

**A RESOLUTION OF THE CITY COUNCIL OF  
MOUNTAIN PARK ADOPTING THE  
2017 COMPREHENSIVE PLAN UPDATE**

R090-17

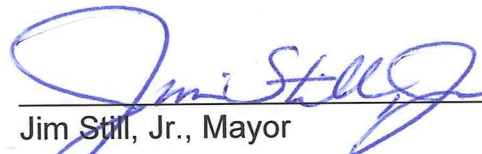
WHEREAS, the City of Mountain Park has completed an update to the city's Comprehensive Plan in accordance with the Georgia Planning Act and its associated Minimum Standards and Procedures for Local Comprehensive Planning;




WHEREAS, required public hearings for the plan update were conducted by City Council on April 24, 2017 and May 22, 2017; and

WHEREAS, the 2017 Comprehensive Plan Update was reviewed and approved by the Georgia Department of Community Affairs (DCA) on June 26, 2017.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Mountain Park do hereby adopt the 2017 Comprehensive Plan Update in accordance with the requirements of the Georgia Planning Act.

SO RESOLVED, this 2<sup>nd</sup> day of August, 2017.

  
\_\_\_\_\_  
Jim Still, Jr., Mayor

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Attest:

  
\_\_\_\_\_  
City Clerk/Administrator

# The City of Mountain Park Comprehensive Plan Update 2017

Adopted August 2, 2017

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

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# Acknowledgments

## **Mayor and City Council**

Jim Still, Mayor

Don Carlson

Rob Besler

Robert DeLaSalle

Mark Murphy

Scott Mills

## **Comprehensive Planning Steering Committee**

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Marvin Penick

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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 city 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. By the 1970s, the community began to shift from part-time recreational residents to full-time residential use.

The total area of the city is 0.5 square mile, and the population is 578 residents. Roswell is adjacent to the city in North Fulton County, and the remainder of the city lies partially over the county line in Cherokee County. Garrett Lake and Lake Cheerful provide the main recreational amenities for the community, along with a network of parks and green-space. The densely wooded landscape and high standards for ecological quality of the lake are a high priority for the community.

Given the rapidly urbanizing pace of surrounding communities, concerns are expressed about increased traffic on local roads and the use of the community as a cut-through from adjacent neighborhoods. The neighborhood is mostly built out, but there is some redevelopment activity that results in a few building permits annually. Mountain Park has no commercial zoning, but commercial amenities are in close proximity along Highway 92/ Woodstock Road. The city also benefits from civic amenities including a City Hall, Community building, swimming pool and lakeside pavilion, fishing bridge and volunteer fire department.

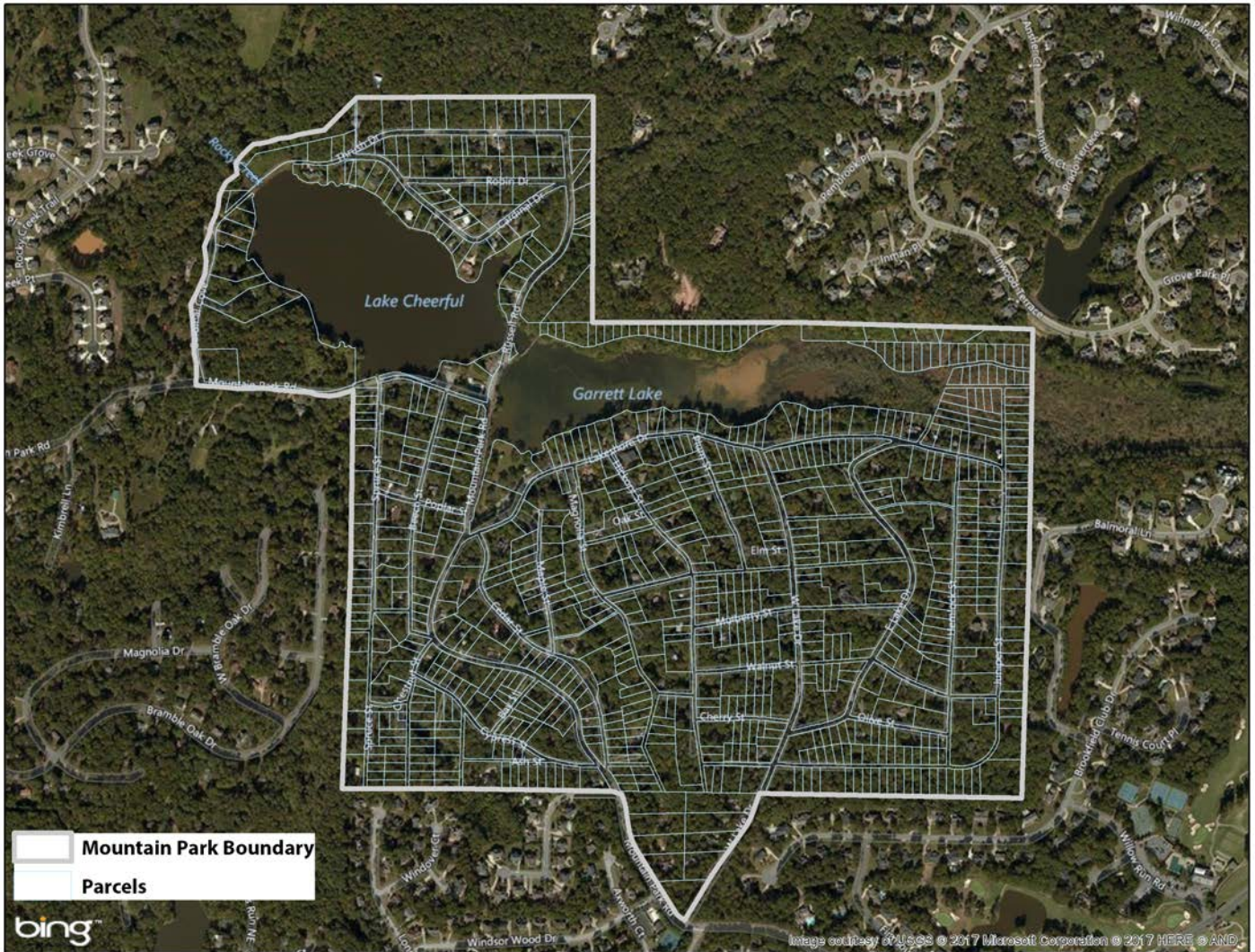
The citizens of the City frame their vision for the future of the community grounded on the foundation of its past, and the experiences of its present. They are united in their determination to preserve the unique, intimate, physical qualities of their town, to maintain and improve social interactions,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

## Community Input Opportunities

The Mountain Park Comprehensive Plan Update process was guided by the Citizen Review Advisory Board (CRAB). CRAB met on two occasions, providing direction and feedback at key points in the process. There were additional opportunities for public participation at community meetings, as well as regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local outreach.

