

# **The City of Mountain Park Comprehensive Plan Update 2021**

Adopted \_\_\_\_\_, 2021

This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

# Contents

Acknowledgements	1
Executive Summary	2
Data and Demographics	4
Broadband Service	12
Character Areas and Narrative	13
Needs and Opportunities	16
Report of Accomplishments	17
Community Work Program	20
Appendix	22

# Acknowledgments

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# 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.

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.

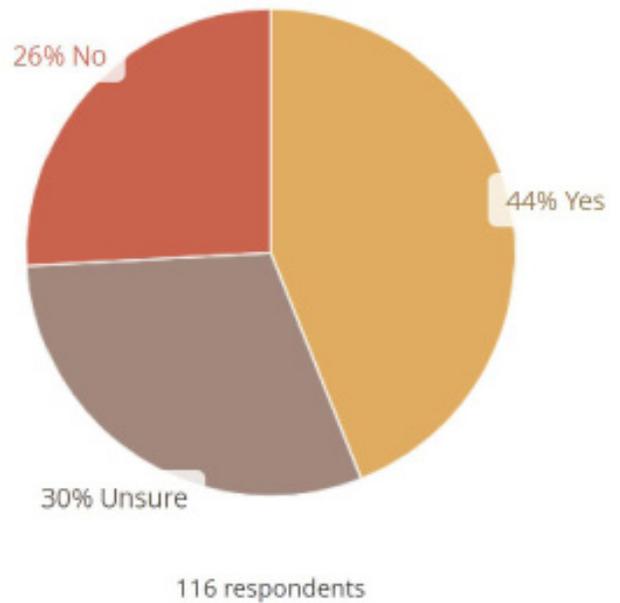
### Survey 1 Highlights

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.

\* Should Mountain Park dissolve its charter?

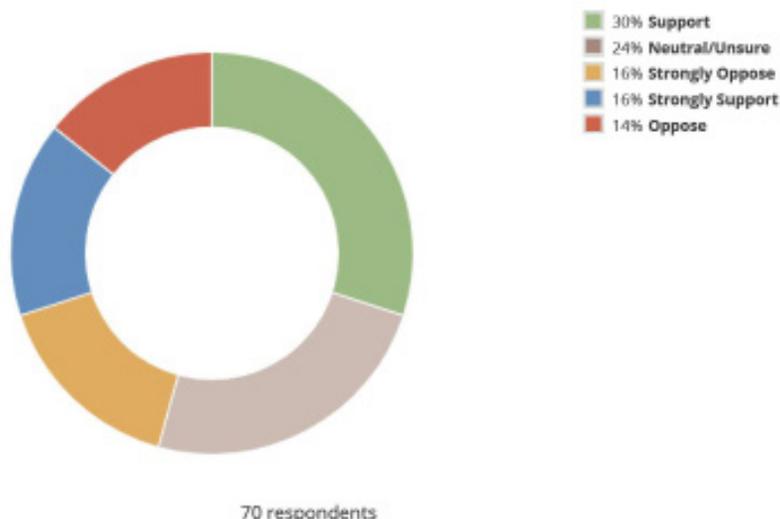


### Survey 2 Highlights

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.

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



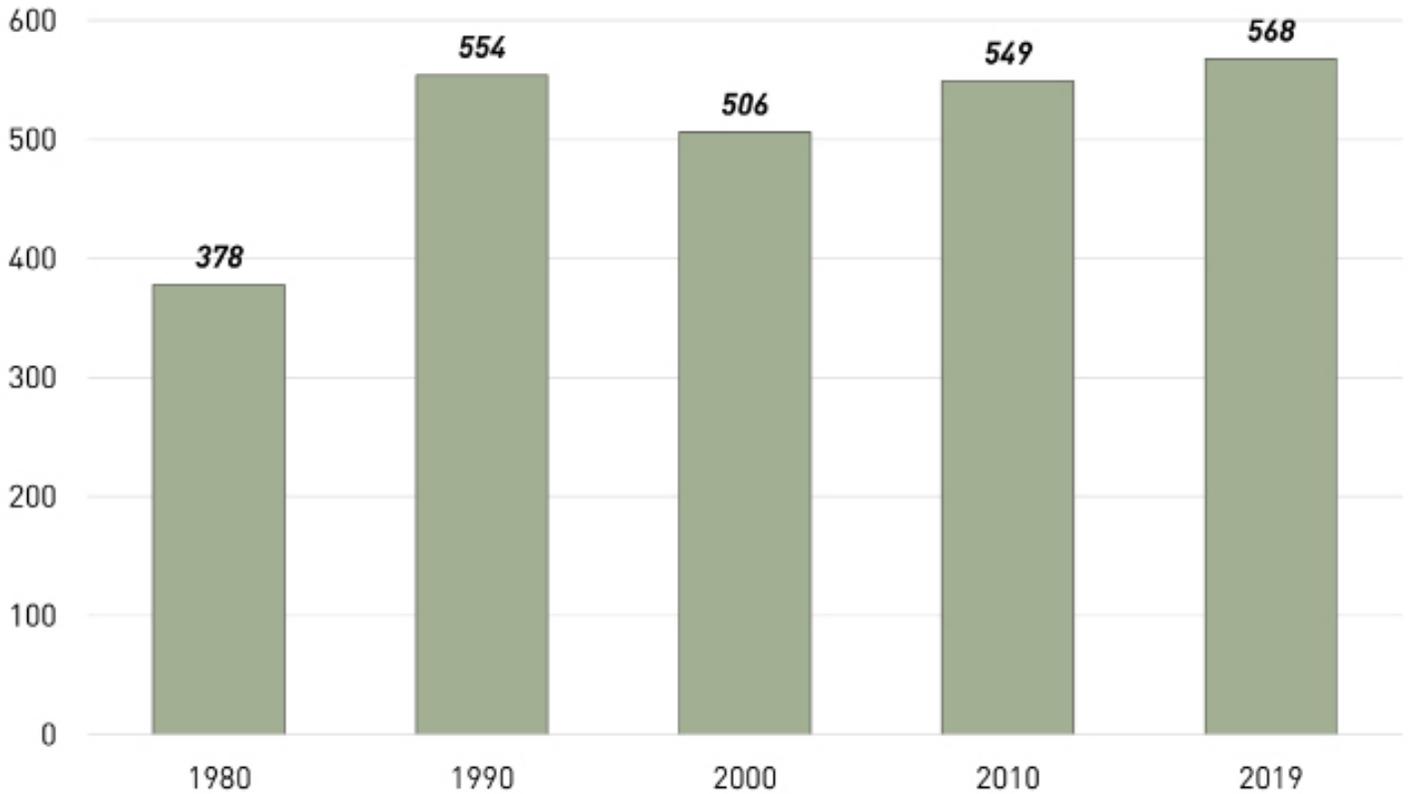
# Data & Demographics



Mountain Park, Fulton County, Georgia

# Population

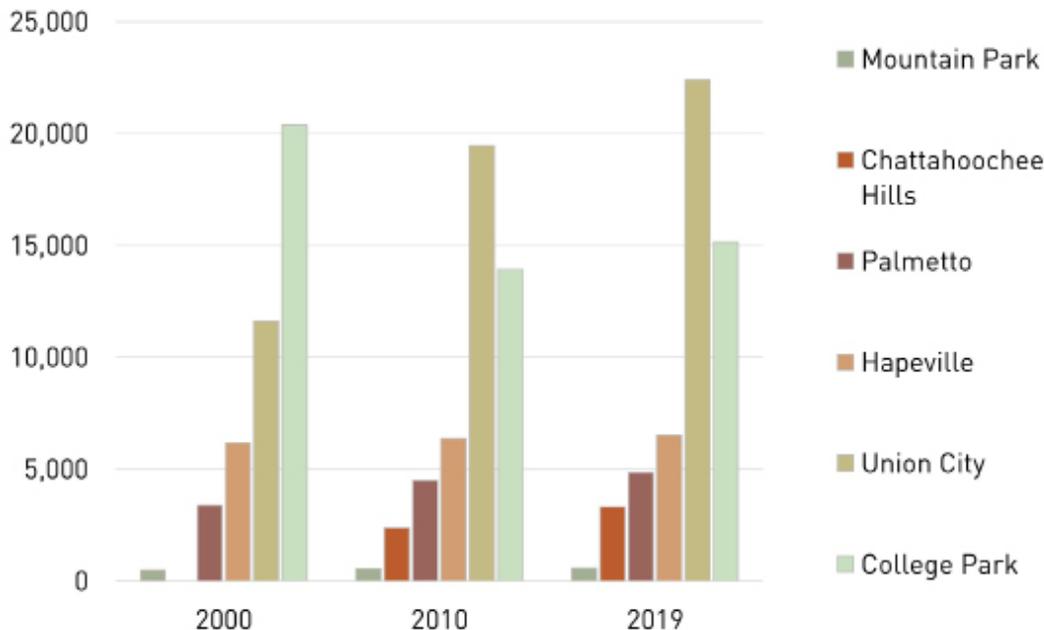
## Mountain Park Population, 1980 - 2019



