommunity.us/contact>
4. **MPCA partnered with Gwinnett P&D to apply for a Community Development Grant.**
5. **Take the SURVEY: Revitalizing the Five Forks-Trickum Corridor.**
Survey Link: <https://forms.gle/g35YZEFUDkMdTQHH6>
 - Share this survey with household members (including students), friends, neighbors, social organizations, and your religious community.
 - Keep an eye out for updates & Community Engagement Events this summer.
6. **Be an advocate for the future of Mountain Park and our corner of Gwinnett County:**
 - **Participate as an informed & empowered citizen:** Attend public meetings (in-person or virtually). Join the email list for notices & updates. Follow MPCA on social media.
 - **Get involved:** Attend public meetings, join meetings of the business/planning working group, and volunteer where & when you can (you have a skill set we could use).
 - **Spread the word:** Share information with your HOA, social groups, religious community, and our local businesses
 - **Support MPCA:** Make a financial contribution through PayPal, <https://www.mountainparkcommunity.us/>.

We need your participation as we work in partnership with Gwinnett County to develop a master plan for improved quality of life and the future of our community. The Mountain Park Community Association can only continue advocating for Lilburn-Mountain Park if the people of this large community value the services MPCA can provide... and **if you value it enough to join MPCA as a leader, helpers and active participant**. This includes volunteering for:

- **Individual activities:** road cleanup, public meetings & events, web design, graphic art, etc.
- **Recurring tasks:** writing for the newsletter, crafting announcements & press releases, publicity, providing annual CPA/accounting services to keep MPCA in regulatory compliance, curating social media (such as Instagram), fund raising, business engagement, as a spokesperson for Mountain Park at Board of Commissioners meetings, etc.
- **Ongoing contributions:** participating in the business/planning working group (the Core Group), joining a team/committee (Code Enforcement, Land Use, Sustainability).

Consider becoming part of the effort to build MPCA into a strong advocacy organization run by and for member of this community. You can help MPCA become a permanent voice for Mountain Park, and a model for other unincorporated communities to follow. <https://www.mountainparkcommunity.us/contact>

Thank you for joining the conversation between Gwinnett County and our greater community of Lilburn-Mountain Park. If you didn't receive this newsletter directly from MPCA, you are not on our email lists. The size of our email list translates into how much influence we will have in decisions affecting Mountain Park. **Please join us; there is strength in numbers.**

For the Mountain Park Community,
Kate Pittman
MPCA President



MtnParkCA@gmail.com

<https://www.MountainParkCommunity.us>

<https://www.facebook.com/groups/MountainParkCommunity>

EXPANDED DISCUSSION of these Topics BELOW (Includes MAPS):

1) Where is Mountain Park?

Mountain Park is the unincorporated community surrounding southern Lilburn, approximately bordered by Hwys 29 & 78, DeKalb County, and the Yellow River. Five Forks-Trickum Road is the main road bisecting Mountain Park. The community is serviced by 2 different post offices (zip codes 30047 & 30087). There are no hard boundary lines. People are free to identify with Mountain Park based on the roads they travel, where they buy groceries, which parks or library they frequent, where they worship, or for whatever reason they choose.

Mountain Park is one of Gwinnett’s 22 named unincorporated communities. An internet search of “Mountain Park” will yield information for the census tract surrounding the Rockbridge intersection. There is no reason the name must remain limited to such a tiny area. Historically the larger area was rural farmland and the intersection of Rockbridge at Five Forks-Trickum was named Trickum. In the 1960’s-70’s the whole area experienced significant growth as subdivisions were built. At that time, home lots were a minimum half-acre and individual septic systems serviced the plumbing needs of each home. Since these older homes lie outside of city limits, services and representation are provided by Gwinnett County. Many of these county services benefit the City of Lilburn as well (roads, sidewalks, traffic signals, clean water, sewer, fire & emergency services, and public schools).

