

From: Queenie president@ngsca.org  
Subject: Karate School NOT HONEST with Gum Springs residents  
Date: Jan 11, 2018 at 3:23:18 PM  
To: Queenie Cox president@ngsca.org

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## **Karate School Owners Mislead Gum Springs Residents**

After the Civic Association created its hard copy and on line petition, the owners of American Tukong decided to circulate a petition of support within Gum Springs without providing true facts, which appears to have misled certain Gum Springs residents into thinking that the community supported its karate school. Gum Springs and Hybla Valley Farms does not support this proposed special exception application--SE 2017-MV-012. The owners of American Tukong live in Hybla Valley Farms.

As a result and to avoid confusion about the two petitions, the Civic Association

removed its petition.

Because the karate school owners (American Tukong) sought to undermine the community's petition, the Civic Association will stress the position voted by community during two community meetings that the American Tukong agent and owner attended. On March 8, 2016, the community met with the American Tukong representatives. After viewing the proposed development and not receiving satisfactory responses to questions asked by the community, the community voted to NOT SUPPORT the proposed development. On September 12, 2017, the community again met with American Tukong and reaffirmed its March 8, 2016 position to NOT SUPPORT the proposed development for the following reasons:

1. A rezoning of residential property to commercial is required that may affect the Gum Springs Redevelopment Plan;
2. A waiver for lot size is required that may affect the Gum Springs Redevelopment Plan;
3. A waiver of the Trails requirement is required, which is part of the Countywide Trails Plan that may also affect the "re-establishment of the historic trail link between Gum Springs and Mount Vernon as recommended by the County Park Authority" as stated in the Gum Springs Conservation Plan;
4. A two-thirds reduction of the screening area is required that may affect the Village at Gum Springs; and
5. Increased cut-through traffic may occur through the Village at Gum Springs because southbound traffic on Richmond Highway will not be allowed to turn left into the complex. Clients of American Tukong would then use Fordson Road and the streets within the Village at Gum Springs (Gum Springs Village Drive) to re-access Richmond Highway.

As the official representatives and voice of its communities, the presidents of both the Gum Springs Civic Association and Hybla Valley Farms Civic Association have transmitted its NO SUPPORT for SE 2017-MV-012 to the Mount Vernon Planning Commissioner.

*Note to Gum Springs residents for future reference: Do not sign a petition if the petitioner is not a resident of Gum Springs.*

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