

The decision to create the City of Peachtree Corners will be the most important decision we ever make as a community. It is critical that we understand the facts when we vote in November. Why do we need to make this choice now?

The City of Peachtree Corners

The Time is NOW!

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.

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.

What does it cost? We will have an increase in property taxes of up to 1 mil (.001) on the assessed value of all real property. For example, a \$300,000 home would have a tax of \$120 per year, or \$10 per month. Our maximum 1 mil rate compares favorably to Berkeley Lake, 5.386; Duluth, 5.992; and Norcross, 6.424.

Solid waste disposal would provide a significant savings. All Gwinnett citizens pay \$18 per month for trash pickup. Most citizens pay an additional \$10 per month for yard waste, for a total of \$28 per month. An estimate from a current trash hauler for comparable service was \$15-\$16 per month, representing a \$144 per year savings.

There would also be a small increase in franchise fees on our electric, phone, cable, and gas bills. We already pay certain franchise fees, and those will now go to the City, instead of to the other entities.

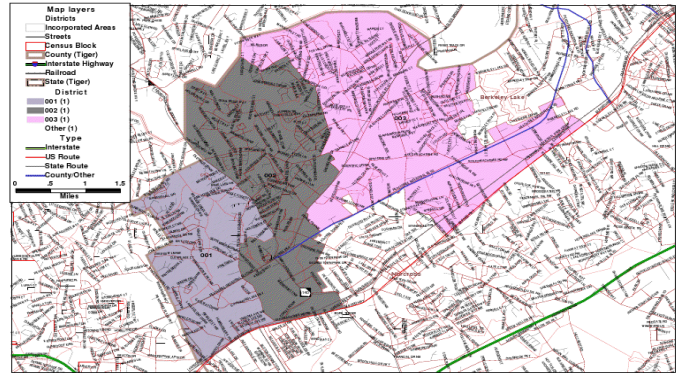
Services	Gwinnett County	Peachtree Corners
Building Inspections*		✓
Building Permits*		✓
Zoning & Land Use		✓
Solid Waste Disposal		✓
Code Enforcement*		✓
Municipal Court – Code Enforcement*		✓
Municipal Court – All Other	✓	
Parks & Recreation	✓	
Police	✓	
Fire & 911	✓	
Roads, Drainage & Sidewalks	✓	
Traffic Lights	✓	
Health Services	✓	
Jail	✓	
Libraries	✓	
Schools (Gwinnett BOE)	✓	
Sheriff	✓	
Water & Sewer	✓	

*Included in Code Enforcement.

Why isn't "doing nothing" an option? Ignoring the challenges that we face by "doing nothing" will leave us vulnerable to the actions and decisions of others. Historically, we have assumed our County Commissioner would always be an advocate for Peachtree Corners. But they are only 1 vote out of 5 on a County Commission increasingly focused on a shrinking budget. And, they may not always be from Peachtree Corners. Our volunteer effort, the United Peachtree Corners Civic Association, cannot sustain the effort to raise private funds for community beautification, create a community master plan for revitalization, and fend off annexation attempts. If we do nothing, we lose this unique opportunity to determine our own future.

Does this add another layer of government? No, this is not another layer of government, just specific municipal services performed by the local community instead of the County, just like the Cities of Berkeley Lake, Duluth and Norcross.

How can the citizens be sure they can control the City? The best control is your involvement, but safeguards were put in the charter to address this specific concern. First, to add another city service requires a majority vote by the citizens, not the City Council. Second, if a tax increase is required, the charter must be amended by the State Legislature, after a majority vote by the citizens.



What are the City's borders? The map above shows the borders of the new City. In the 2010 census, Peachtree Corners had approximately 38,000 residents making it the largest city in Gwinnett County.

What's the structure of the City government? The City Council will be comprised of 6 Council members and a Mayor. Three will be elected to represent districts. The Mayor and the other three Council members will be elected at-large. All will serve staggered 4 year terms. Elections will be non-partisan.

What's the future of Peachtree Corners? We have a unique opportunity to choose: become a city, define our boundaries, and help shape our destiny; or watch our neighboring cities annex prime sections of Peachtree Corners and see our property values slowly decline. Inaction is not an option.

Our Community, Our Future, Our Choice

	Vote Yes	Vote No
Legal Boundaries	Provides protection from future annexation by surrounding cities	Annexation attempts by surrounding cities continue and Peachtree Corners is no longer a community
Revitalization and Economic Development	Dedicated local officials create a Peachtree Corners master plan to ensure continued economic success	UPCCA and other volunteers can no longer sustain the effort to maintain the current quality of life and economic development
Community Identity	Peachtree Corners name recognition adds value to our homes and businesses	Peachtree Corners gradually ceases to exist and name recognition is gone
Trash Pickup	Local control at lower cost	Overpriced, mandated county plan
Planning & Zoning	The mayor and city council will be our neighbors who will experience the same impact from their decisions as we will	Only 1 vote out of 5 representing our interests, decisions made by those who will not be impacted by that decision.
Code Enforcement	Quicker response to local needs	Low priority due to shrinking county budgets