

DeerTracks

Deerbrook Homeowners Association Newsletter
October 2015



DHOA e-mail
Mail AT
deerbrookhoa.org

Website
deerbrookhoa.org

Facebook Page
Deerbrook Homeowner's
Association, Inc.
<https://www.facebook.com/DeerbrookLilburn>

**Gwinnett County and
nearby municipalities**
gwinnettcounty.com/
cityoflilburn.com/
<http://www.snellville.org/>

**Our District 2 Gwinnett
County Commissioner**
Contact Commissioner
Howard at 770 822-7002
or
Lynette.Howard@gwinnettcountry.com

**Newsletter
Announcements**
If you have anything
you'd like to see in the
newsletter, please email
Patricia Yeargin at
yeargin2000 AT yahoo.com
or you can call her at
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Holiday Plans & More from the October General Meeting

**Fall Yard Sale Set for Saturday
November 14, 9-2:** the poll for
people who wanted a fall yard sale was
completed, and at least 3 households
requested one. Get ready to sell, buy, or
just stroll around looking!

**Luminaries and dues, plus
wassail and cookies on
Sunday, December 13th at 1384
Rustlewood Ct, 1 p.m. to 5 p.m.**

-- come by and get luminary supplies,
pay dues, and pick up a cup of spiced
holiday libation prepared by Janette
Dyer. Debbie Jacobson is offering
cookies. This year, the luminary supplies
will be at John and Jan Dyer's house.
Set up and light your luminaries at dusk
that evening. If it rains or is windy, light
them on Monday the 14th (pickup will still
happen on Sunday.) If you can't pick up
or light your own luminaries, call in a
neighbor to pinch-hit for you! And take
pictures.

Donations will again be taken
during dues collection for giving grocery
gift cards to all 3 shifts at the Five Forks
Fire Station around the corner.

Plans for the Front Entrance:
Money was budgeted to replace
electrical wiring and the structures that

hold the lights in place at the front
entrance. A recommendation was made
to plant 3 crape myrtles on the side of
Deerbrook opposite the sign, after we
learn where the cables and electrical
lines are. James offered free liriopse
plants if they could be used. We have
two possible volunteers for electrical
work, and Colleen Paige said she'd help
dig and plant as needed.

Oleander Rezoning Opposition:
After some discussion, the attendees
voted unanimously to oppose the RZR
2015-00021 to put over 200 homes on
Oleander Drive beside the Yellow River
and Garner Creek. This would involve
clear-cutting about 60 acres of woods
and working perilously near or even in
the flood plain (see the article on the
Oleander Rezoning for more). The
Carriers have already okayed a sign in
their yard at the front entrance.

New Board Member: John Dyer
was nominated, agreed to serve, and
was immediately appointed to be a
DHOA Board Member. Welcome back,
John!

**Thanks to everyone who
attended despite the rain, or
sent in proxy ballots.** We got a lot
done, and we couldn't do it without you!

How Does the Oleander Rezoning Application Affect Us?

On August 7, 2015, a developer put in a
request to have a 93 acre wooded tract
of land off Oleander Drive (just up Five
Forks Trickum toward Mountain Park)
rezoned from R-100 to Open Space
Conservation. R-100 is the same zoning
as Deerbrook, with lots about 100 feet
wide, up to 2 or 3 per acre. Most of the

homes along the Five Forks end of
Oleander are so-called "estate homes"
built on at least 2 or 3 acres. Open
Space Conservation (OSC) is a new type
of zoning that is meant to allow building
developments on acreage that is at least
partly unbuildable.

(Continued on back)

Deerbrook Homeowners Association

New Officers for 2014-2015

President

Claire Gloeckner
4033 Deerbrook Way

Vice President

Kate Hagen
4015 Windhurst Ct.

Treasurer

James Jacobson
1219 Wheatley Drive

Secretary

Patricia Yeargin
1404 Rustlewood Court

Board Members

Jeff Hubbs
4043 Deerbrook Way

John Dyer
1384 Rustlewood Ct

Please email us at [mail AT deerbrookhoa.org](mailto:mail@deerbrookhoa.org) to volunteer for your HOA, if you have questions or concerns, or if you'd like to be appointed to the DHOA Board. We'd love to hear from you!

Oleander Rezoning (continued from front)

The way that works is that the county takes the number of houses that could be built on the tract and allows them to be put into a much smaller area. Flood plain and river bed can be partly counted in that calculation, even though it can't be built on. So 200 homes on 93 acres comes out to nearly half an acre per lot. Even with 60 acres and 200 houses comes out to 1/3 of an acre. But by the time streets, sidewalks, tennis courts, pools, etc., are subtracted, the lots are much smaller. The legal density is still pretty low, consistent with R-100, but the houses are visibly close together, in a smaller space. This allows the developer to conserve part of the green space, hence the OSC zoning. But some people point out that a lot of this land would be conserved regardless of zoning, because it's in the river buffer.

Of course, the area to be built will have all its trees cut, which will decrease the amount of rainfall the trees can intercept. Most of the ground surface will be covered with roofs, roads, driveways, and other surfaces that don't allow water to absorb. This is a major concern this close to the Yellow River, Garner Creek, and the stream that runs across the land. The developer proposes retention ponds to help lower flooding risk, but these ponds still eventually release all their water into the environment. This area flooded very badly in 2009, with bridges washed out and Oleander Drive itself (as well as Timber Glen and other roads) completely blocked by water. However, the Planning Commission felt that was a 500-year flood, which is not considered

in zoning decisions and flood plain. Homeowners are also worried that the flood maps used by the developer don't reflect the true flooding levels, since the maps were last updated in 2006.

The other concern about the trees is that this wooded property is on the same side of the Yellow River as Deerbrook, where some homes have large wooded backyards that extend into the river. Our woods touch their woods, and wildlife – raccoons, turtles, rabbits, snakes, foxes, hawks, owls, etc. -- live in these woods along the river. Clear-cutting 60 acres would reduce available wildlife habitat.

Sewers would have to be built to this area, which the developer proposes to run for over a mile along the Yellow River. Again, there is concern about tree cutting and river bank erosion in digging in the sewer lines, which can worsen future floods.

So far, the Gwinnett County Planning Department and the Planning Commission have approved this rezoning request. It still must be approved by the full County Commission, which meets October 27. Observers say it's very rare for the County Commission to vote against a rezoning that's been approved by the Planning Department and Planning Commission. If you want to show your opposition, you can email Lynnette Howard (see contact information on front). **Please come to the 10/27 meeting, at 7 p.m., at 75 Langley Drive in Lawrenceville. Wear a yellow shirt to show your support for the Yellow River.**

Quotes...

Autumn arrives in early morning, but spring at the close of a winter day.

--- Elizabeth Bowen

A real friend is one who walks in when the rest of the world walks out.

--- Walter Winchell

Who looks outside, dreams; who looks inside, awakes.

--- Carl Jung

About Our Organization...

The objectives of this Association shall be to protect, preserve, and enhance the property values; to promote integrity and good faith and friendly relations amongst its members; to prevent or adjust controversies; and to represent the community in the consideration and decisions of public policy in municipal, county, and state affairs.