<p>Wednesday January</p> <p><b>18</b></p> <p>Mountain Park City Council Comp Plan Kick Off</p>	<p>Wednesday February</p> <p><b>22</b></p> <p>CRAB Meeting</p>	<p>Monday March</p> <p><b>27</b></p> <p>Public Meeting</p>
<p>Wednesday April</p> <p><b>19</b></p> <p>CRAB Meeting</p>	<p>Monday April</p> <p><b>24</b></p> <p>City Council Review &amp; Public Hearing Draft Plan</p>	<p>Monday May</p> <p><b>22</b></p> <p>City Council Review &amp; Transmission for Regional Review</p>

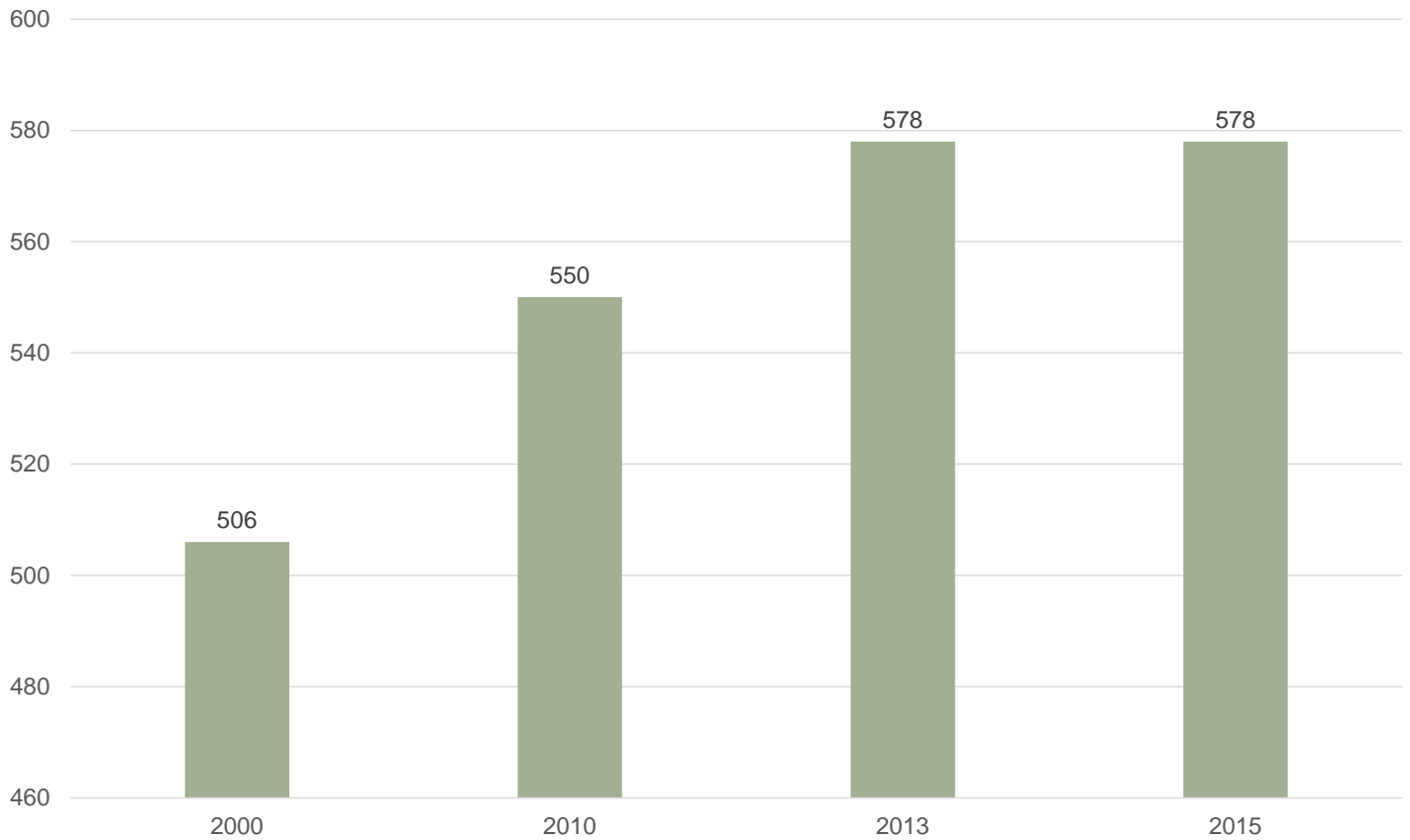
# Data & Demographics



Mountain Park, Fulton County, Georgia

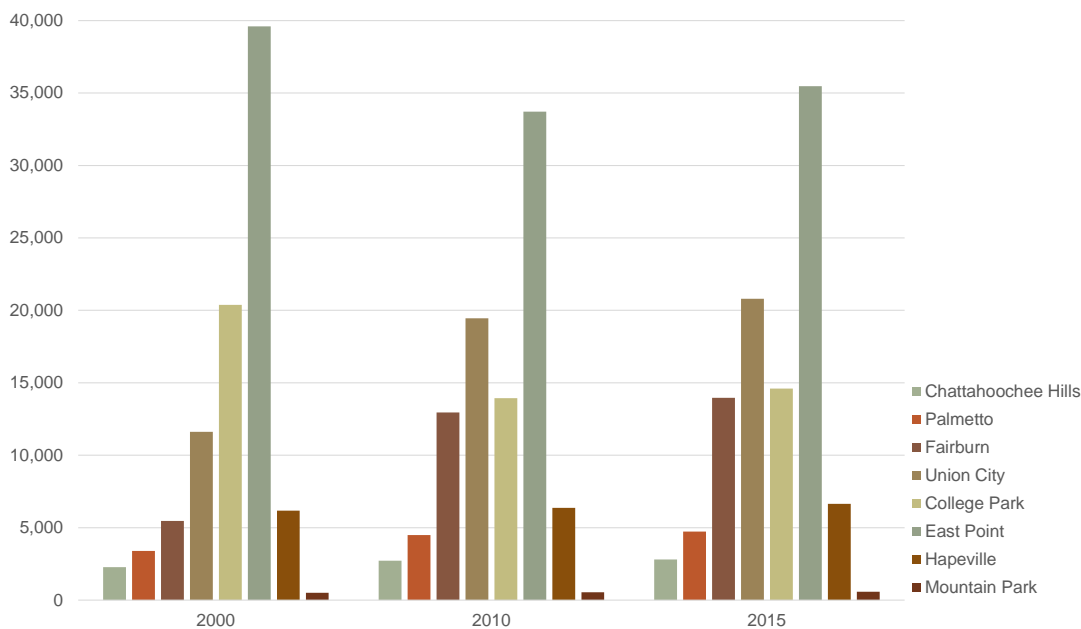
# Population

## Mountain Park Population



Population increased 8.5% between 2000 and 2010, and increased 5% between 2010 and 2013. The population remained unchanged from 2013 to 2015.

