



## Letter from the Editor

Hello Neighbors. In honor of full disclosure and fair and balance media everywhere, I have included this note. We originally planned to have a supporter of the new City of Peachtree Corners speak at our annual meeting. The Board determined that we really ought to hear both sides of the issue. But rather than have a too long annual meeting full of speakers, I would publish a newsletter giving both sides. Here is the full disclosure part. As many of you know, I was leaning to the yes side when I was tasked with this project. But to complete the newsletter I had to research. I read the city charter. I read all the Georgia statutes related to annexation. I read research papers on the cost of city management over the last 2.5 decades. I engaged Yes-folk and No-folk in dialogue on blogs and Facebook. So, I feel pretty well informed at this point. All my research has led me to change from leaning yes to firmly believing we should vote no. Despite this, I have made an effort to keep this balanced. The YES side is pasted from the supporter materials, not edited by me. I composed the NO piece. I hope this helps you decide. No matter your decision, please vote on November 8th!

— Ali Stinson, 3710 RHR

## City of Peachtree Corners—YES *Versus* NO

**YES SIDE:** Peachtree Corners is a unique community, a great place to live, work, and play. While some expect the success of the past to continue, many of your neighbors recognize that they must act now to assure the community remains a great place to live. That means becoming a city.

**Why do we need to become a city? Self-determination.** Shouldn't we make the decisions that impact our property values and quality of life, just like the citizens of Berkeley Lake, Duluth and Norcross? No one could argue that those cities do not take actions to improve the property values of their citizens. Annexation attempts by those Cities will not stop because of the tax revenue available from the higher property values in Peachtree Corners. If annexation attempts are successful, we will lose zoning control of those areas and our property values will be affected. Some areas of our 40 year old community need revitalization. Who should we trust with that effort: the County, the surrounding cities, or the citizens of this community? By becoming a city, we will have the legal boundaries needed to stop annexation and the legal basis to determine our own future.

**NO SIDE:** We agree that we have a beautiful and vibrant community, but our community is our neighborhood and its surrounding area. The proposed city encompasses Mechanicsville and parts of Doraville. Its boundaries extend from Buford Hwy to the River and to Winters Chapel Rd. Counting our community in the proposed new city will certainly help the property values of some of these places. If we are really looking for a more prestigious and potentially property-value enhancing label, lobbying to become part of Berkeley Lake would serve us better than a new Peachtree Corners moniker. (The damn is now fully funded by FEMA and not a burden to the tax payers there).

**Are we in danger of being annexed?** No. Under GA code, there are 5 ways that a community might be annexed by a nearby municipality. The first 4 require a vote by the residents to be annexed. The last is the only way lands can be annexed without a vote by the residents. But it only applies to areas of unincorporated land completely surrounded by an existing municipality and thus it does not apply to us.

**YES SIDE: What services will our City provide?** The three services the City will provide are planning and zoning, code enforcement and solid waste disposal. These are the key quality of life services that allow us to most economically influence our property values. All other government services will be provided by Gwinnett County, as they are today. This concept of a limited service city leverages Gwinnett County for services requiring economies of scale and allows the community to provide services that are best done locally. As a result, the overall cost of government is lower and assures the lowest total tax bill to the citizens. The chart on the right shows the clear delineation of services.

**NO SIDE: What about those great services?** The proposed city does have a limited number of services it will offer to start. But the charter allows for easy growth beyond that. It discusses buying buildings and land, creating parks, hiring personnel, and entering into contracts as the officers deem necessary. In fact the feasibility study anticipates the need to create a

