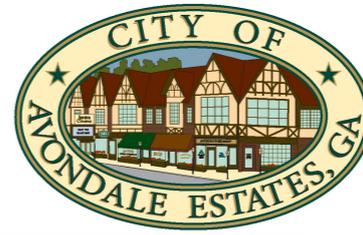


# Annexation Work Session

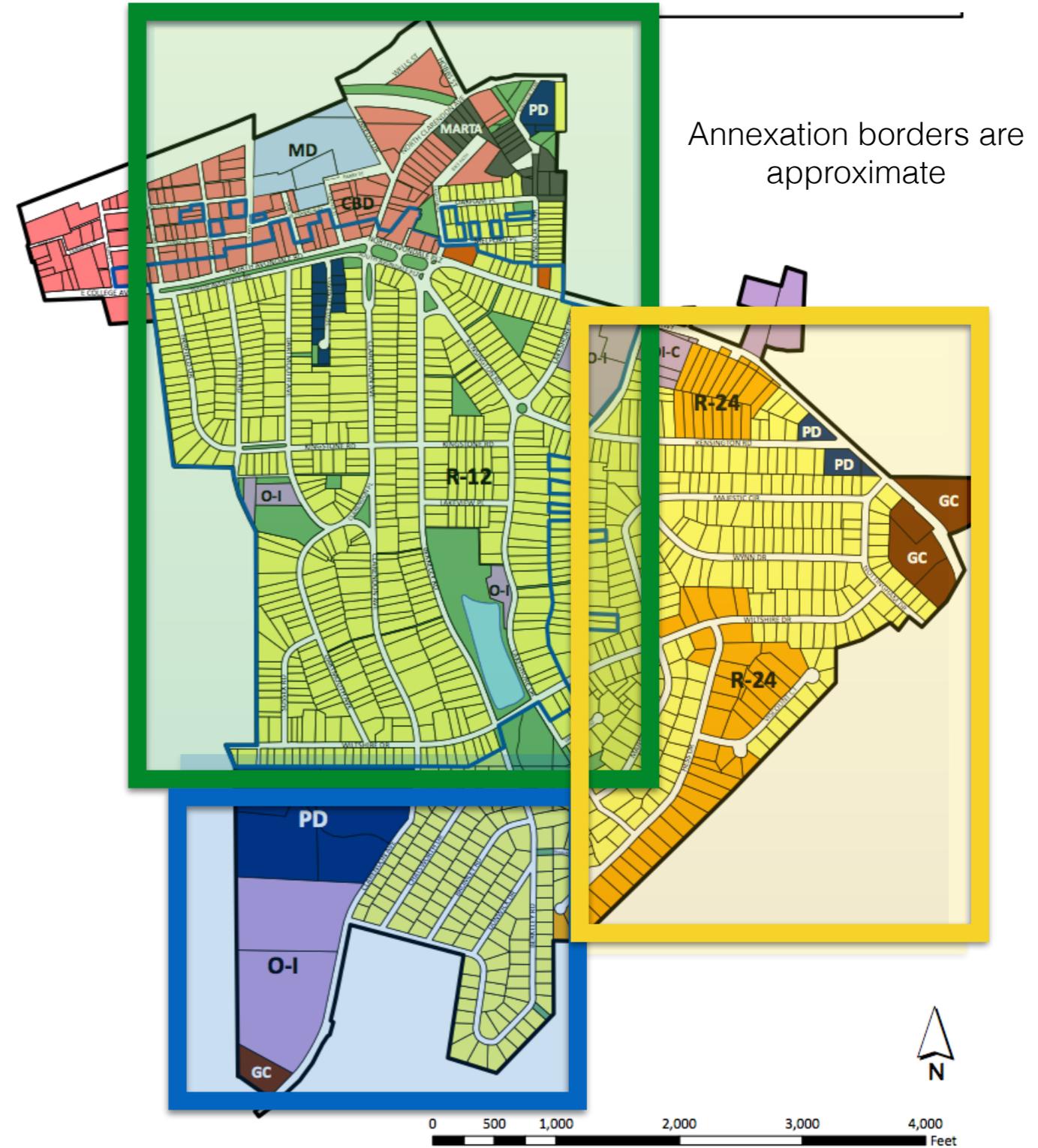
Oct 1st, 2014

We are a community of good neighbors  
Who make for a great city  
Diverse in every way, we value our traditions  
while embracing new opportunities