Source: US Census American Fact Finder,; US Census 2000, 2010, American Communities Survey- 2015. Data unavailable for 2005.



This graph represents several cities in Fulton County. The population of Mountain Park has remained significantly less populated from 2000 to 2015 than several other cities in Fulton.

Source: American Fact Finder American Communities Survey

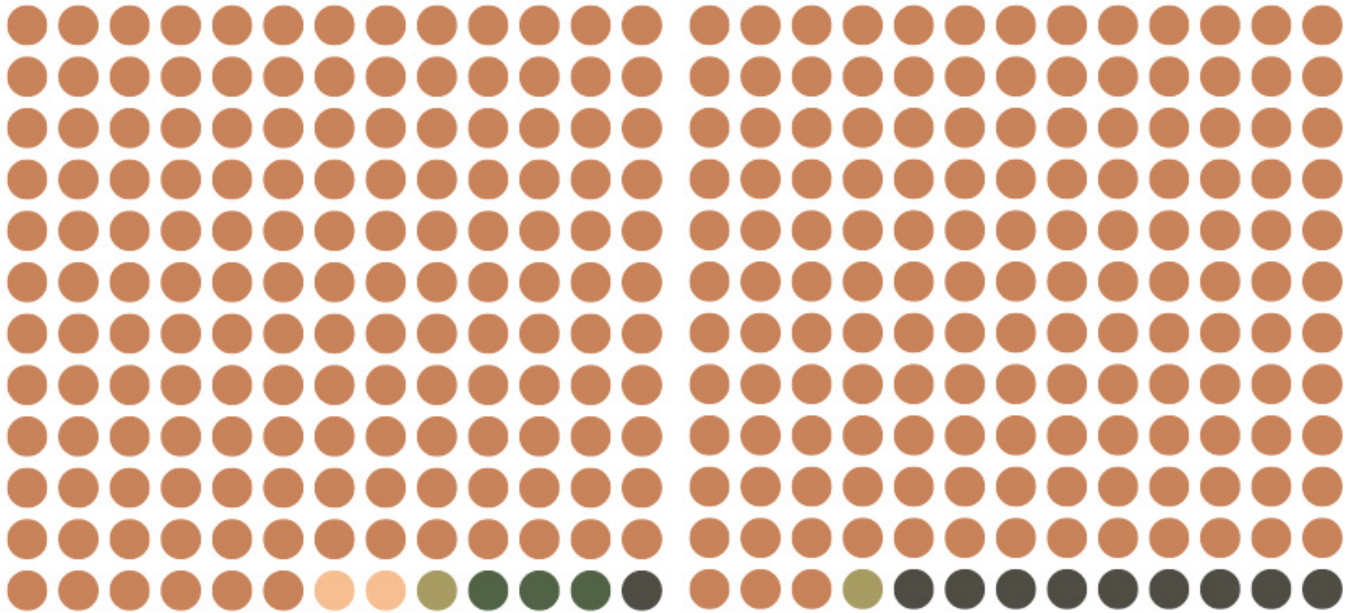
Source: ESRI Business Analyst Online 2010 Census Profile(2000,2010), ESRI Business Analyst Online Community Profile (2015, 2020 Projections)



# Race

2000

2014

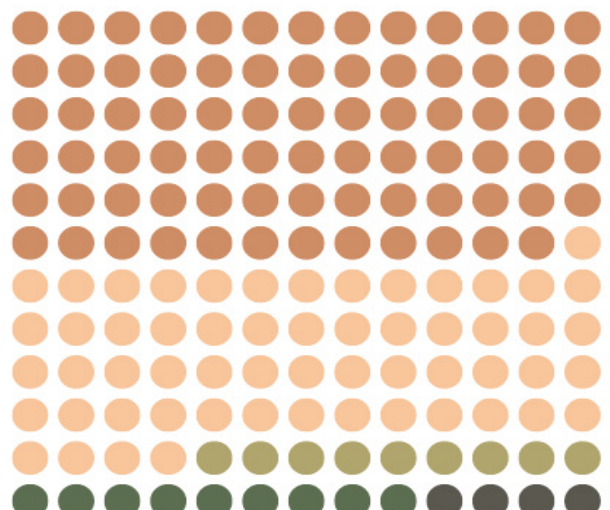
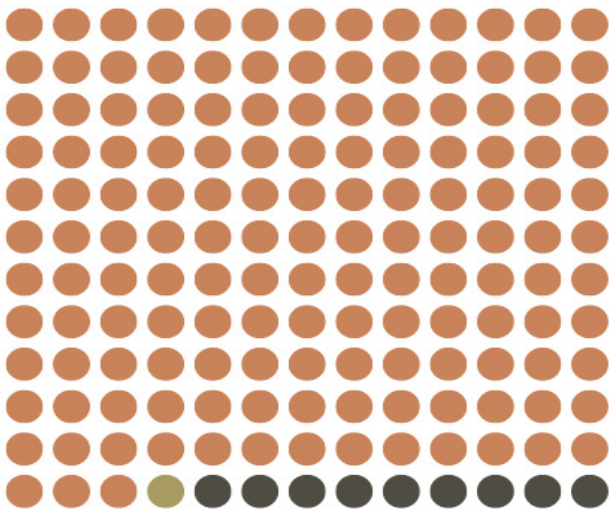


There has been little change in the white population percentage, changing from 95.3% in 2000 to 93.2% in 2014. The Black population has decreased from 2000 to 2014, while the Asian population has remained relatively the same. The percentage of people of Hispanic origin has increased from 1.4% to 6.8% from 2000 to 2014.

