

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Wednesday, March 17, 2021

6:30 PM

Teleconference

Link to Zoom Webinar

<https://zoom.us/s/96124400235>

Special Called Meeting

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Matt Myers

Councilmember Bruce Gaynor

Councilmember Arlene Beckles

A. Call to Order by Craig Newton
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES

B. Roll Call (recorded)

C. Comments by Citizens

D. Public Hearings

1. [21-6087](#) Annexation Discussion

A report on joint discussion regarding potential annexation with representatives of Peachtree Corners and Gwinnett County and proposal to move forward.

[Agenda Item - Annexation](#)

[Resolution of the City of Norcross Georgia.2021Annexation.rev. 1 large area](#)

[Resolution of the City of Norcross Georgia.2021Annexation.rev. 2 small area](#)

[Map of 2019-20 Annexation Proposal](#)

[Annexation option 2 v3 1](#)

[Annexation option 2 v2 4](#)

[2018 Annexation Alternatives \(1\)](#)

E. Adjourn to Executive Session Legal Personnel, and Real Estate

F. Signed by _____ Mayor Craig Newton

G. Attest _____ Monique Lang, City Clerk



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#:	21-6087	Version:	
Type:	Agenda Item	Status:	Agenda Ready
File Created:	3/8/2021	In Control:	Policy Work Session
On Agenda:	3/17/2021 6:30 PM	Status:	Scheduled
Title:	Annexation Discussion		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Item - Annexation](#)
2. [Resolution of the City of Norcross Georgia.2021Annexation.rev. 1 large area](#)
3. [Resolution of the City of Norcross Georgia.2021Annexation.rev. 2 small area](#)
4. [Map of 2019-20 Annexation Proposal](#)
5. [Annexation option 2 v3 1](#)
6. [Annexation option 2 v2 4](#)
7. [2018 Annexation Alternatives \(1\)](#)

65 Lawrenceville ST., NORCROSS, GEORGIA 30071
(770) 448-2122 **FAX** (770) 242-0824
<http://www.norcrossga.net>



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMEMBER **ANDREW HIXSON** • COUNCILMEMBER **MATT MYERS**
COUNCILMEMBER **BRUCE GAYNOR** • COUNCILMEMBER **ARLENE BECKLES** • CITY MANAGER **ERIC JOHNSON** • CITY CLERK **MONIQUE LANG**

Agenda Report

To: Mayor and Council

From: Councilmembers Bruce Gaynor and Andrew Hixson

Meeting Date: March 15, 2021

Agenda Item No.: 21-6087

Title: Report on joint discussion regarding potential annexation with representatives of Peachtree Corners and Gwinnett County and proposal to move forward

CC: Eric Johnson, City Manager

Recommendation

Receive verbal report on a joint discussion with elected representatives of the City of Peachtree Corners and of Gwinnett County. Consider options for moving forward with an annexation proposal in the current legislative session.

Background

Councilmembers Gaynor and Hixson met January 29th, 2021 with County Commissioner Ben Ku and City of Peachtree Corners Councilmembers Eric Christ and Weare Gratwick. The working group identified the following:

Common Vision:

Safe, prosperous, vibrant community

How:

More visible police presence
More active code enforcement
Resolve extended stay hotel problem
Clear service delivery strategy
Diversity of housing options
Focused economic development efforts

Next Steps:

- A. Gwinnett, Norcross, and PTC designate staff members to work on this project by **February 5**
- B. Staff collaborates on map(s) based on the following five guidelines
 - 1. Seek to maximize quality of life for residents
 - 2. Don't split neighborhoods / communities of interest
 - 3. Address current boundary issues that create service delivery problems
 - 4. Support current businesses and create economic development opportunities
 - 5. Consider a 20-30 year planning horizon
- C. Staff reports back with initial proposals by **February 26**
- D. Working Group reviews proposals by **March 5** and
 - 1. either provides feedback to staff for second round of map drawing or
 - 2. forwards to full council/commission for consideration

For the City of Norcross, William Corbin and Sonya Isaac were designated as staff to work on the project.