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



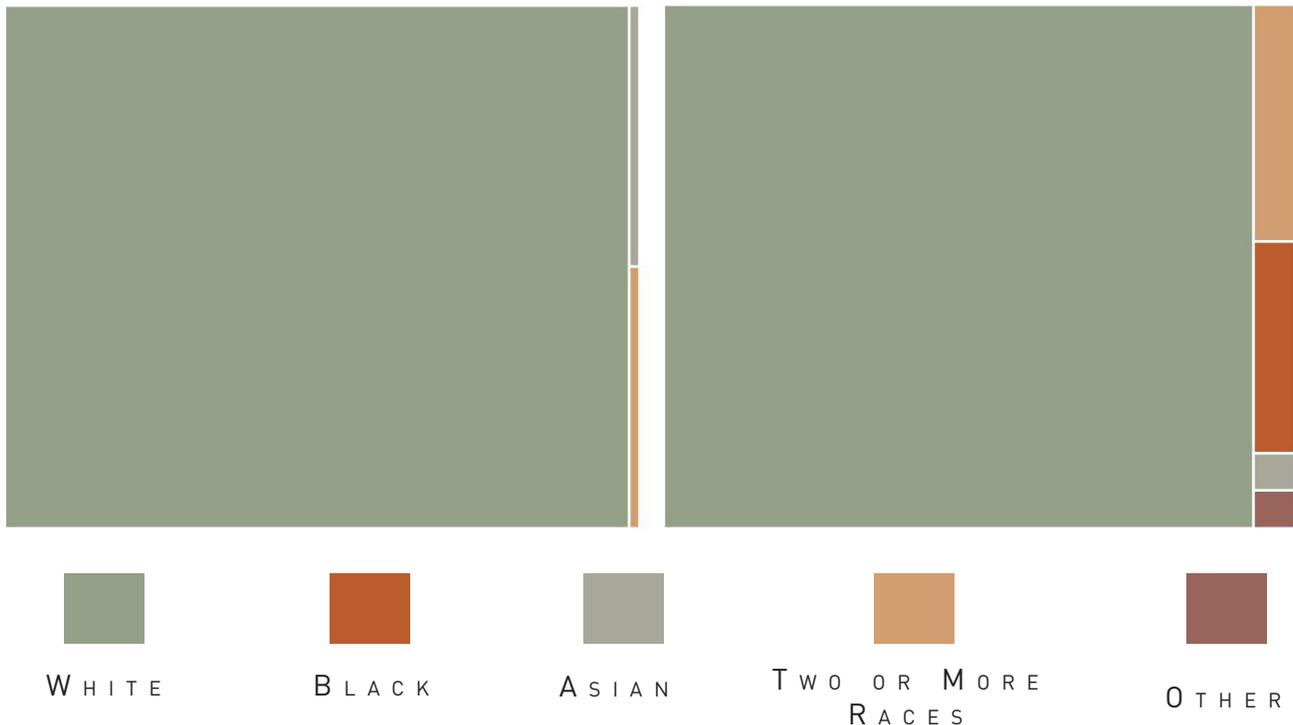
This graph visualizes the population for several of Fulton County’s smaller cities. Mountain Park is a uniquely small municipality within the county.

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

# Race

2010

2019

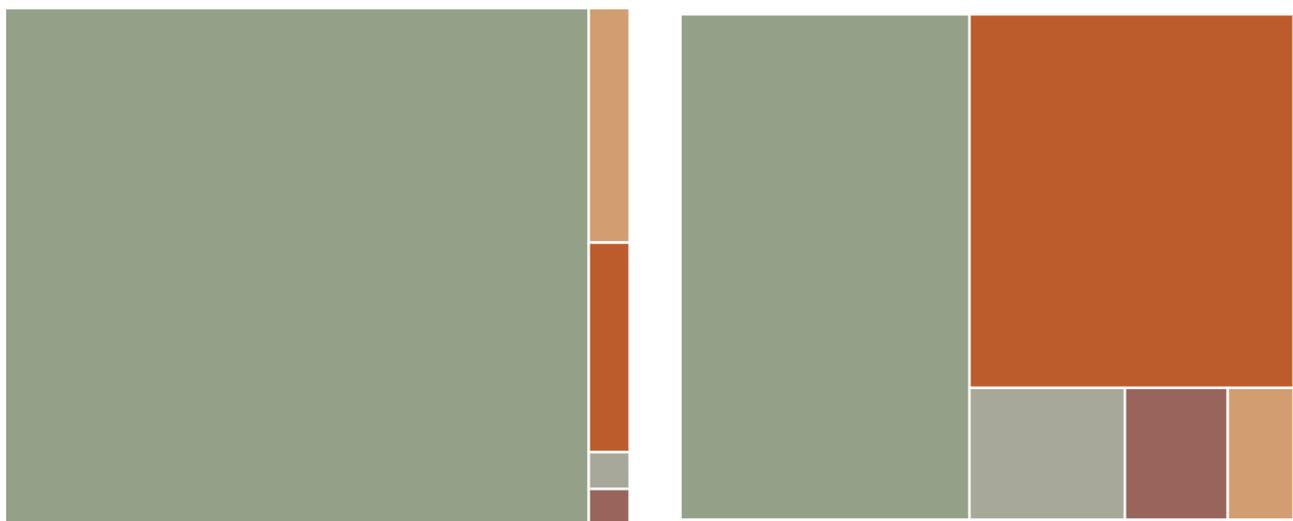


Mountain Park has experienced some diversification over the last decade. Between 2010 and 2019, the city's white population decreased in proportion from an estimated 98.4% to 93.5%. 2010 estimates from the American Community Survey place the Asian population and the population of people claiming two 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