Source: American Fact Finder American Communities Survey- US Census 2000, 2010

Mountain Park

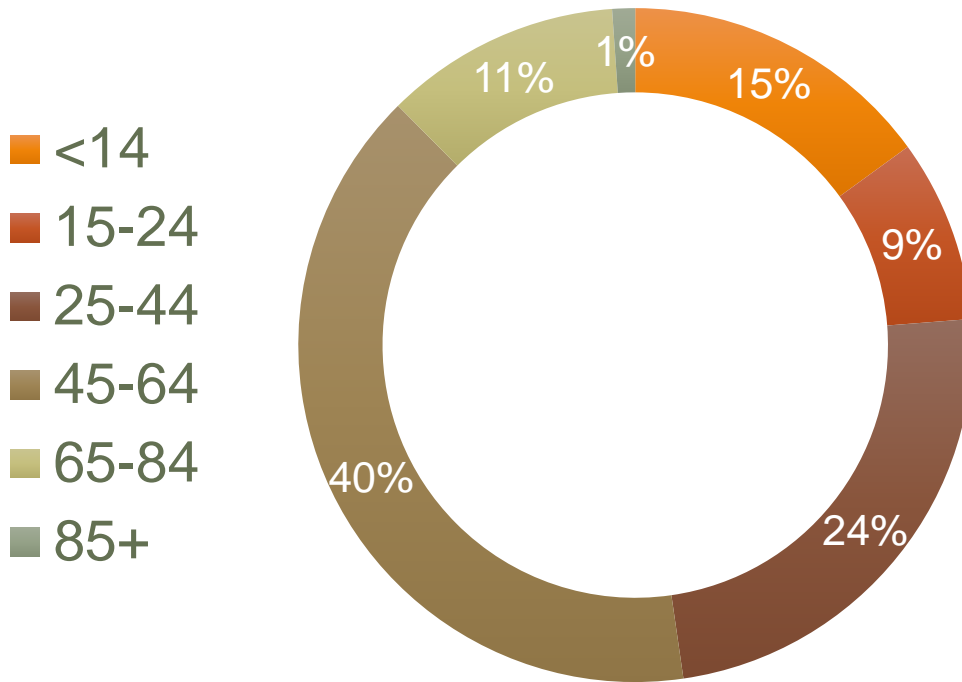
10 County Atlanta Metro



These images show a comparison between the proportion of white residents and residents of color in Mountain Park versus the racial distribution among the 10-County Atlanta Metro.

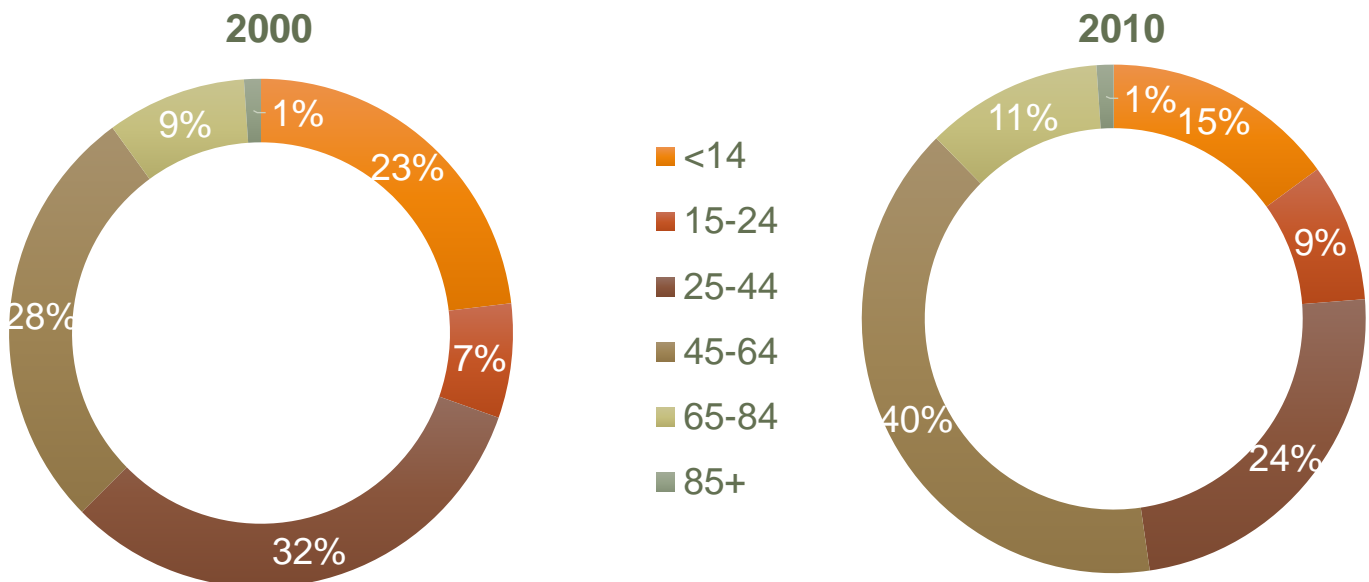
Source: American Fact Finder American Communities Survey- US Census 2000, 2010

# Age



Young and middle aged adults (25-64) combine for 64% of the population, and adults of retired age make up of 12% of the population.  
 Source: American Fact Finder American Communities Survey

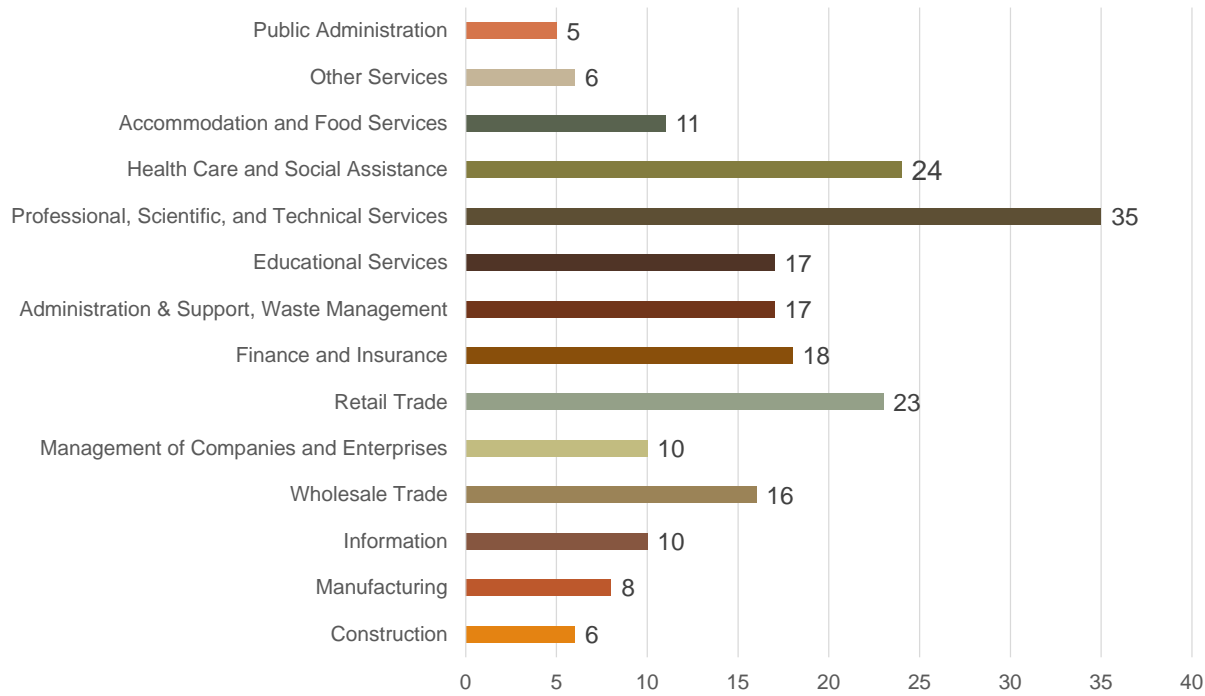
Between 2000 and 2010, the population has remained relatively unchanged. The age groups 25-44 and 45-64 continue to make up about two-thirds of the entire population.  
 Source: American Fact Finder American Communities Survey