Before the formation of the Mountain Park Community Association, there was no way for the County to contact residents of the larger community. When a Gwinnett County department (such as Transportation, Water Resources, etc) “contacted the community”, contact was limited to properties within a certain distance of the proposed project. Residents of unincorporated Gwinnett County were on their own as individuals or through their HOA (if they had one). Going forward, Mountain Park would be better served through a larger group, to interact directly with Gwinnett County. That is exactly what our County Commissioner Ben Ku has encouraged us to do through MPCA.



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|------------------|---------------------|--------------------|
| 1. Centerville | 9. Jimmy Carter/JCB | 17. Rosebud |
| 2. Collins Hill | 10. Lanier | 18. Scenic Highway |
| 3. Five Forks | 11. Mall of Georgia | 19. Settles Bridge |
| 4. Hamilton Mill | 12. Meadowcreek | 20. Sugarloaf |
| 5. Harbins | 13. Mechanicsville | 21. Sweetwater |
| 6. Hog Mountain | 14. Mountain Park | 22. Tribble Mill |
| 7. Hopkins | 15. Pleasant Hill | |
| 8. Ivy Creek | 16. Rockbridge | |

The unincorporated community of Mountain Park is named in the Gwinnett 2040 Unified Plan (<https://tinyurl.com/2p9djavs>).

“Chapter 5- Implementation” describes a broad-stroke vision for Mountain Park’s future.

Full Page Map located at end of this document

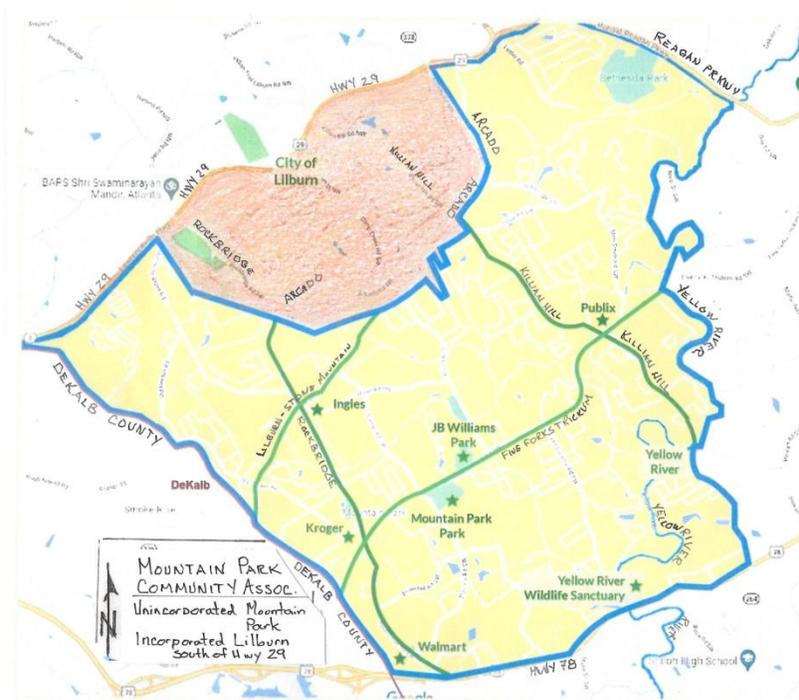
2) What is the mission of the Mountain Park Community Association (MPCA)?

MPCA formed to give the unincorporated portion of our community a voice & a seat at the table, and to ensure inclusion of the larger community in the process of envisioning its own future. MPCA's mission is to serve as a point-of-contact for 2-way conversation between the Community and Gwinnett County.

Through a working partnership with our District 2 Commissioner Ben Ku and Gwinnett County governmental departments & services, MPCA aspires to bring tax dollars to maintain and improve our corner of Gwinnett County: to create a connected community by closing sidewalk gaps, to revitalize the Five Forks-Trickum Corridor to attract new hyper-local businesses and retain those already here, and to engage all who live and work here to envision a better future for our community.