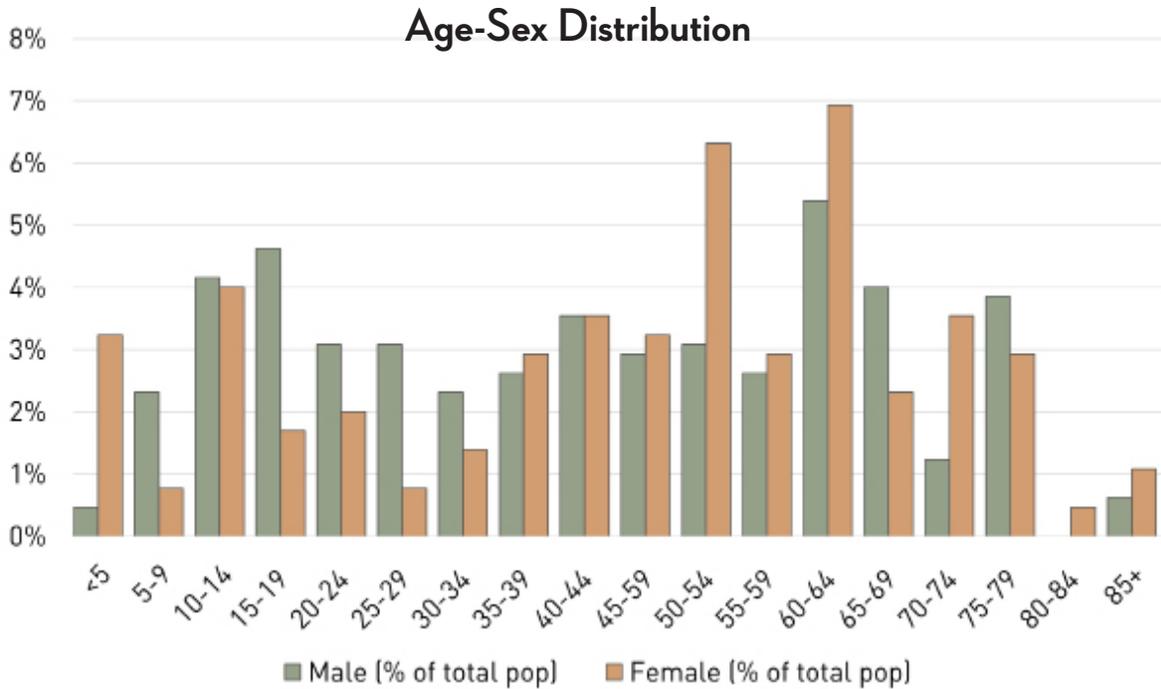
10 County Atlanta Metro



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

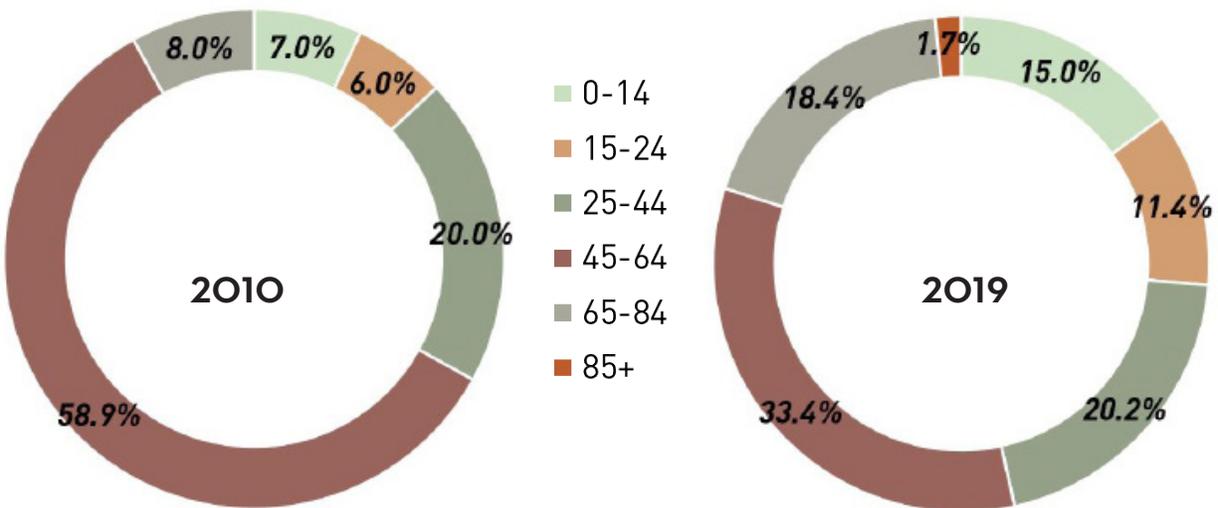
# Age



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

### Mountain Park’s Population by Age



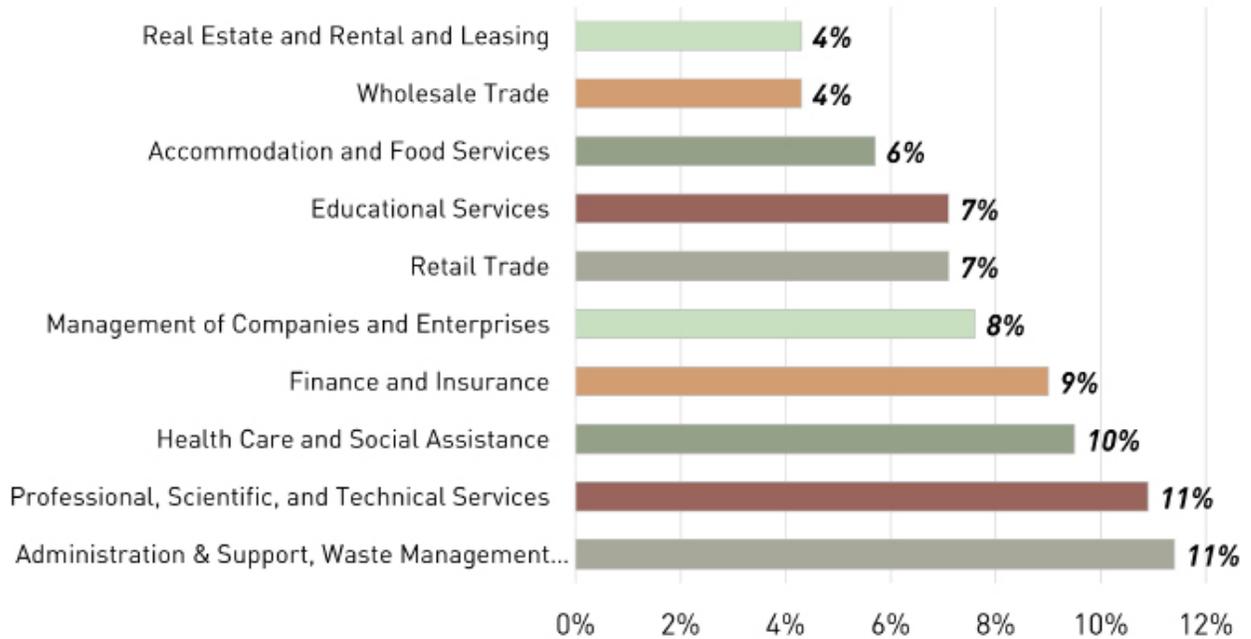
Between 2010 and 2019, the composition of Mountain Park’s population by age underwent significant changes. Children and young adults (ages 0-24) now comprise a much larger segment of the city’s population – over 25 percent, up from 13 percent in 2010. Older adults (ages 65 and up) have also become a 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?

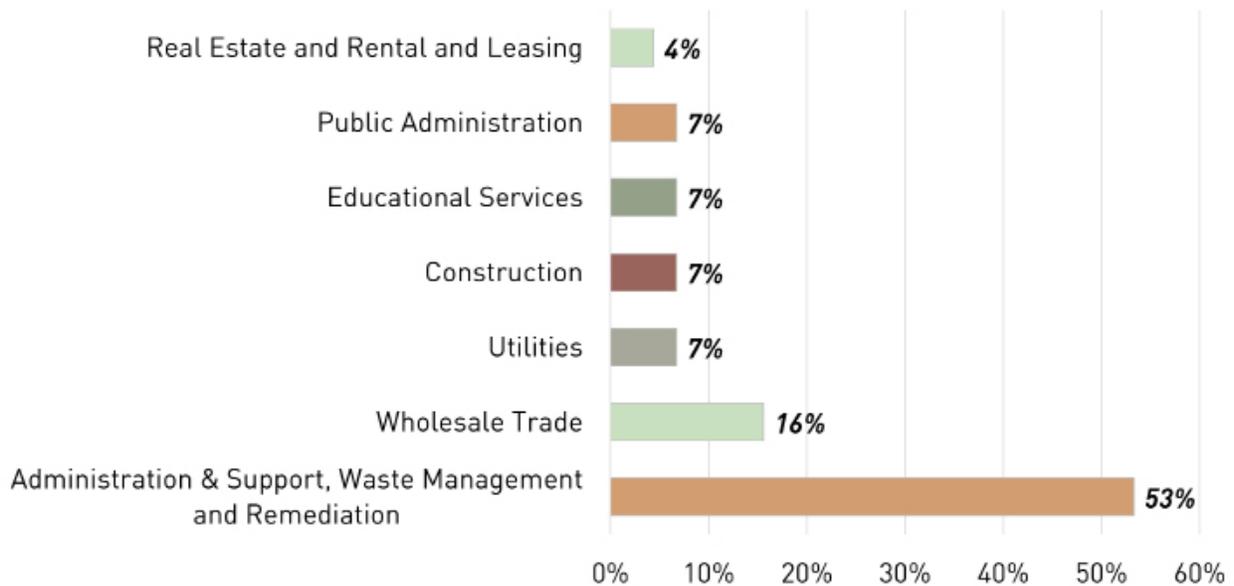


Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most populated industry is Administration & Support, Waste Management and Remediation, followed by Professional, Scientific, and Technical Services.