# Employment

## What Jobs do Mountain Park Residents Do?

RESIDENT AREA CHARACTERISTICS

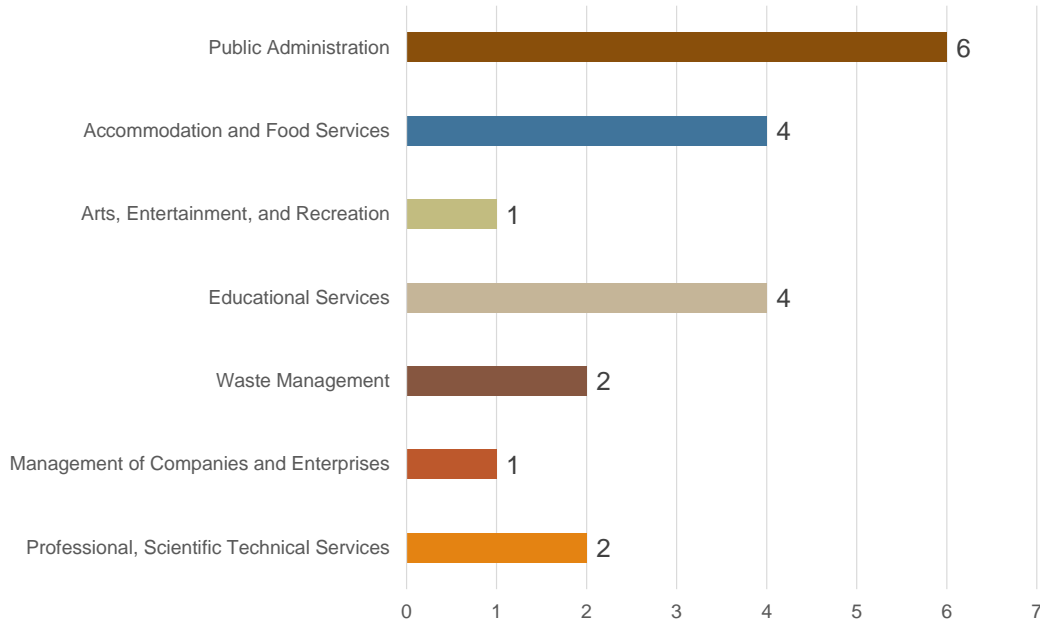


Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most popular industry is Professional, Scientific, and Technical Services, followed by Health Care and Social Assistance.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

## What Jobs Are Available in Mountain Park?

WORKPLACE AREA CHARACTERISTICS

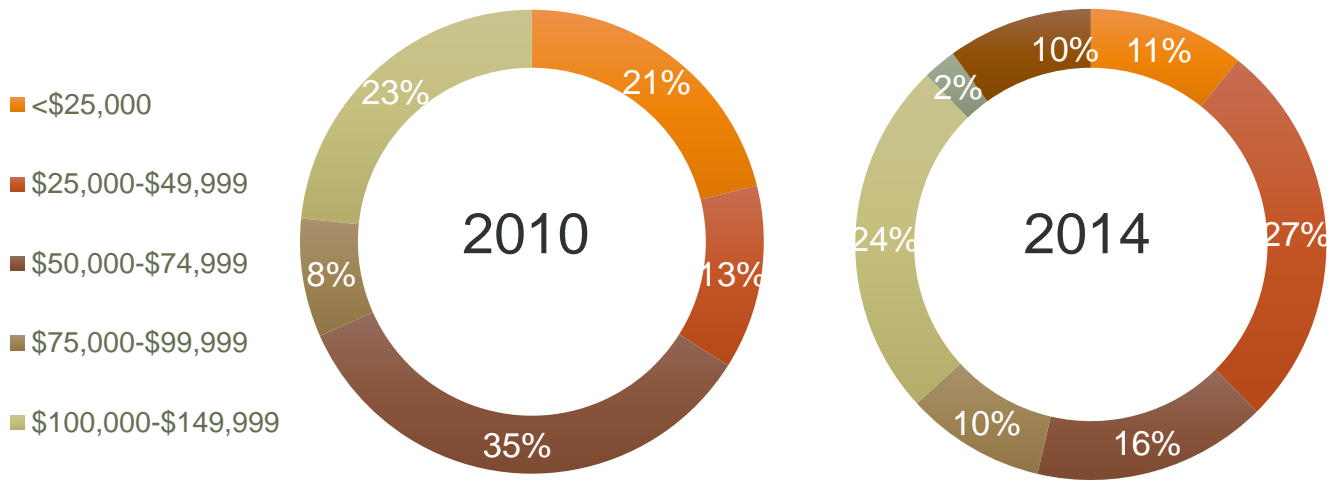


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs are available in Public Administration in Mountain Park.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

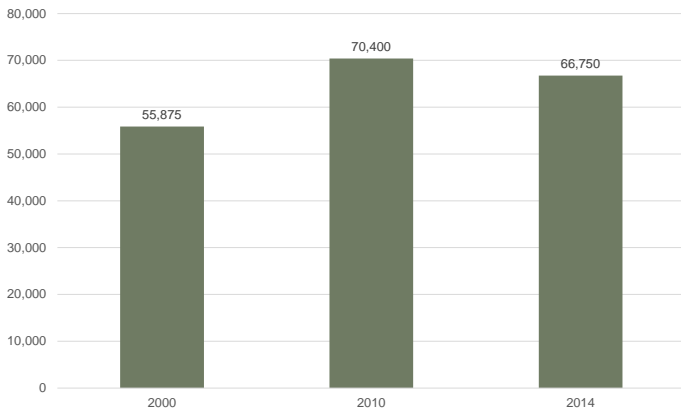
# Income



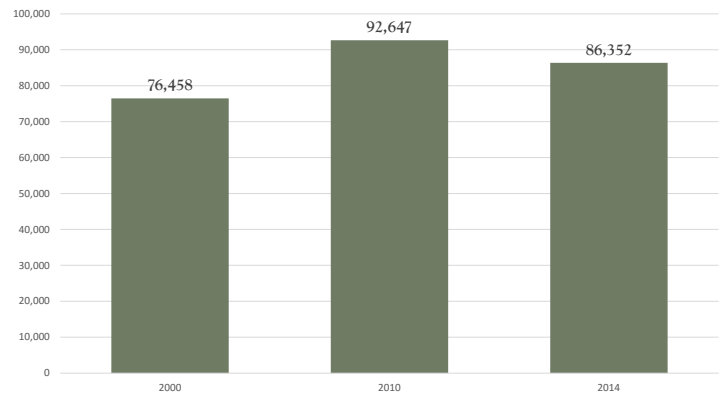
Households incomes in the \$25,000-\$49,000 range have doubled from 2010 to 2014, while incomes under \$25,000 have decreased by half. Incomes above \$75,000 have remained relatively unchanged, while incomes \$50,000-74,999 have decreased.