The Mountain Park Community Association (MPCA) is a registered Georgia nonprofit advocacy organization, operating as a 501c4; existing to serve residents and businesses in the Mountain Park neighborhood east of Stone Mountain and Atlanta, Georgia. MPCA advocates for the entire community of incorporated and unincorporated Lilburn-Mountain Park south of Hwy 29 (see map below).

**The area is approximate. It doesn't matter which zip code you live or work in, if you live inside city limits or in the unincorporated County, you are a member of the community if this area is important to you (parks, schools, shopping, roads... whatever).*



Mountain Park Community Association's advocacy area:

The colored areas include both *Unincorporated* Mountain Park and a portion of *Incorporated* Lilburn.

The area roughly corresponds with the 2022 proposed realignment of the Parkview School Cluster and the southern portion of Commission District 2 (as of 2/2022).

Boundaries are approximate & not intended to exclude anyone.

Full Page Map located at end of this document

3) Empowerment through Public Meetings (Code Enforcement- February 10, 2022)

Recently incorporated as a registered Georgia nonprofit, the Mountain Park Community Association (MPCA) has already been recognized for its work advocating for residents, businesses, and the future of the unincorporated and incorporated Lilburn-Mountain Park communities. In collaboration with Gwinnett County and Commissioner Ben Ku, MPCA has held quarterly public meetings, including short-notice pop-up meetings, with guest speakers from the County, School District, and State. These meetings are intended to facilitate a dialog between the people and their County government. This will help individuals understand how the County can better serve them, and allow the various County departments to learn what the community of Mountain Park needs & wants. These public meetings began in 2019, and have continued as virtual meetings throughout the pandemic. Summaries (and a few videos) are available on the MPCA website <https://www.mountainparkcommunity.us/archive>.

Code Enforcement- summary of the Public Meeting 2/10/2022

The Mountain Park Community Association (MPCA) and Commissioner Ben Ku co-hosted the first MPCA Public Meeting of 2022 (and the 1st in-person meeting in the 2 years since the pandemic began). The topic was Code Enforcement. A total of 56 people attended the event (46 came to the Mountain Park Aquatic Center in-person, and 10 joined the meeting virtually). If you were not able to attend, you can watch the video recorded by Henry Howard: <https://tinyurl.com/2p8m76us>.

Code Enforcement is under the umbrella of Gwinnett County's Department of Planning & Development. Deputy Director Chris Hayward gave a general synopsis of duties under the Planning department's purview, and the key duties of the Code Enforcement Unit in particular. Gwinnett is a huge county and, up until very recently, Code Enforcement hasn't had enough manpower to do much more than respond to the complaints of individual citizens. However, the Unit is in the process of expanding, adding more field officers, support staff and a separate unit specializing in Commercial Compliance. With the addition of staff, Code Enforcement will become more proactive, making area sweeps and allowing officers to address issues they see on their own.

Lead Officer Adrian Walker spoke about what his Commercial Unit does, and answered questions from the audience. We learned that:

- Code Enforcement officers work at night, especially in unpermitted commercial activity,
- All codes are enforced equally,
- It is against code to park a car on the lawn,
- A car cannot be left inoperable, unregistered, or with flat tires for an extended period of time,
- Code Enforcement does not give citations on the first visit,
- The County can solve the problem on its own and put a lean on the property to ensure reimbursement for the work if the property owner cannot be reached or refuses to correct the infraction, and
- **Complaints can be made anonymously.**
 - To submit a Code Enforcement service request:
 - Online at [Accela Citizen Access](#)
 - By email at codeenforcement@gwinnettcountry.com
 - Through the hotline at 770.513.5004
 - **To report code-related issues within the incorporated City of Lilburn, contact the City:** <https://www.cityoflilburn.com/183/Property-Maintenance-Code>

There were a number of handouts available. For a summary of common code enforcement issues and requirements follow this link: <https://tinyurl.com/547w4p26>. The summary is available in a multitude of languages. To get a translated version in a language other than English, click on the small box with the US flag at the very bottom right of the screen (it may be outside of the website's active screen); a drop down menu will give you lots of options.