As a result of staff discussions, the City of Peachtree Corners submitted a proposal to trade areas between Peachtree Corners and Norcross – representing they had similar taxable value. The proposal would result in a reduced population for the City of Norcross. The proposal also created an island in which Norcross High School would remain in Norcross but the proposal resulted in no connectivity of the High School property to Norcross. The Peachtree Corners map also represented including the OFS site acquired by the County as part of the proposed Norcross annexation. Norcross staff corrected the map to exclude that County property and looked for a corridor to ensure the High School remained connected to the City of Norcross.

The County ultimately responded with no proposal to change any boundaries between unincorporated Gwinnett County and the City of Norcross.

Having sought common ground with both the City of Peachtree Corners and with Gwinnett County, the City of Norcross is at a point of deciding whether to move forward with an annexation.

Financial Impact

A report on the prior, 2019/2020 legislative annexation proposal was distributed in January 2020 and corrections in revenue assumptions were distributed in January 2021. No comprehensive analysis has been conducted on alternative proposals.

Next Steps

Consider whether to initiate legislation in the current session. If the prior proposed annexation boundaries are changed, update analysis of revenues and expenditures associated with the revised boundaries. If the prior annexation boundaries are not changed, obtain detailed crime statistics from Gwinnett Police Department to facilitate finalizing the estimated staffing requirements.

Attachments

Map of 2019/2020 annexation proposal.
Map of alternate annexation proposal.

Update

Not applicable.

RESOLUTION OF THE CITY OF NORCROSS, GEORGIA

The Council of the City of Norcross, Georgia, has considered and hereby adopts the following as a Resolution of said Council:

WHEREAS, the City Council is desirous of expanding the City corporate boundaries;

WHEREAS, the Charter of the City of Norcross provides that alterations may be made from time to time to corporate boundaries in the manner provided by law;

WHEREAS, expansion of the corporate boundaries to include certain right of way will provide a more efficient and economic method of delivering services to certain areas bordering on the corporate boundaries of the City of Norcross;

WHEREAS, said annexation in the opinion of the City Council will benefit the City of Norcross;

IT IS HEREBY RESOLVED that it is the intent of the Council of the City of Norcross to introduce a Bill, at the regular 2021 session of the General Assembly of Georgia, to be enacted by the General Assembly and become an Act thereof, which Bill will amend an Act providing a new Charter for the City of Norcross, Georgia, approved March 29, 1990 (GA. Laws 1990, p. 4934) as amended, particularly by an Act approved May 12, 2011 (Ga. L. 2011, p. 4036) and an Act approved April 11, 2012 (Ga. L. 2012, p. 4917), so as to change the corporate limits of the City of Norcross; to redesignate a subsection; to provide for a referendum; to provide for related matters; to provide for contingent effective dates and automatic repeal; to repeal conflicting laws; and for other purposes.

BE IT FURTHER RESOLVED that said Bill when introduced to the General Assembly of Georgia will state as follows:

“A BILL TO BE ENTITLED

AN ACT

To amend an Act providing a new Charter for the City of Norcross, Georgia, approved March 29, 1990 (GA. Laws 1990, p. 4934) as amended, particularly by an Act approved May 12, 2011 (Ga. L. 2011, p. 4036) and an Act approved April 11, 2012 (Ga. L. 2012, p. 4917), so as To change the corporate limits of the City of Norcross; to redesignate a subsection; to provide for a referendum; to provide for related matters; to provide for contingent effective dates and automatic repeal; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

An Act to amend an Act creating a new charter for the City of Norcross, Georgia, approved April 11, 2012 (Ga. L. 2012, p. 4917), is amended by redesignating subsection (h) of Section 1.12 as a new subsection (h.1) of Section 1.12.

SECTION 2.