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

WORKPLACE AREA CHARACTERISTICS

## What types of jobs are available in Mountain Park?

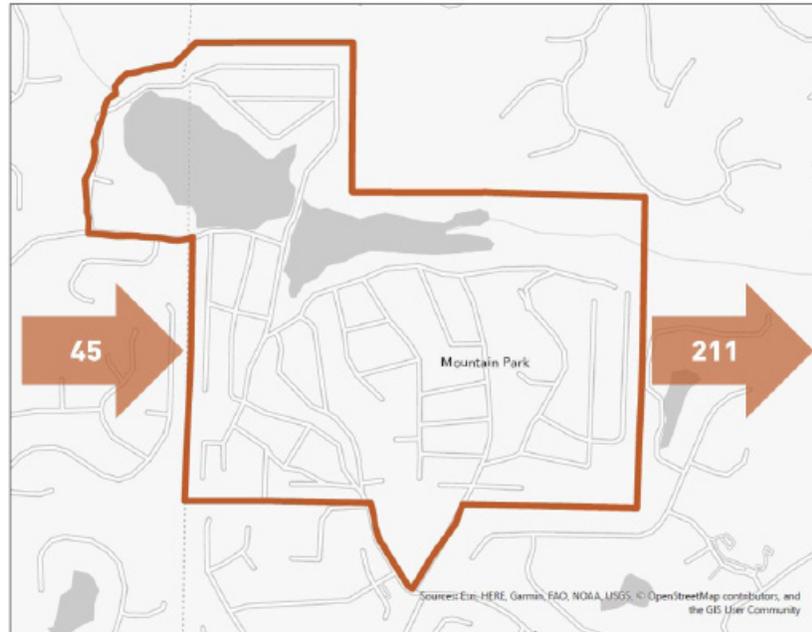


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs located in Mountain Park are in Public Administration.

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

# Transportation

## Commuter Inflow-Outflow



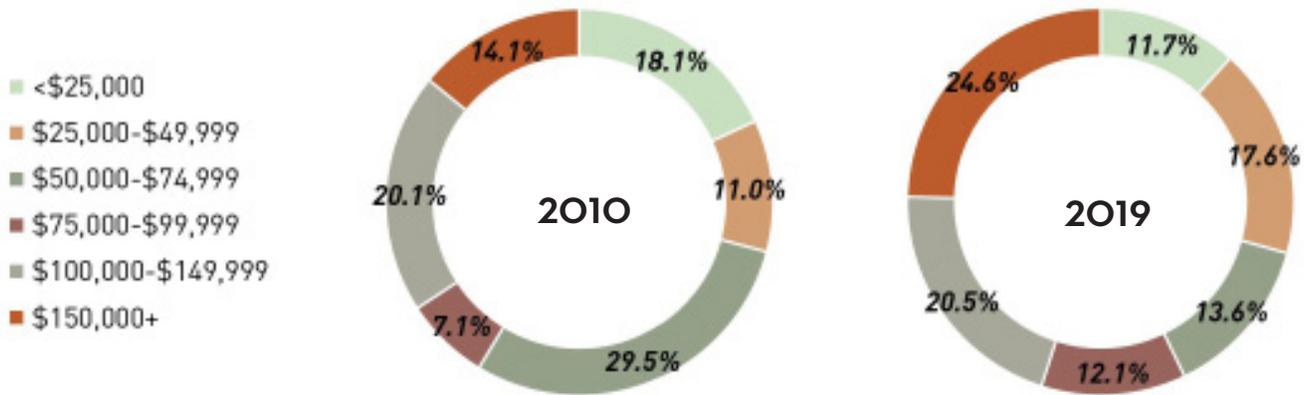
As a small city with little formal economic activity occurring within its bounds, Mountain Park sees far more residents commuting out from the city for employment than people commute into the city for work. Given its small geography, this is not surprising, particularly considering Mountain Park's proximity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

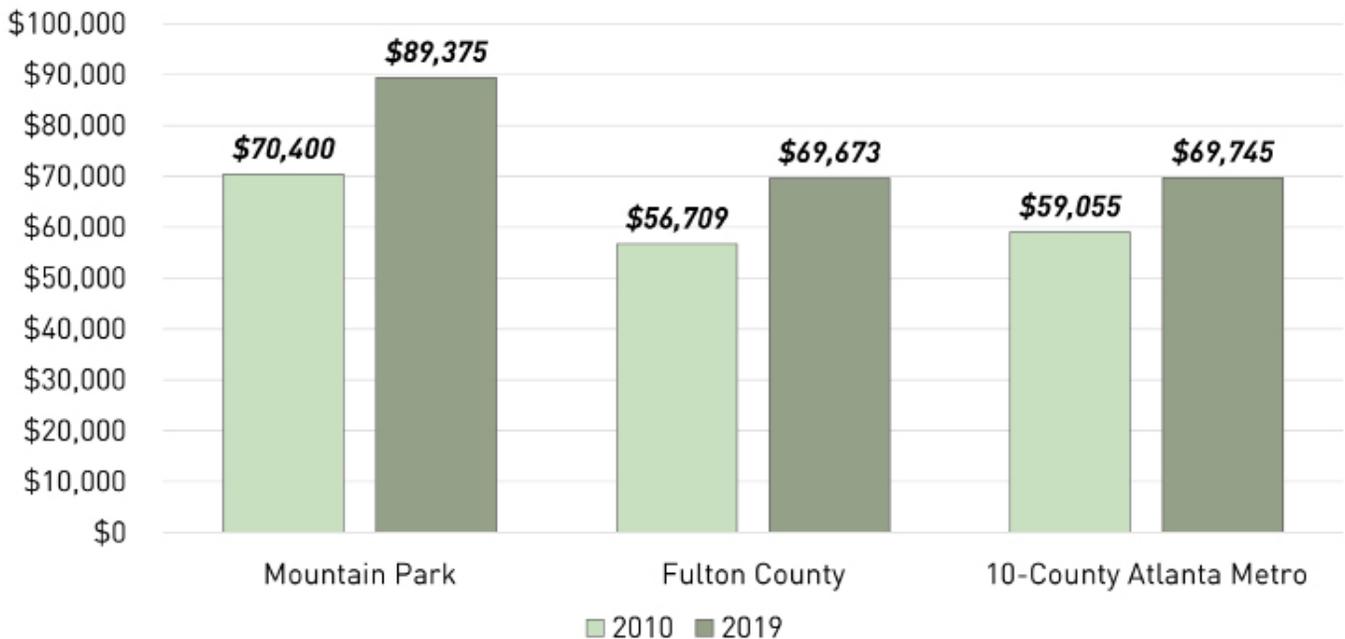
## Household Income Distributions



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

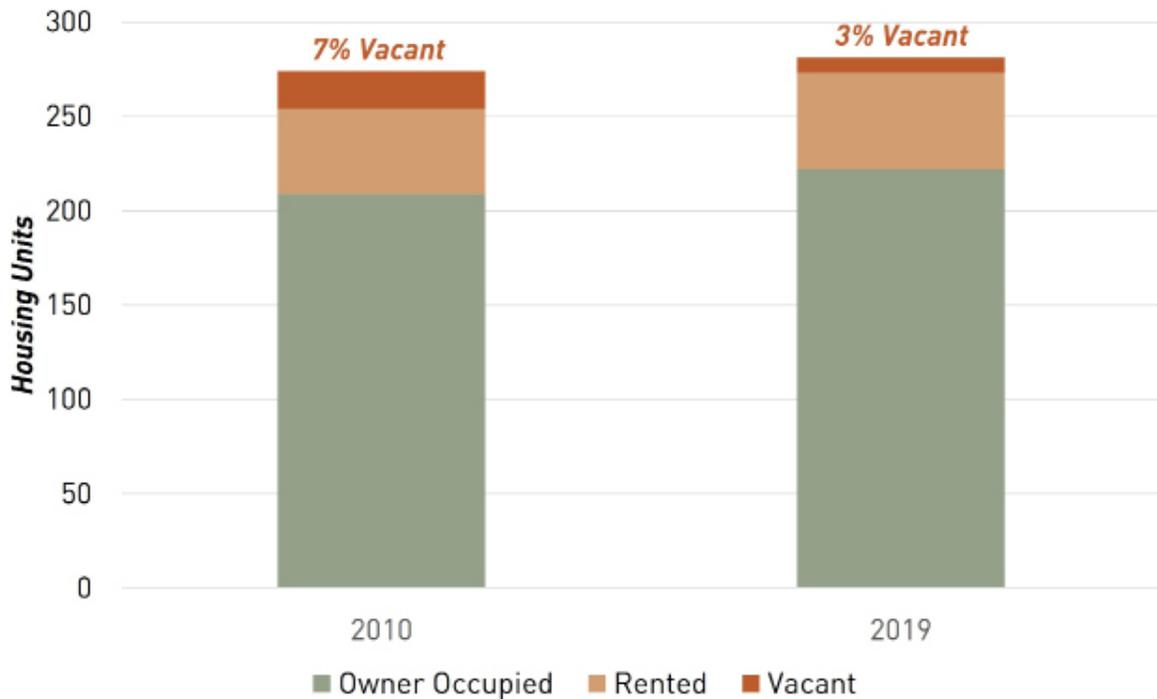


The median household income for Mountain Park has been roughly 25-30% greater than that of households in both Fulton County and the 10-County region since 2010.