Additionally, here is a **Code Violation Explanation Sheet**:

https://www.gwinnettcounty.com/static/departments/planning/pdf/QOL-02_code_enforcement_explanation_sheet.pdf



Public Meeting co-hosted by MPCA
& Commissioner Ben Ku at
Mountain Park Aquatic Center
February 10, 2022

Officer Adrian Walker from
Code Enforcement
and
Chris Hayward, Deputy Director
of Planning & Development

56 people attended
(46 in-person & 10 virtually)

***MPCA is partnering with Code Enforcement to form a
Citizens' Code Enforcement Team**

Get involved. Contact MPCA to be notified of virtual discussions & training meetings with Code Enforcement experts:

<https://www.mountainparkcommunity.us/contact>

4) MPCA & Gwinnett P&D partnered to apply for a Community Development Grant

MPCA is working with our District 2 Commissioner Ben Ku and the Gwinnett Department of Planning and Development (P&D) to preserve and enhance the character of unincorporated Mountain Park. To help fund the proposed project, MPCA has collaborated with P&D to apply for a Community Development Assistance Program (CDAP) grant from the Atlanta Regional Commission (ARC). Thanks to support from local organizations* within the community, the Board of Commissioners approved the grant application and committed the required local funding. The proposal is named the “Mountain Park Revitalization Plan” and will focus on identifying community-approved options for reviving the business districts located on the Five Forks-Trickum Corridor at the Rockbridge and Killian Hill intersections. The proposed project will address at least one of ARC’s priority issues: “Lifelong Communities”. If the grant is awarded to Mountain Park, MPCA (in collaboration with Commissioner Ku and P&D) will begin holding public engagement events to explore what is possible, and to learn which of these possibilities is supported by the community of Mountain Park. Awards will be announced in May. If awarded, the project will begin in August 2022.

**“Letters of Support” were submitted by our GA State Representative Jasmine Clark, Mountain Park United Methodist Church, Lilburn Woman’s Club, Lake Lucerne Civic Club, Yellow River Water Trail, and Mountain Park Community Association.*



C **One region. Many communities.**

D The **Community Development Assistance Program (CDAP)** provides planning assistance to local governments, CIDs, & non-profits across the metro Atlanta region to undertake local planning activities that advance the goals of the Atlanta Region’s Plan. In short, CDAP matches technical planning help and expertise with projects in communities who need it.

A

P

Community Development Assistance Program

<https://atlantaregional.org/community-development-assistance-program>

5) Take the SURVEY: “Revitalizing the Five Forks-Trickum Corridor”

Survey Link: <https://forms.gle/g35YZEFUDkMdTQHH6>

In order to jumpstart a community-wide conversation about how advanced development-planning (creating a master plan or zoning overlay) could benefit the future of Mountain Park, MPCA has created a survey to introduce ideas and invite you to add your own.

- **Share the survey with household members (including students), friends, neighbors, social organizations, and religious community.**
- Keep an eye out for news updates & Community Engagement Events this summer.

Envisioning the future will be a process evolving over several months. **Please be involved, at least by attending engagement events and filling out questionnaires as they are announced.**

6) Be an advocate for the future of Mountain Park and our corner of Gwinnett

Without your conscious involvement, Gwinnett County cannot effectively communicate with you or our community. Unless we get in front of development to decide how we want our community to evolve, we will be doomed to continue fighting individual projects we don't like... and we are unlikely to be happy with the results. You can become an advocate:

- **Participate as an informed & empowered citizen:** Attend public meetings to learn how Gwinnett County operates, and how to get what you need from County services.
- **Join the email list** for newsletter updates at <https://www.mountainparkcommunity.us/contact>. Follow MPCA on social media.
- **Get involved:** attend public meetings, join meetings of the business/planning working group, and volunteer where & when you can (you probably have a skill set we could use).
- **Spread the word:** Share information with your HOA, social groups, religious community, and our local businesses
- **Support MPCA:** You can make a financial contribution through PayPal, <https://www.mountainparkcommunity.us/>.