# Brief History

- City of Avondale Estates - founded 1924, 1,000 plus acres mostly in the **Historic District**
- **Majestic Acres** annexed in 1988
- **Avonwood** annexed in 1997



# Georgia Annexation Methods

## Annexation Law in Georgia

There are three primary methods of annexation in Georgia.\* All three require the consent of a majority of the persons living in an area to be annexed into a city.

### **100% Method**

Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

### **60% Method**

Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

### **Resolution and Referendum Method**

An election may be held in the area proposed for annexation to determine if the area should be annexed. This method requires that an agreement between all the local governments providing services in that area be reached and that a majority of voters in the area to be annexed vote in favor of the annexation.

\* There are two other methods of annexation; 1) annexations by the General Assembly through local legislation; and 2) the annexation of unincorporated islands totally surrounded by a city.

Growing Cities,  
Growing Georgia  
A Guide to Georgia's Annexation Law  
Sixth Edition  
Georgia Municipal Association, Inc.  
January 2014

**The 100% and 60% method require a series of City meetings, all with public comment, in order to finalize the process**

**Both 100% and 60% require a 1/8 shared border with the City**

# Recent Annexation Activity

- 2008 - East College Ave annexation - local legislative method - failed
- 2009 - East College Ave annexation - local legislative method - failed
- 2010 - East College Ave annexation - local legislative method - failed
- 2010 - Fenner/Dunlop Mill - 100% method - success
- 2010 - Avondale Pattillo United Methodist - 100% method - success
- 2011 - None
- 2012 - East College Ave annexation - local legislative method - success
- 2013 - None
- 2014 - West/North to Decatur annexation - local legislative method - failed

The local legislative method is historically a difficult process, with a lower success rate as compared to the 100% and 60% methods

# Drivers of Annexation affecting Avondale Estates and neighboring communities

- New cities and annexations being considered by GA General Assembly for 2015 from 2014 activity
  - New Cities - Tucker, Lakeside, Briarcliff (Possibly county's "City of DeKalb")
  - Annexations - Decatur, other DeKalb cities
- Nov 15th is deadline for new cities to provide House Governmental Affairs Committee with boundaries or 5 House members will draw maps
- There is great uncertainty in the final outcome for the 2015 session



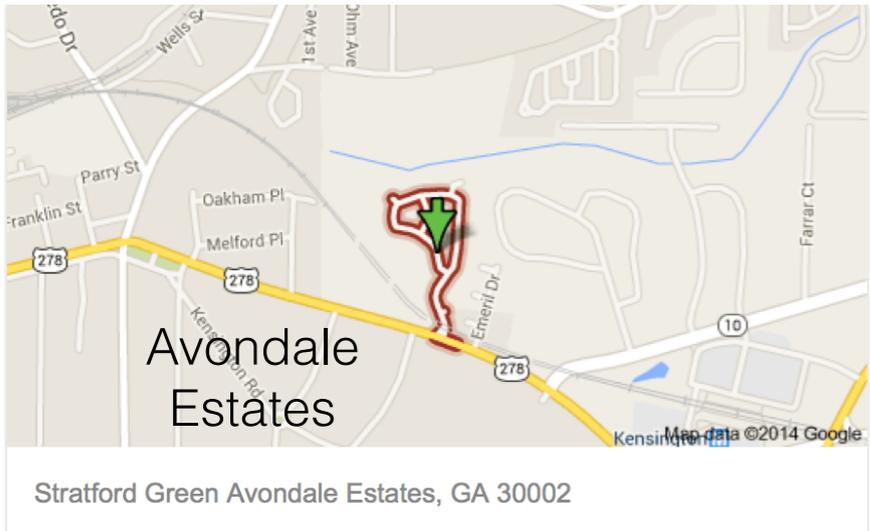
**“Annexation is about police, planning/zoning, parks, roads and drainage, permitting, historic preservation, economic development, community development and sanitation. A city can offer you closer scrutiny of these services. County government can offer economies of scale for many government services.”**