Source: American Community Survey, 2010 and 2019

# Housing

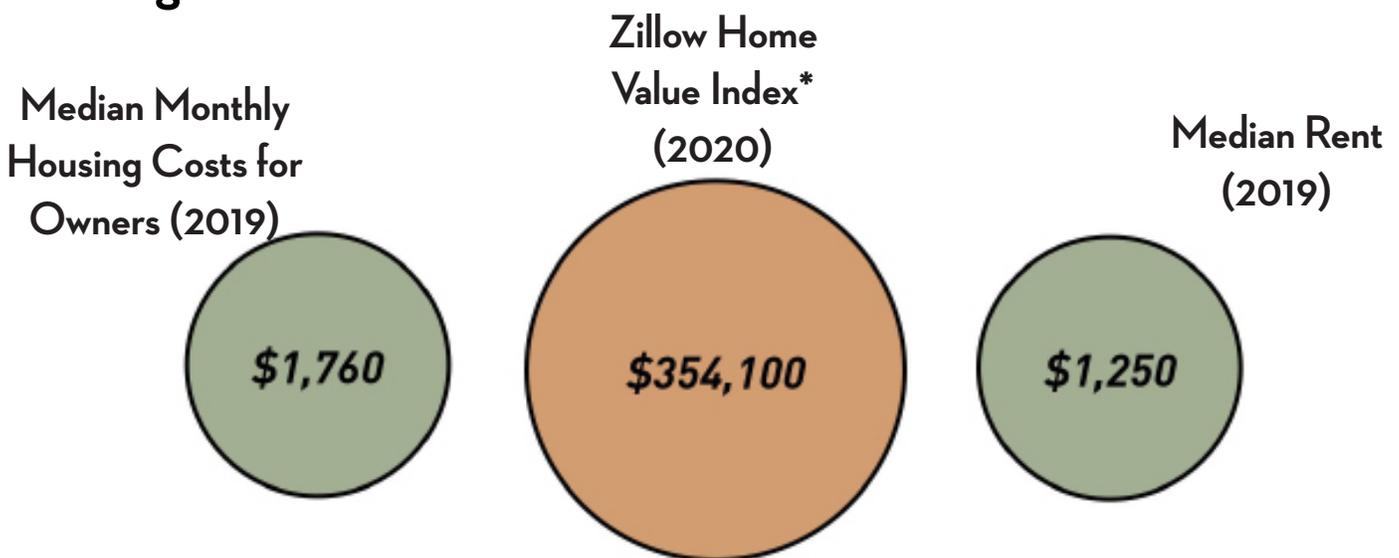
## Housing Tenure and Occupancy



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



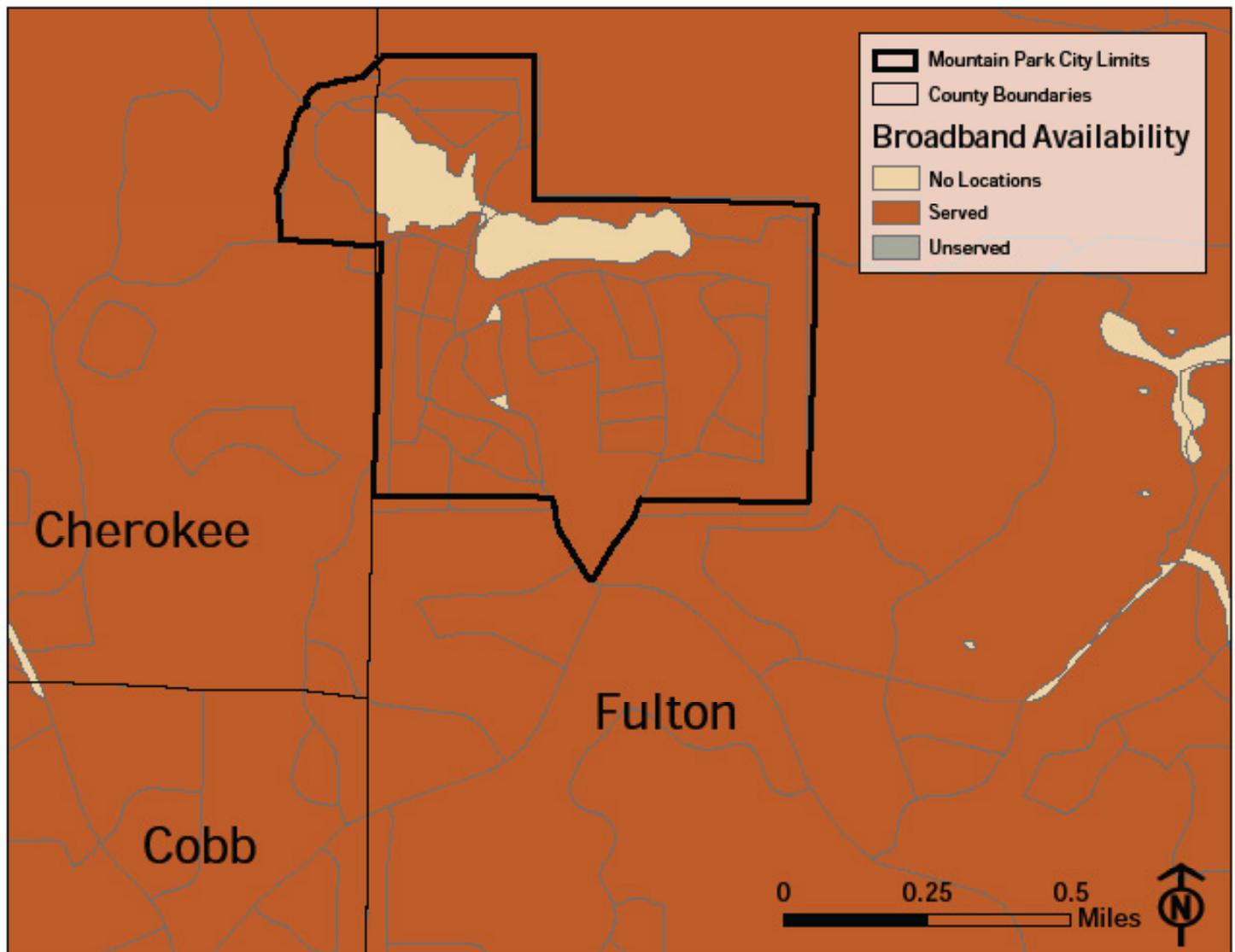
\*Zillow’s Home Value Index estimates the typical home value for an area. It does not estimate median home value.