Data Source: American Fact Finder American Communities Survey-2014 US Census 2000, 2010

## Mountain Park



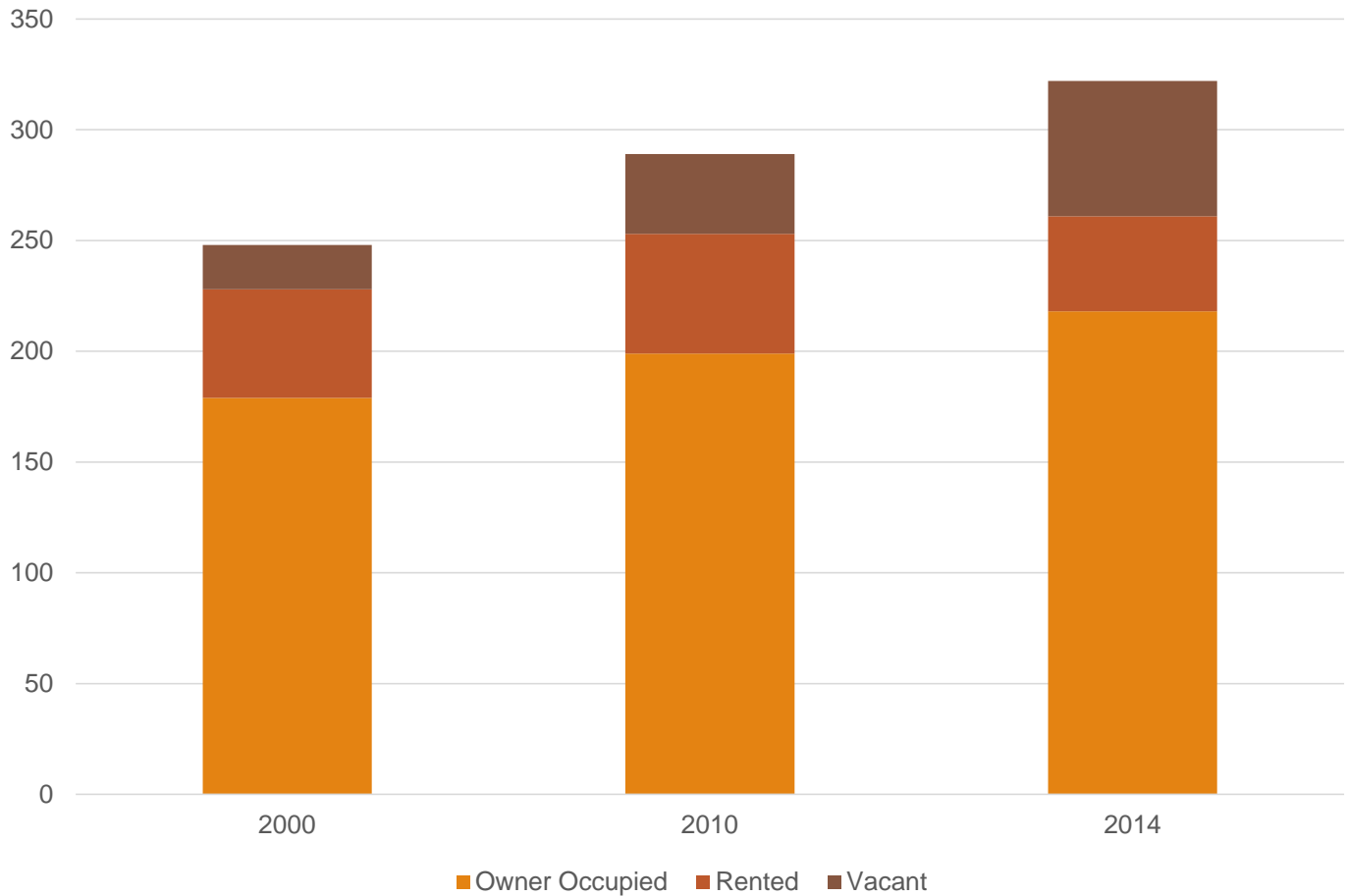
## 10 County Atlanta Metro



The Area Median Income in Mountain Park has been lower than the Median Income in the 10-County Atlanta Metro Region since 2000.

Data Source: American Fact Finder American Communities Survey-2014 US Census 2000, 2010

# Housing Demand



The majority of Mountain Park residents own their homes, with 78% of housing stock owned, 21% rented, and 12.5% vacant in 2010. Proportion of ownership has increased over time, at 78.5% in 2000 to 83.5% of residents owning their homes in 2014. However, the vacancy rate has increased each year. The vacancy rate in 2014 was 18.9%.

Data Source: American Fact Finder American Communities Survey- US Census 2000, 2010

