

CITY OF STONE MOUNTAIN PROPOSED ANNEXATION FACT SHEET

What is “annexation”?

Annexation is a process by which a City adds property or properties into its jurisdiction. Georgia Law allows annexation to occur in one of five ways. The City of Stone Mountain has chosen Annexation by the General Assembly. This allows residents to have a referendum on the upcoming ballot in November 2018 to vote for their property to be annexed into the City of Stone Mountain.

Annexation vs Incorporation

Annexation is adding of property into an existing city or town. Incorporation may be adding property to an existing city or town or assembly of properties coming together to form a new city or town.

Where is the proposed Annexation area?

The proposed annexation area consists of approximately 1.64 square miles of property surrounding the existing City of Stone Mountain boundaries. The parcels are adjacent to the existing city limits and includes approximately 3,200 residents and 1,017 residential and commercial properties. The proposed annexation area extends northwest along W Ridge Avenue/E Ponce De Leon Avenue, northeast along Highway 78 encompassing properties on the south side of Highway 78. The area extends southwest along both sides of Memorial Drive to North Hairston Road and southeast of North Hairston Road encompassing properties on the southern side of Rockbridge Road to Palmer Drive. The south eastern annexation boundary includes properties south of the existing limits along North Stone Mountain Lithonia Road to properties abutting both side of Stonehaven Drive. Refer to the Annexation Map for more information and to provide visual context.

Who is involved in the annexation process?

The Annexation process is being led by City of Stone Mountain officials with outreach assistance procured through Nickel Works Consulting, LLC. The annexation process will require feedback and ultimately a signed petition by unincorporated residents in the proposed annexation area. Upon a successful petition and approval of a referendum to be added to the ballots by the state legislature, residents in the proposed annexation area will vote on whether the entire annexed area should become a part of the city limits.

Why do cities annex properties?

Municipalities annex land for various reasons including, but not limited to:

- To efficiently provide services such as public safety
- To regulate land use for orderly future growth
- To ensure unified planning and zoning thereby protecting property values
- To increase size and population
- To protect or to enhance the municipal tax base

What are the benefits of annexation?

Increased Levels of Service

- Possible better Insurance Service Office (ISO) ratings and consequently lower homeowner’s insurance rates due to enhanced emergency response times (not a guarantee)
- Higher police officer to resident ratio and smaller patrolling areas

Creates More Livable Communities

- Better service coordination and more infrastructure improvements
- Increased property value
- Increased enforcement of building and property maintenance codes
- Create a more unique sense of place



More Responsive Local Government

Many residents enjoy having access to a smaller and more responsive local government

Will being annexed into the City of Stone Mountains affect my property value or property tax?

Annexation may affect property values, but specific questions regarding the appraised value of your property is generally determined by the DeKalb County Tax Assessors appraisal process.

How will annexation affect where my child attends school?

Annexation has no effect school district boundaries, nor does it have an effect on where your child attends school.

Can I use my property in the same manner I do now?

Yes. All land uses at the time of annexation will be permitted to continue. However, State law allows the City to regulate changes in land use once the property is within its city limits.

Can my property still become a part of the City of Stone Mountain if the vote does not pass in November 2018?

Possibly. A property owner can petition to the City to have their property annexed or incorporated into the City however, there are certain requirements the property has to meet. For more information, contact the City of Stone Mountain on the criteria for annexation of individual properties.

How could this affect streets in an area?

Once public streets are annexed, the City is responsible for maintenance of the streets.

Will residents be notified of future meetings on this annexation effort?

Yes. The City will provide written notification of any additional public meeting(s) in which the proposed annexation is placed on the agenda for City Council discussion or consideration.

Dispelling Annexation Myths

- Counties Do Not "lose" property once it is annexed
- Counties Do continue to collect revenue on annexed property
- Annexation Does Not Increase Growth Pressures

How can get more information or provide comments on the Annexation Plan or process?

There are several options for obtaining additional information and commenting. Interested parties may:

- Attend City of Stone Mountain's public meeting on February 26th @ 6:30pm
- View annexation information on the City's website @<http://www.stonemountaincity.org/residents/annexation.php>.
- You may also contact the Stone Mountain City Manager's office.
- Contact Nickel Works Consulting, LLC at administration@nickelworks.net or call 678-525-2500.

Nickel Works Consulting, LLC will be canvassing the community on Saturday, February 10th and February 16th at which time the public will receive information about the proposed annexation and provide comments. Other opportunities to provide feedback will be planned and announced in the future.

For more information on the Local Government Annexation Process for Georgia, visit the Georgia Municipal Association Legal Report - January 2014 at

<https://www.gmanet.com/GMASite/media/PDF/publications/annexation.pdf>