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

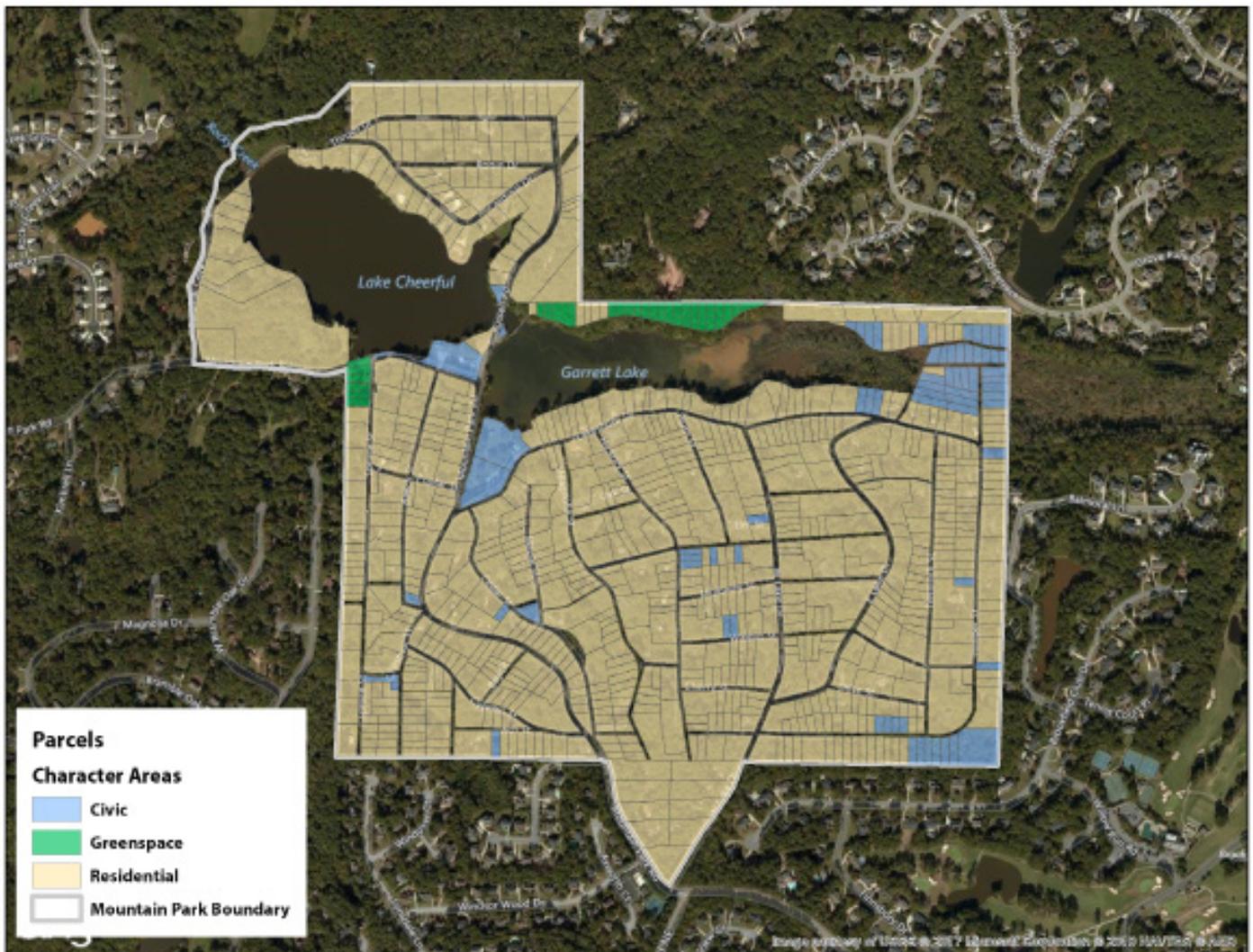
# Broadband Service

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. There are a number of city-owned parcels that are used for greenspace. 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
<b>Population</b>		
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	
<b>Economic Development</b>		
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.

<b>Natural and Historic Resources</b>		
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	
Begin 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	
<b>Housing</b>		
Continue efforts to lower solid waste (i.e., include HHW, bulbs, batteries, and electronics)	Cancelled	
Maintain and as budget allows, accelerate water meter 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	
<b>Community Facilities</b>		
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
<b>Population</b>							
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
<b>Economic Development</b>							
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)
<b>Natural and Historic Resources</b>							
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
<b>Housing</b>							
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
<b>Community Facilities</b>							
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	TSPLOST
Upgrade pipe infrastructure	X	X	X	X	X	City Staff	TSPLOST

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

# Appendix

## Contents

Survey #1	23
Survey #2	38
Lake Restoration Cost Estimates	52

# Survey 1

8/9/2021

Atlanta Regional Commission - Report Creation

## Mountain Park 2021 Comprehensive Plan Update

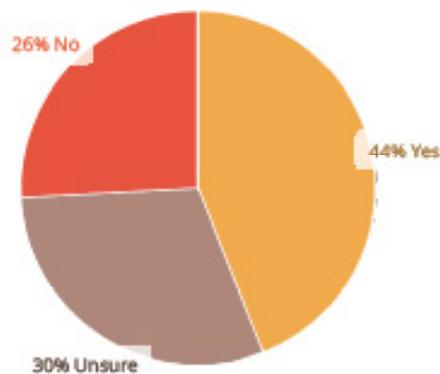
### Project Engagement

VIEWS	425	PARTICIPANTS	116
RESPONSES	906	COMMENTS	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?



116 respondents

## 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

Atlanta Regional Commission - Report Creation  
What is one of Mountain Park's strongest assets?

---

Unique community with close proximity to Roswell amenities.  
3 months ago [@52 Agree](#)

Beautiful lake views  
3 months ago [@35 Agree](#)

Our beautiful surroundings, wildlife, and wonderful neighbors.  
3 months ago [@33 Agree](#)

edectic people who care about the environment  
3 months ago [@27 Agree](#)

Beautiful neighborhood with a great sense of community.  
3 months ago [@26 Agree](#)

Oasis in middle of Urban sprawl  
3 months ago [@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"

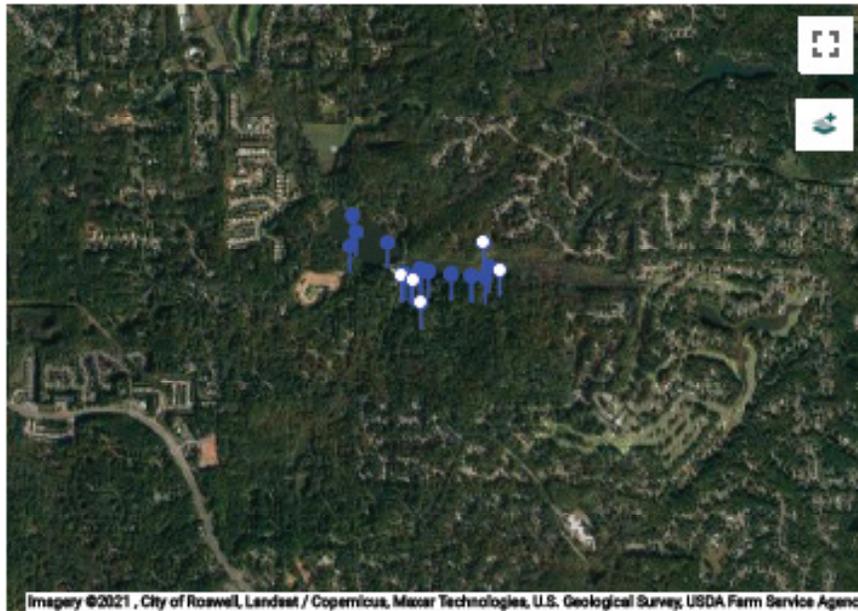
3 months ago

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

3 Agree

Ensure health of the lakes and maintenance of common areas.

3 months ago

3 Agree

Lake Garrett restoration

3 months ago

2 Agree

Lakes need help

3 months ago

2 Agree

siltation of the lakes

3 months ago

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 Agree

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

2 months ago

1 Agree

Lake Garrett

2 months ago

1 Agree

The lakes.

3 months ago

1 Agree

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

3 months ago

1 Agree

siltation of the lakes

3 months ago

1 Agree

Dredge both Lakes

3 months ago

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

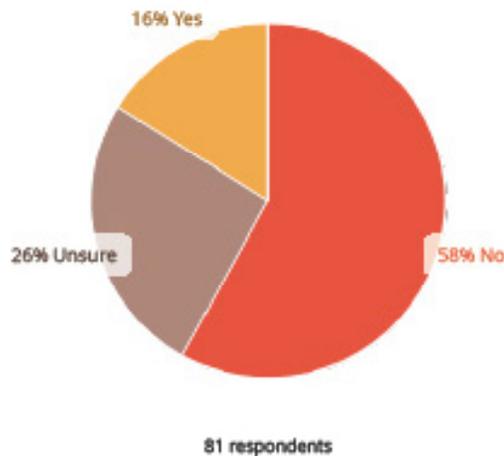
@7 Agree

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

3 months ago

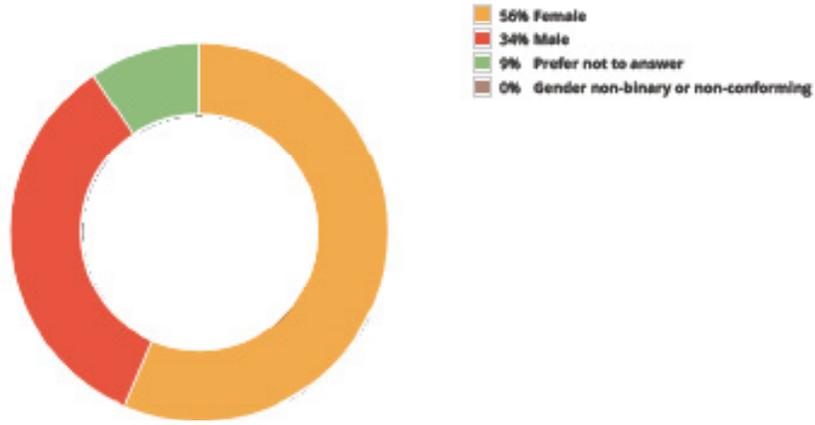
@4 Agree

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?



