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Georgia Municipal Incorporation and Annexation concerns and Practices in Other States

Laura Wheeler
Georgia State University

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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

- 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.

- 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.

- 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
- 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.

Contact Information:

Dr. Laura Wheeler

lwheeler2@gsu.edu

404-413-0258