# Housing Values

Selected Monthly  
Owner Costs  
2014



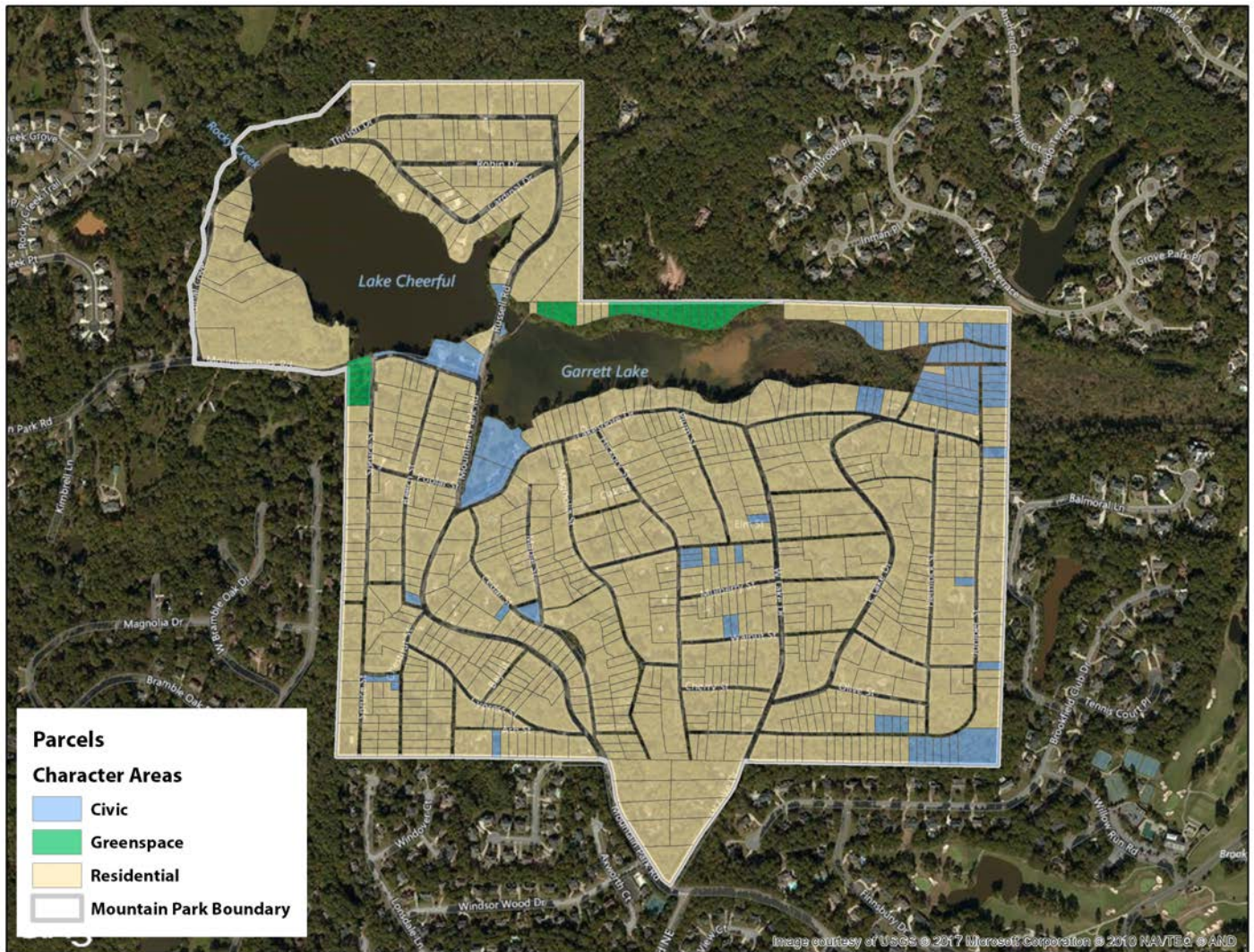
Median Home  
Value  
2014



Median Rent  
2014



# 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, though they are not protected by a long-term conservation mechanism.

## 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 in the community serve as community greenspace, though lack the mechanism for permanent preservation that greenspace parcels do.

## 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

## Needs

The population of the City of Mountain Park includes more empty-nesters than young families. There is not a lot of turnover in residential property, and there are not a lot of opportunities for new construction.

The housing stock of Mountain Park is older, but there is a diversity of housing sizes and prices within the community.

Tear downs are starting to become more common, and ordinances and guidelines should ensure that new development is compatible with existing character.

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

Marta bus service in proximity to Mountain Park has been phased out.

Participation on civic committees is an important part of the community spirit in Mountain Park. However, maintaining those commitments can be a challenge.

Ongoing maintenance of the lakes 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.

Much of the housing is older, but many houses have been renovated over the years. There are opportunities for upgrades or redevelopment in the future.

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.

Expand connectivity throughout the city by developing a network of trails within community greenspace.

Encourage environmentally sensitive site design with standards which limit the impact of development on the natural environment.

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

# 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 Program	Status	Notes
<b>Population</b>		
Address Police service coverage for Cherokee County residents	Ongoing	
Undergraduate/ Graduate Student Internship/ Co-op Program	Cancelled	
Ordinance Notification and Distribution System	Completed	In newsletter and municode online.
Online bill paying and retrieval for water bills and other financial transactions	Ongoing	We are still working on online payments but folks can access their bill online. We also utilize paypal.
Evaluate and recommend software that better serves current and future needs	Ongoing	This is a routine function of government and was removed from the work program.
Evaluate water and sewer rate tiers and adjust to encourage conservation	Completed	We now have a conservation tier.
ISO research and projects implementation for a better rating	Completed	We are now a 3.
ICE (In case of emergency) program	Completed	We have a calling post and email notification.
Establish Town Watch Program	Completed	
Create a rate sheet for civic violations in lieu of court appearance	Completed	For most violations.
Evaluate committee structure	Completed	We no longer have committees.
Create Public Works Director position	Completed	Our maintenance guy does it.

Work Program	Status	Notes
Create Volunteer Management system	Completed	
Create citizen email distribution with protected identities	Completed	We can send out emails by zone or whole.
Create 24-hour phone contact	Ongoing	
<b>Economic Development</b>		
Update personnel manual for more efficient and consistent city hall processes	Ongoing	
Review Tax Digests to assure all properties are taxed and taxes are collected	Ongoing	
Collect delinquent taxes	Ongoing	
City Administration/ Council Organizations/ Charter revisions	Completed	City Administrator serves instead of committee.
Create City Administrator position	Completed	
Review of Revenue Sources	Ongoing	
Retain qualified City Hall accounting personnel and development of accounting department	Completed	
Train maintenance personnel for minor water line and meters repairs to save on contractor bills	Completed	
Tie into Cherokee County water main	Ongoing	
Building of Power sources for water in Dams	Postponed	
<b>Natural and Historic Resources</b>		
GANOI maintain and maintenance	Ongoing	This Project was revised and combined in Community Work Program.
Classify, inventory, protect and monitor existing wetland areas	Ongoing	
Identify and survey conservation areas, in particular areas surrounding lakes	Ongoing	
Lake Restoration Fund	Ongoing	
Seek civil and injunctive relief for damages to lakes from upstream development	Completed	
Begin dredging and restoration of both lakes and wetlands	Postponed	Lack of funding
Continue outreach and education regarding ecosystem and wildlife issues	Ongoing	
Research codes restricting herbicides, pesticides, and certain fertilizers	Ongoing	
Complete study of watershed dams #38, 39 and 40	Ongoing	
Gas engines on both lakes are scheduled to be phased out	Completed	Still have about 4 under grandfather.