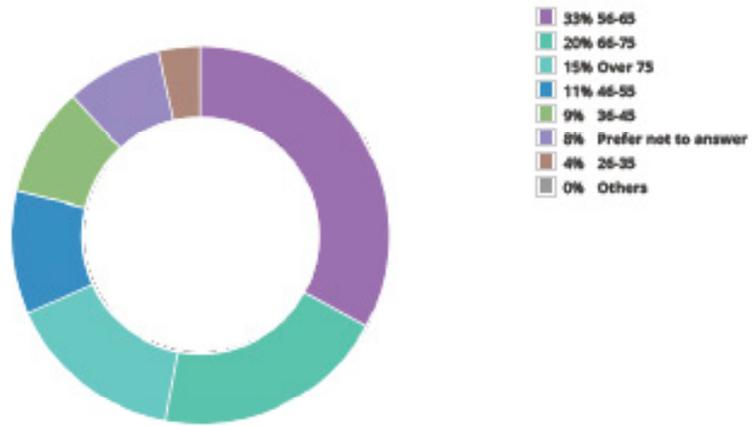
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What is your gender?



85 respondents

What is your age?



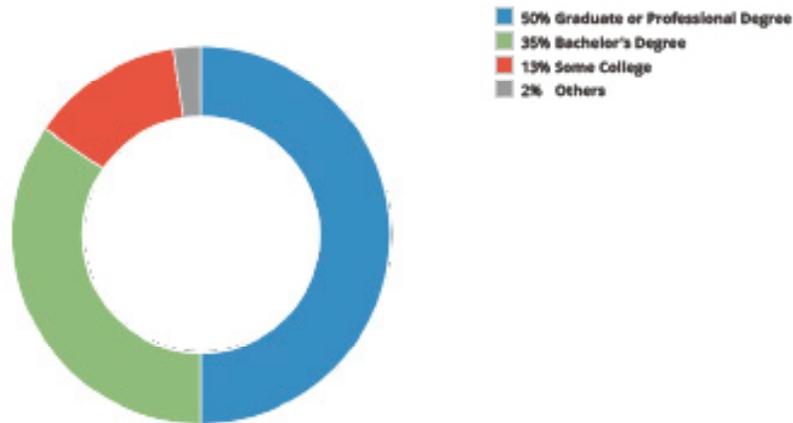
85 respondents

What is your race/ethnicity?

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 ✓

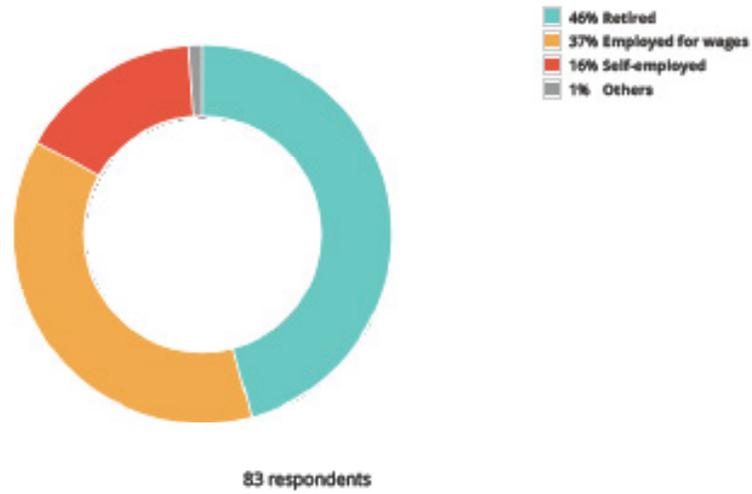
65 Respondents

What is your highest formal education level?

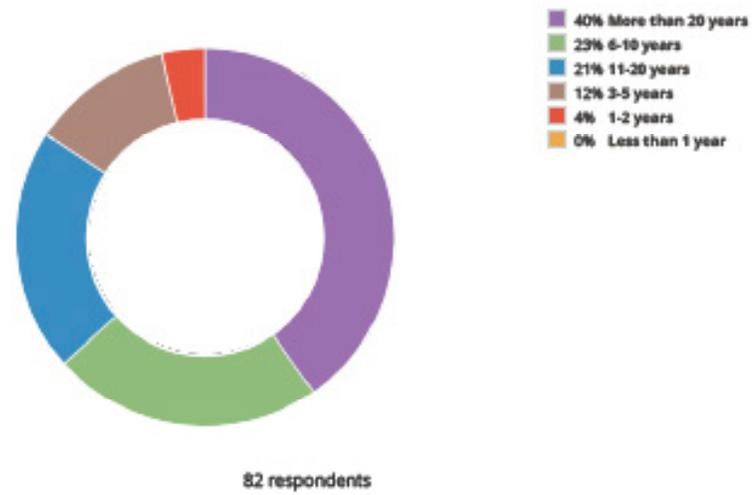


84 respondents

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

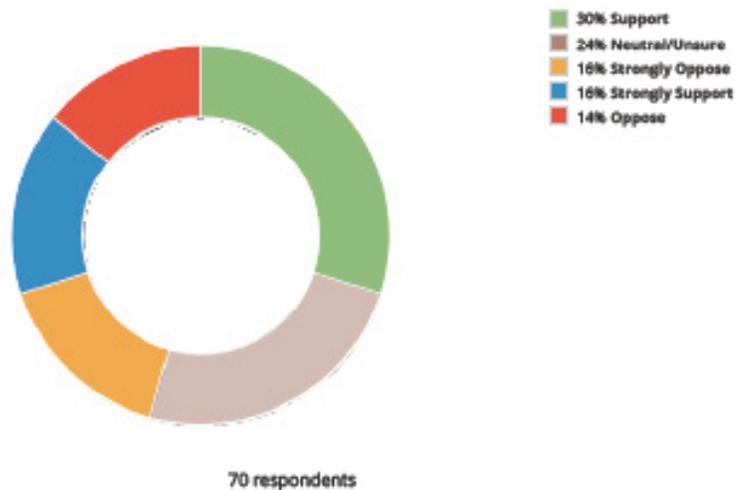
### Project Engagement

VIEWS	293	PARTICIPANTS	70
RESPONSES	573	COMMENTS	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 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 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 3 Agree

Low impact . Food trucks. Seasonal Container shops.

one month ago

③ 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 2 Agree

Call it Pie and Coffee, Breakfast and Lunch

one month ago

② 2 Agree

Coffee Shop would be great, also possibly canoe rentals.

one month ago

② 2 Agree

Home office or catering would be OK and maybe a restaurant

one month ago

② 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 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 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 Agree

more updated civic center for weddings and such

one month ago

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 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 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 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 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 Agree

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

one month ago

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 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 Agree

Not enough room here !!!

one month ago

1 Agree

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

one month ago

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.

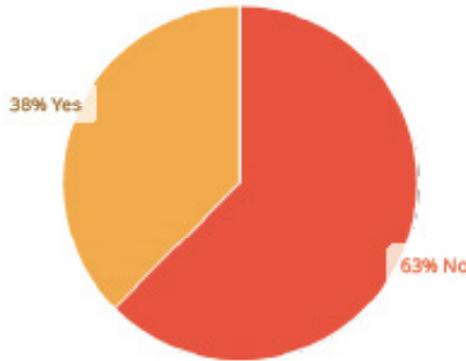
one month ago

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

one month ago

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



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

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

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

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 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 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 Agree

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

one month ago

1 Agree

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

one month ago

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

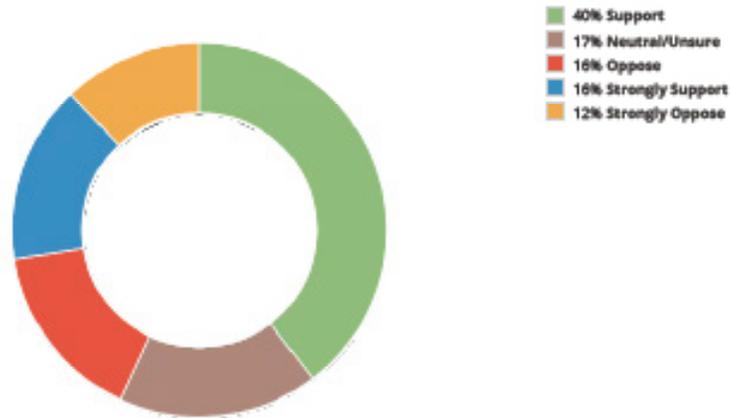
I don't think some of the rental properties are as well maintained as owner occupied.