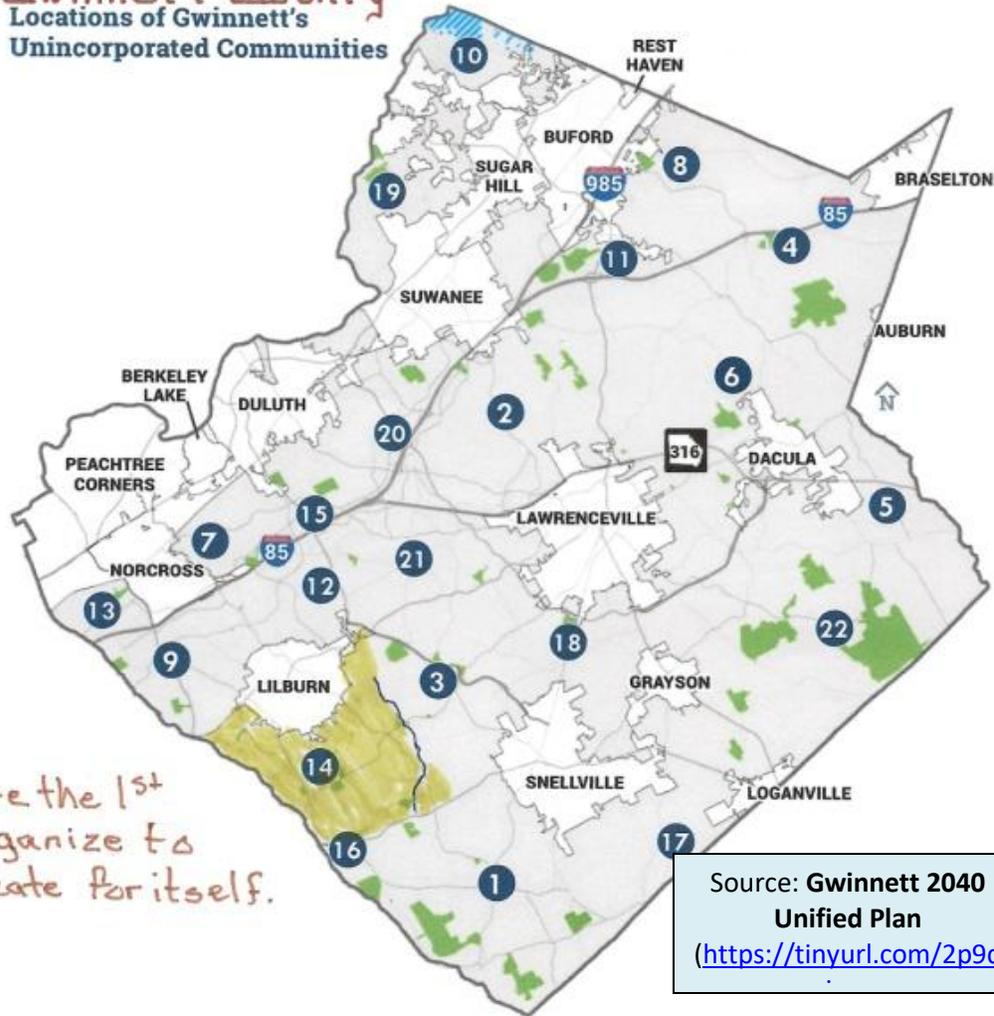
****Don't forget to take the SURVEY: "Revitalizing the Five Forks-Trickum Corridor"**

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Full-Page Maps on next 2 pages:

1. Location of unincorporated Mountain Park in Gwinnett County
2. Mountain Park Community Association's advocacy area

MOUNTAIN PARK is one of 22 named communities in unincorporated Gwinnett County
Locations of Gwinnett's Unincorporated Communities