Work Program	Status	Notes
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	Postponed	Lack of interest.
<b>Housing</b>		
Sign ordinance review and revision if needed	Completed	
Continue efforts to lower solid waste (i.e. include HHW, bulbs, batteries, electronics)	Ongoing	
Maintain and as budget allows, accelerate meter replacement program	Ongoing	
Update current building permit package and procedure manual	Completed	
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	
Evaluate code sections related to junk, multi-tenant housing and unfit dwellings.	Completed	
Enforce junk, multi-tenant housing and unfit dwelling Codes	Ongoing	
<b>Community Facilities</b>		
Enhancements and improvements for City parks	Ongoing	This Project was revised and combined in Community Work Program.
Walking paths	Postponed	This Project was revised and combined in Community Work Program.
Pool renovations, including ADA requirements	Completed	
Reconfigure City Green (level, fill dirt, reseed)	Postponed	
Repair playground	Completed	Civic Club installed new equipment.
Computerize City Hall - comprehensive filing systems	Ongoing	
reconfigure City Hall to better utilize space	Ongoing	
Speed Bumps repair	Ongoing	
sidewalk on Russell Road and Mountain Park Road	Postponed	
Bridging piling - cleaning and repair	Ongoing	
Bridge repaving	Ongoing	
Establish a weight limit on streets and bridge	Completed	Weight limit on bridge determined by DOT. Streets limited to single axle.
Enforcement of street weight limits and road liabilities	Ongoing	

Work Program	Status	Notes
Submit for grants for storm water and drainage plan	Ongoing	TSPLOST will be utilized.
Upgrade pipe infrastructure	Ongoing	TSPLOST will be utilized.
Take thorough inventory of water line valves and meters, remapping if necessary and eventually automate retrieval via GIS system	Ongoing	
Continue to work with Roads and Streets, Property and Public Safety Committees to ensure coordinated Public Works Policy	Postponed	
Implement Communications with City Maintenance Personnel (radio or Nextel)	Ongoing	Currently use cell phone.
Fire Inspection to determine maximum occupancy in Community Building	Completed	Rated at 75 people.
Review Community Building Rules and Procedures for Public and Fire Department Safety	Completed	
CEDAP applications for upgraded fire fighting equipment	Completed	
Apply for FIRE act grants and other grants	Ongoing	Recently received grant for generator and completed HMIG review.
Investigate incorporation of pedestrian greenways with programs in surrounding communities	Ongoing	
Upgrade City Hall with energy efficiency improvements	Completed	Geo-thermal and LED lighting installed.
<b>Land Use</b>		
Review the role and impact of commercial activities within the City from a zoning perspective	Ongoing	

# Community Work Program

Project	2017	2018	2019	2020	2021	Responsibility	Funding and Cost
<b>Population</b>							
Address Police service coverage for Cherokee County residents	X	X	X	X	X	City Staff	Staff Time
Online bill paying and retrieval for water bills and other financial transactions	X	X	X	X	X	City Staff	Staff Time
Evaluate and recommend software that better serves current and future needs	X	X				City Staff	Staff Time
Establish Town Watch Program	X	X				Community Volunteers	Volunteer Time
Create Volunteer Management System	X	X	X			City Staff	Staff Time
Create 24-hour phone contact	X	X	X			City Staff	Staff Time
<b>Economic Development</b>							
Update personnel manual for more efficient and consistent city hall processes		X	X			City Staff	Staff Time
Review Tax Digests to assure all properties are taxed and taxes are collected	X	X	X	X	X	City Staff; County Staff	Staff Time
Collect delinquent taxes	X	X	X	X	X	City Staff; County Staff	Staff Time
Review of Revenue Sources	X	X	X	X	X	City Staff	Staff Time
Tie into Cherokee County water main				X	X	Contractor	Cost TBD based on project design
Building of power sources for water in Dams			X	X	X	Consultant; Contractor	Grant Funds; Cost TBD based on project design
<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
Lake Restoration Fund	X	X	X	X	X	City Staff	Staff Time

Project	2017	2018	2019	2020	2021	Responsibility	Funding and Cost
Begin dredging and restoration of both lakes and wetlands			X	X	X	Consultant; Contractor	General Fund; Cost TBD based on scope
Continue outreach and education regarding ecosystem and wildlife issues	X	X	X	X	X	City Staff; Community Volunteers	Staff and Volunteer Time
Research codes restricting herbicides, pesticides, and certain fertilizers	X	X				City Staff; Consultant	General Fund; \$5,000
Complete study of watershed dams #38, 39 and 40		X	X			Consultant; Contractor	General Fund; Cost TBD based on scope
Work with Roswell, citizen watershed groups and regulatory agencies to monitor and protect streams, wetlands, and lakes						City Staff	Staff Time
Promote canoe/ kayak races on the lakes		X	X			Community Volunteers	Volunteer Time
<b>Housing</b>							
Continue efforts to lower solid waste (i.e. include HHW, bulbs, batteries, electronics)	X	X	X	X	X	City Staff	Staff Time
Maintain and as budget allows, accelerate meter replacement program	X	X	X	X	X	City Staff	Enterprise Fund; \$25,000
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.	X	X				City Staff	Staff Time
Enforce junk, multi-tenant housing and unfit dwelling Codes						City Staff	Staff Time
<b>Community Facilities</b>							
Improve community greenspace and connect through a network of interconnected trails			X	X	X	City Staff; Community Volunteers	Staff and Volunteer Time
Reconfigure City Green (level, fill dirt, reseed)			X	X		Contractor	General Fund; \$10,000
Computerize City Hall - comprehensive filing systems		X	X			City Staff; Consultant	General Fund; \$2,500
Reconfigure City Hall to better utilize space		X	X	X		City Staff	Staff Time
Speed Bumps repair	X	X	X	X	X	City Staff	Staff Time
Sidewalk on Russell Road and Mountain Park Road			X	X		Consultant; Contractor	General Fund; Cost TBD based on scope
Bridging piling - cleaning and repair			X	X		Contractor	General Fund; Cost TBD based on scope

Project	2017	2018	2019	2020	2021	Responsibility	Funding and Cost
Bridge repaving			X	X	X	Contractor	General Fund; Cost TBD based on scope
Enforcement of street weight limits and road liabilities	X	X	X	X	X	City Staff	Staff Time
Submit for grants for storm water and drainage plan		X	X	X		City Staff	Staff Time
Upgrade pipe infrastructure			X	X	X	Contractor	CDBG Funds; \$110,000
Take thorough inventory of water line valves and meters, remapping if necessary and eventually automate retrieval via GIS system	X	X	X	X	X	City Staff; Consultant	Enterprise Fund; \$25,000
Continue to work with Roads and Streets, Property and Public Safety Committees to ensure coordinated Public Works Policy	X	X	X	X	X	City Staff	Staff Time
Implement Communications with City Maintenance Personnel (radio or Nextel)	X	X	X			City Staff	General Fund; TBD based on monthly service fee
CEDAP applications for upgraded fire fighting equipment	X	X				City Staff	Grants
Apply for FIRE act grants and other grants	X	X				City Staff	Grants
Investigate incorporation of pedestrian greenways with programs in surrounding communities	X	X	X			City Staff	Staff Time
<b>Land Use</b>							
Review the role and impact of commercial activities within the City from a zoning perspective	X	X				City Staff; Consultant	General Fund; \$10,000

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