An Act to amend an Act creating a new charter for the City of Norcross, Georgia, approved March 28, 1990 (GA. Laws 1990, p. 4934) as amended, particularly by an Act approved May 12, 2011 (Ga. L. 2011, p. 4036) and an Act approved April 11, 2012 (Ga. L. 2012, p. 4917), is revised by adding a new subsection to read as follows:

‘(h.2) In addition to all other territory included within the corporate limits of said city, the corporate limits shall specifically include the following described property, all of which is located in Gwinnett County, Georgia:

Tract 1

All of the tract or parcel of land lying and being in land lot 244 of the 6th land district of Gwinnett County, Georgia, which tract is more particularly described in Deed Book 3249, page 280, Gwinnett County, Georgia records, and Plat Book 18, page 187A, aforesaid records, consisting of 0.983 acres, more or less.

AND INCLUDING

Tract 2

All of the tract or parcel of land lying and being in land lots 216, 217, 218, 219, 220, 221, 222, 223, 244, 245, 246A, 246B, and 247 of the 6th land district of Gwinnett County, Georgia, which tract is more particularly described as follows:

Beginning at a point located at the intersection of the existing City of Peachtree Corners, Georgia city limits line and the existing City of Norcross, Georgia city limits line at or near the intersection of Buford Highway (a variable width right-of-way) and Jimmy Carter Boulevard (a variable width right-of-way), said point being the **POINT OF BEGINNING**; **Thence** running in a generally southerly and southeasterly direction along the existing City of Norcross, Georgia city limits line along and/or adjacent to the aforesaid Jimmy Carter Boulevard to a point located at the intersection of aforesaid Jimmy Carter Boulevard right-of-way and the existing City of Norcross, Georgia city limits line and the northeasterly boundary line of property now or formerly owned by Urban Redevelopment Agency of Gwinnett County (formerly owned by OFS Brightwave Solutions, Inc.), commonly known as 6305 Crescent Drive, Norcross, Georgia and with the Tax Parcel Identification Number R6216 018 according to the current system for numbering and identifying real property in the City of Norcross, Gwinnett County, Georgia, being further depicted and described in Exhibit “C” entitled “Legal Description of Parcel B (Conveyed Property)” to that certain Declaration of Covenants, Restrictions and Easements, dated December 20, 2018, recorded on December 20, 2018 in Deed Book 56322, page 852, Gwinnett County, Georgia records; **Thence** departing the aforesaid Jimmy Carter Boulevard right-of-way, turning and running in a generally westerly direction along the northern boundary line of the aforesaid lands now or formerly owned by Urban Redevelopment Agency of Gwinnett County; **Thence** continuing in a generally westerly direction along the northern boundary line of lands now or formerly owned by OFS Brightwave Solutions, Inc. (being further depicted and described in Exhibit “B” entitled “Legal Description of Parcel A (OFS Retained Property)” to that certain Declaration of Covenants, Restrictions and Easements, dated December 20, 2018, recorded on December 20, 2018 in Deed Book 56322, page 852, Gwinnett County, Georgia records) to the northwestern edge of the boundary line of the aforesaid lands now or formerly owned by OFS Brightwave Solutions Inc.; **Thence** turning and running in a generally southerly direction along the western boundary line of the aforesaid lands now or formerly owned by OFS Brightwave Solutions Inc.; **Thence** continuing in a generally southerly direction along the western boundary line of lands now or formerly owned by Urban Redevelopment Agency of Gwinnett County to the northern boundary of lands now or formerly owned by of the Georgia Department of Transportation being commonly known as Interstate I-85 (a variable width right-of-way); **Thence** turning and running in a generally westerly and southwesterly direction along the northern boundary line of the aforesaid interstate I-85 right-of-way to a point at the intersection of the northern boundary line of the aforesaid interstate I-85 right-of-way and portion of the existing DeKalb County, Georgia, eastern county limits line; **Thence** departing the aforesaid interstate I-85 right-of-way, turning and running in a generally northerly and north westerly direction along the existing DeKalb County, Georgia eastern county limits line to the

point of intersection of the centerline of the aforesaid Buford Highway and a portion of the existing City of Peachtree Corners, Georgia southern city limits and the DeKalb County, Georgia eastern county limits line; **Thence** turning and running in an generally easterly and north easterly direction along the centerline of the aforesaid Buford Highway, being the southern common boundary line of the City of Peachtree Corners, Georgia city limits line to the point of intersection of the common boundary line of the City of Peachtree Corners, Georgia southern city limits and the existing City of Norcross, Georgia westerly city limits line being the **POINT OF BEGINNING.**'

SECTION 3.