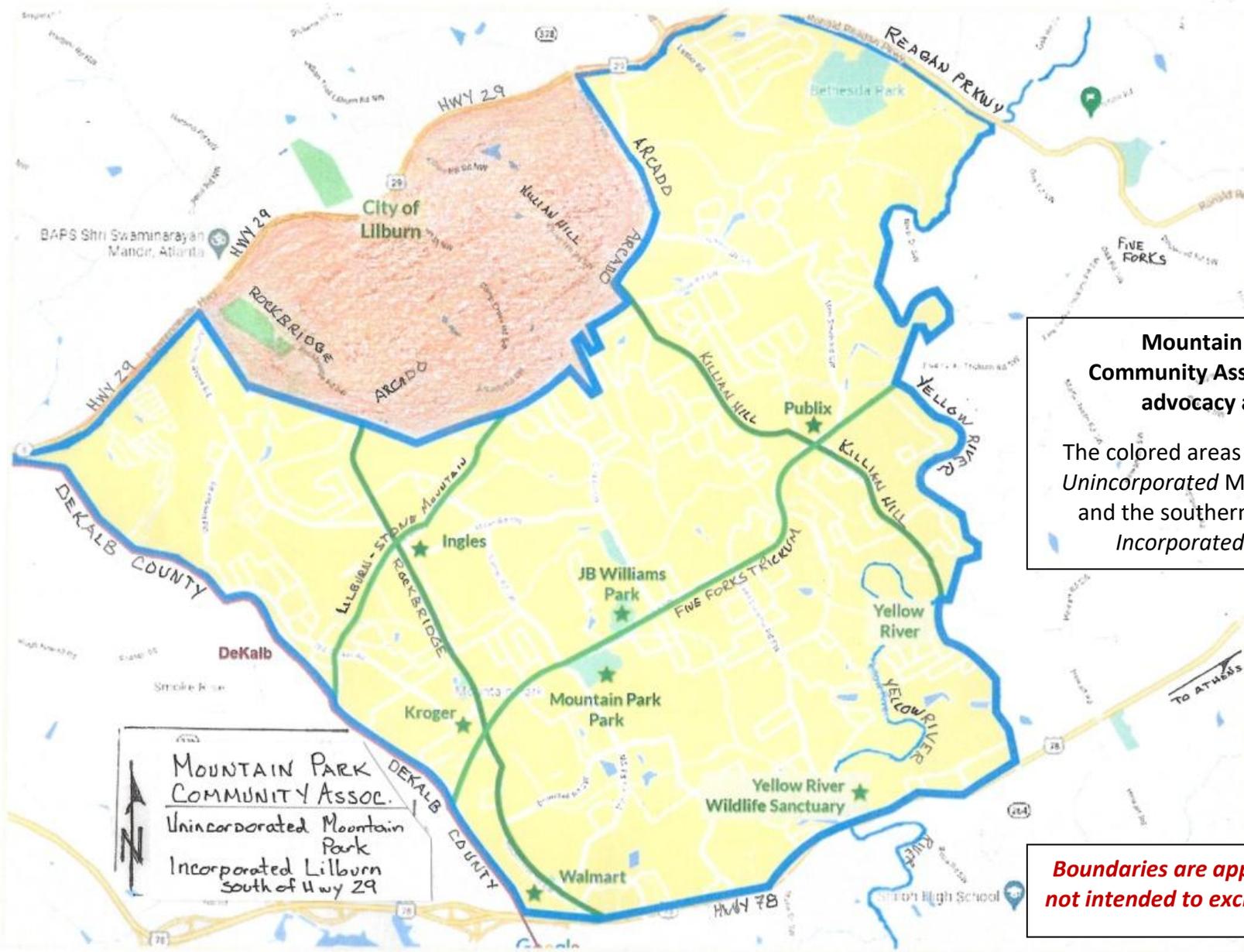
We are the 1st to organize to advocate for itself.

Source: Gwinnett 2040 Unified Plan
<https://tinyurl.com/2p9d>

Communities Key

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