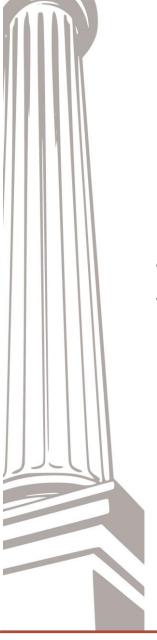


Dr. Laura Wheeler

Georgia Municipal Incorporation and Annexation concerns and Practices in Other States





The process is political.

Authority for granting incorporation varies by state

- o General Assembly FL, NC
- County Commissioners Miami-Dade County FL, TN, SC, MD
- Review boards/commissions WA, CA, WI, MN





The process should require input from all affected parties.

- o Petition requirements SC, TN, FL, MD
- Minimum distance requirements from an established municipality – SC, TN, FL, NC
- Impacts to other areas/governments –
 FL, NC, WA, CA, WI, MN





There is not a formalized coordination of services between county and local governments.

- Provision of municipal services NC, WI,
 SC
- Spheres of Influence NC, CA
- Regional/County growth plans TN, WA



Boundaries may be arbitrary.

- o Boundary requirements.
- Some commissions have the authority to adjust the boundaries.
- Allowed excluded groups the option of joining the incorporated area.





Finances can influence the decision to incorporate or annex unincorporated areas.

- Prohibit creation of islands
- Require provision of more services or more expensive services – SC, NC
- Revenue neutral incorporation CA, FL,
 WA
- o Tax-base sharing plan MN





Alternatives to incorporation or annexation.

- Increased local/neighborhood representation to county board of commissioners
- Designate neighborhoods with some planning authority
- Residential improvement districts





Thank You.

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