Davis Fox - Policy and Projects Manager for Super District 6 Commissioner Kathie Gannon - DeKalb County Board of Commissioners (9/2014)

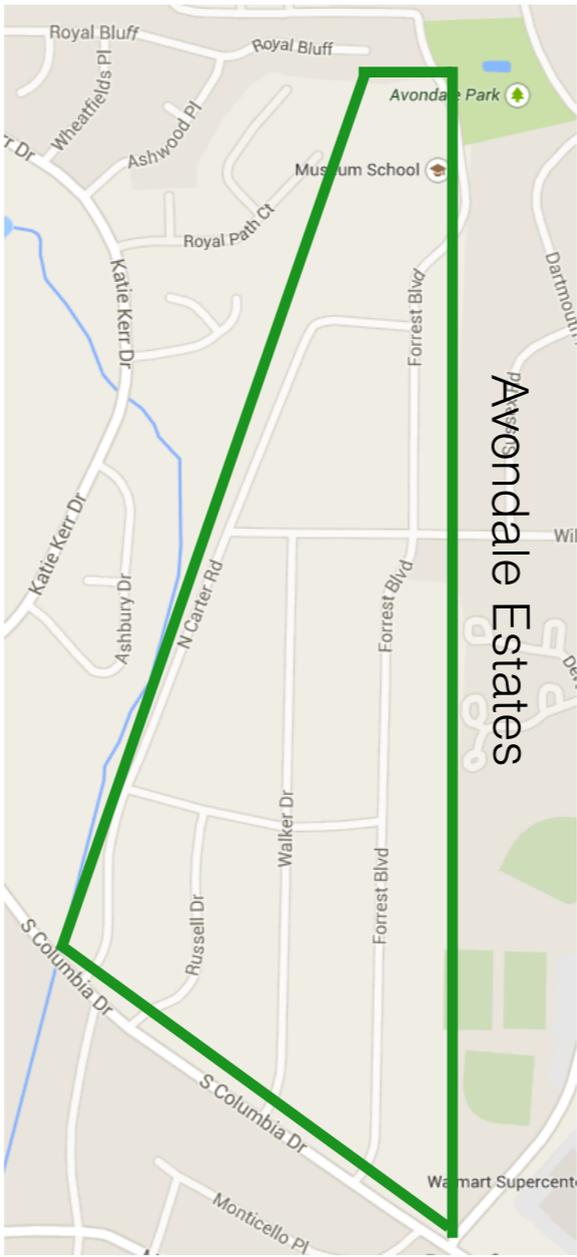
- 1. Enhance Public Safety** - Avondale Estates provides one police officer for every 228 residents compared to DeKalb County which only provides one officer for every 773 residents. This allows AE to provide a higher rate of proactive police patrols to our neighborhoods which helps prevent and reduce crime. The more neighborhoods we can proactively patrol with a higher frequency the more we can enhance public safety for all.
- 2. Shared costs of resources** - Some of the neighbors living next to our city are enjoying the use of our parks, lake, sidewalks, festivals, police (responding to backup the County on 911 calls) and other amenities provided by City taxes. Many of those neighbors would be willing to share the costs of these amenities with us by joining our City and paying property taxes. Financial analyses completed by the City indicates that all the areas being considered for annexation will produce enough taxes to cover the costs to deliver City services.
- 3. Maintain quality of life** - Avondale Estates has grown the boundaries of the City in the past by incorporating the neighborhoods of AvonWood and Majestic Acres into the City along with other annexations. The same positive impact that occurred from these past annexations is expected from partnering with our neighbors for new annexations. Together we can maintain and improve our quality of life by the shared vision that reflects our common values which focuses our City on delivering quality services and implementing policies that benefit us as a community.