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.

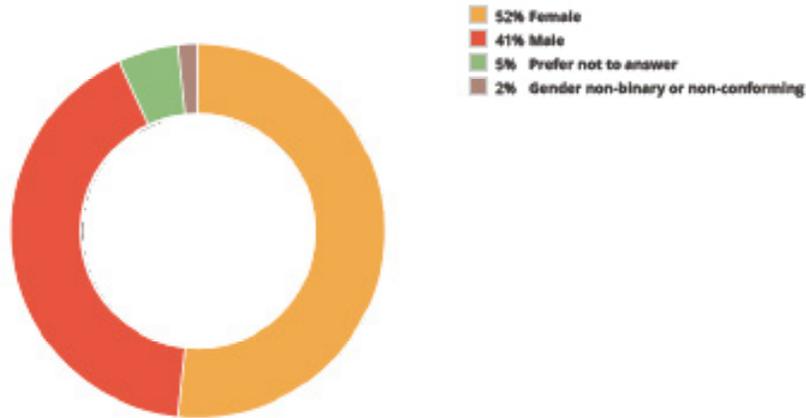
one month ago

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.



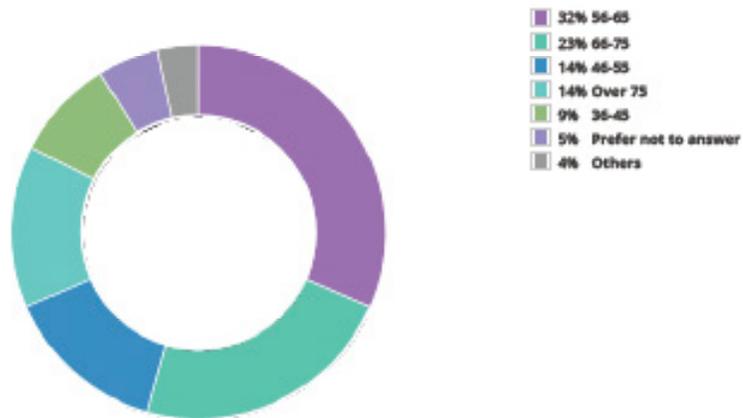
58 respondents

What is your gender?



58 respondents

What is your age?



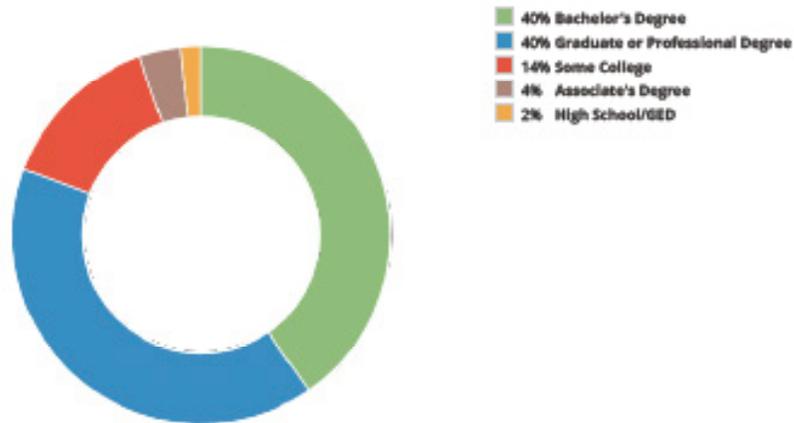
57 respondents

What is your race/ethnicity?

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 ✓

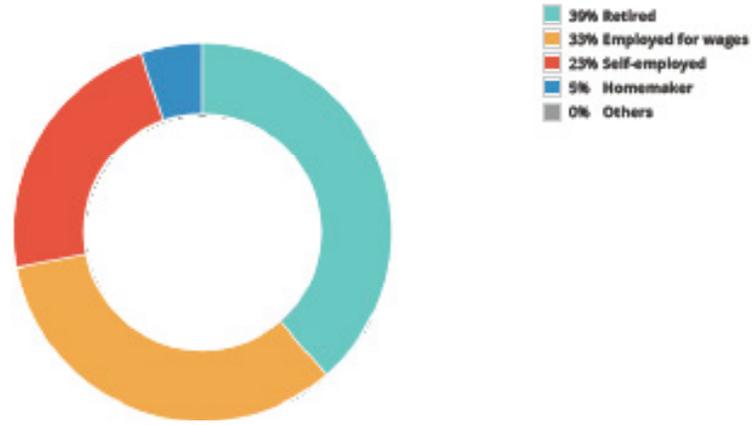
44 Respondents

What is your highest formal education level?



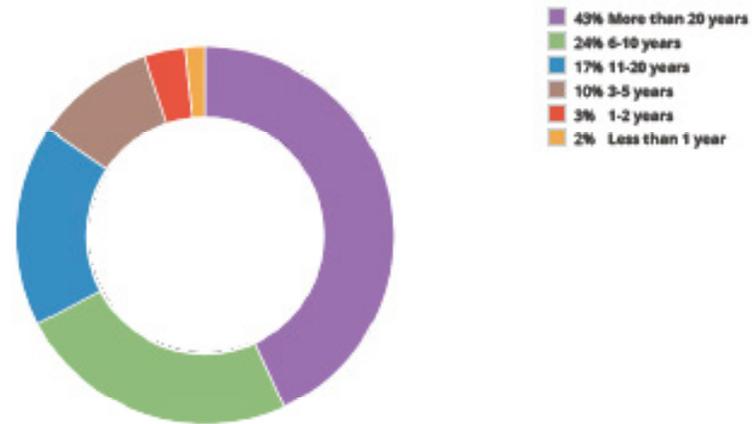
57 respondents

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



57 respondents

How long have you been a resident of Mountain Park?



58 respondents

Loading more report objects...

# Lake Garrett Restoration Ballot

The following is a ballot Mountain Park City Council had approved for a non-binding referendum in November of 2021. It details various courses of action for remediating Lake Garrett, with cost estimates for each.

## Lake Garrett Ballot

Rank your choice of action in numerical preference:

1= MOST desirable    2=second choice    3=third choice    4=fourth choice    5= LEAST desirable

Option description	Cost to maintain	Pros	Cons	Estimated investment cost	Less \$250k from Lakes Restoration Fund; cost divided by 292 homes	RANK ORDER of your choice of options
<b>No action</b>	Greater future costs to remediate siltation consequences	65 year lifespan of lake; no permitting	unhealthy wetlands, potential flooding downstream, possible property devaluation with loss of Lake Garrett	\$12,000	Restoration funds not used  AND \$40 per household	
<b>earthen weir or sediment trap to capture incoming sediment from Rocky Creek</b>	\$45,000 per year	65 year lifespan of lake. \$65,000 USACE individual permit	No sediment removal	\$414,600	\$164,600  or \$563.70 per household	
<b>spillway similar to Russell Rd</b>	\$45,000 per year	Individual permit; reduces sedimentation	No sediment removal	\$870,600	\$620,600  or \$2125.34 per household	
<b>drain lake and dredge; haul away sediment</b>	\$17,000 per year	100 year lifespan. \$8000 USACE Nationwide permit. Quickest option	Potential roads damage. Does not address future sedimentation	\$3,484,800	\$3,234,800  or \$11,078 per household	
<b>drain lake and dredge; haul sediment to north shore of Lake Garrett</b>	\$25,000 per year	100 year lifespan. Limited permitting issues; allows trail or park along new embankment	\$58,000 USACE individual permit. Does not address future sedimentation	\$2,828,600	\$2,578,600  or \$8830.82 per household	

**NOTE TO HOMEOWNERS: NO ASSESSMENT PER HOUSEHOLD IS BEING PROPOSED.  
Per household cost is shown for your information only.**

*How ranked-choice voting works for single-winner elections:*

- *Voters rank the options by preference on their ballots.*
- *If a single option wins an outright majority of first-preference votes (i.e., 50 percent plus one), the winner is declared.*
- *If no single option wins an outright majority of first-preference votes, the option with the fewest first-preference votes is eliminated. All first-preference votes for the failed option are eliminated, lifting the second-preference choice indicated on those ballots.*
- *A new tally is conducted to determine whether any single option has won an outright majority of the adjusted voters.*
- *The process is repeated until one option wins a majority of votes cast.*