# Potential Annexations

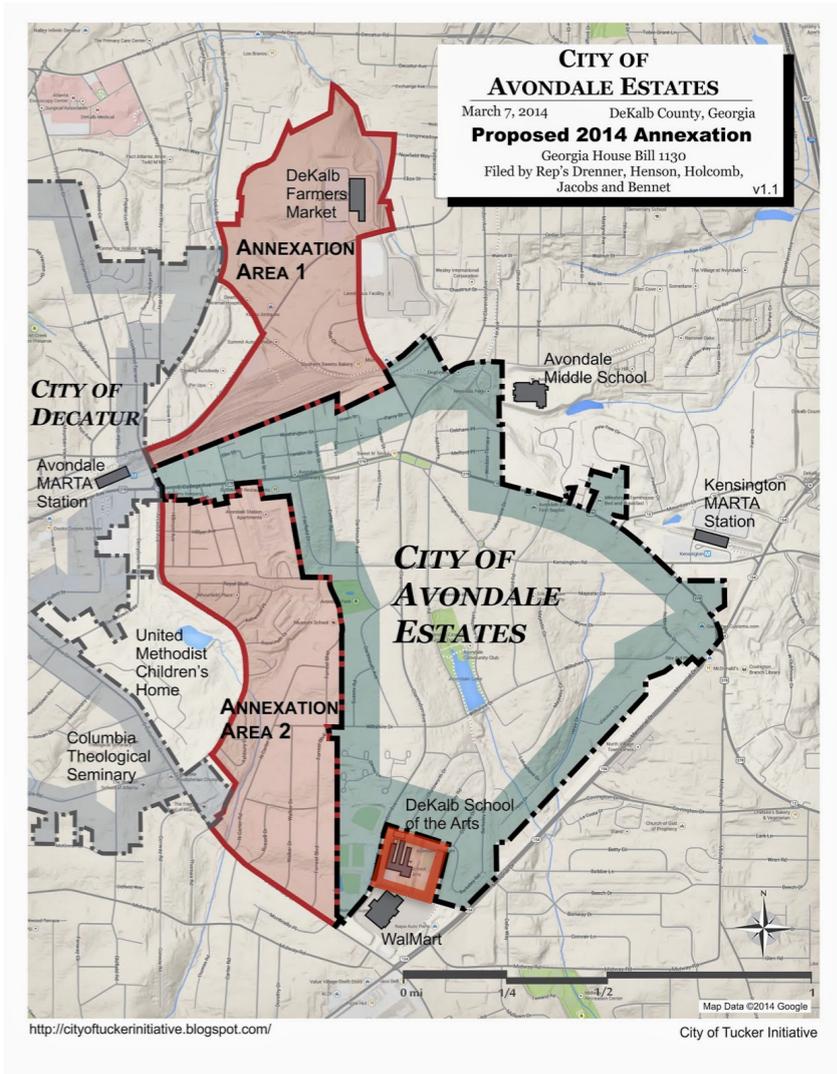
Stratford Green  
60% Method



Forrest Hills  
60% Method



West/North to Decatur  
Legislative Method 2015



60% annexation method petitions expected from both Stratford Green and Forrest Hills neighborhoods in 2014

# Moving Forward

- Accept 60% annexation petitions (if offered) from Stratford Green and Forrest Hills neighbors
  - Requires a series of public meetings in order to be approved by Board of Mayor and Commissioners (BOMC) much like 100% method
  - Best to be approved by end of 2014 to remove those properties from annexation by other governments in 2015 and to collect property taxes in 2015
- Adopt a Resolution at the Oct BOMC meeting requesting that the 2014 West/North to Decatur annexation map be considered again for annexation in 2015 by local legislation method
  - Identifies and preserves areas surrounding Avondale Estates in the ongoing 2015 discussions regarding new cities and annexations
  - Meets Nov 15th deadline, allows for maximum flexibility in a very volatile, political environment, minimizes risks