The election superintendent of Gwinnett County shall call and conduct an election as provided in this section for the purpose of submitting this Act to the electors of the territory sought to be annexed into the City of Norcross under this Act for approval or rejection. The election superintendent of shall conduct that election on the Tuesday after the first Monday in November, 2021, and shall issue the call and conduct that election as provided by general law. The election superintendent shall cause the date and purpose of the election to be published one a week for two weeks immediately preceding the date thereof in the official organ of Gwinnett County. The ballot shall have written or printed thereon the words:

“(☐) YES Shall the Act be approved which annexes certain land into the City of
(☐) NO Norcross?”

All persons desiring to vote for approval of the annexation shall vote “Yes,” and all persons desiring to vote for rejection of the annexation shall vote “No.” If more than one-half of the votes cast on such question are for approval of the annexation, then this Act shall become effective on January 1, 2022. If more than one-half of the votes cast on such question are for rejection of the annexation, this Act shall not become effective and shall be automatically repealed on January 1, 2022. The expense of such election shall be borne by the City of

Norcross. It shall be the election superintendent's duty to certify the result thereof to the Secretary of State.

SECTION 4.

Except as otherwise provided in Section 3 of this Act, this Act shall become effective upon its approval by the Governor or otherwise becomes law without such approval.

SECTION 5.

All laws and parts of laws in conflict with this Act are repealed.”

BE IT FURTHER RESOLVED that the Mayor of the City of Norcross is hereby instructed to cause notice of Intention to Apply for Local Legislation to be published as required by law.

This ____ day of _____, 2021.

Craig Newton, Mayor
City of Norcross, Georgia

Authenticated By:

Monique Lang

**NOTICE OF INTENTION TO INTRODUCE
LOCAL LEGISLATION**

Notice is hereby given that there will be introduced at the 2021 Session of the General Assembly of Georgia, a bill to amend an Act creating a new charter of the City of Norcross, Georgia, approved March 28, 1990 (Ga. Laws 1990, p. 4934) as amended; and for other purposes.

Representative Pedro Marin
District 96

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IT IS HEREBY RESOLVED that it is the intent of the Council of the City of Norcross to introduce a Bill, at the regular 2021 session of the General Assembly of Georgia, to be enacted by the General Assembly and become an Act thereof, which Bill will amend an Act providing a new Charter for the City of Norcross, Georgia, approved March 29, 1990 (GA. Laws 1990, p. 4934) as amended, particularly by an Act approved May 12, 2011 (Ga. L. 2011, p. 4036) and an Act approved April 11, 2012 (Ga. L. 2012, p. 4917), so as to change the corporate limits of the City of Norcross; to redesignate a subsection; to provide for a referendum; to provide for related matters; to provide for contingent effective dates and automatic repeal; to repeal conflicting laws; and for other purposes.

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following tax parcel identification numbers as such parcels exist as of January 1, 2021, all of which is located in Gwinnett County, Georgia:

6216 006	6222 267	6223 073	6244 012	6245 001
6216 007	6223 005A	6223 074	6244 060	6245 001A
6216 046	6223 014	6223 075	6244 064	6245 002
6216 048	6223 019	6223 077	6244 091	6245 003
6216 060	6223 043	6223 079	6244 101	6245 003A
6216 061	6223 051	6223 081	6244 109	6245 003B
6222 000	6223 064	6223 082	6244 132	6245 004
6222 016	6223 065	6223 086	6244 136	6245 004A
6222 020	6223 066	6223 088	6244 143	
6222 030	6223 069	6223 090	6244 160	
6222 151	6223 071	6244 010	6244 174	
6222 152	6223 072	6244 011	6244 197	

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City of Norcross, Georgia

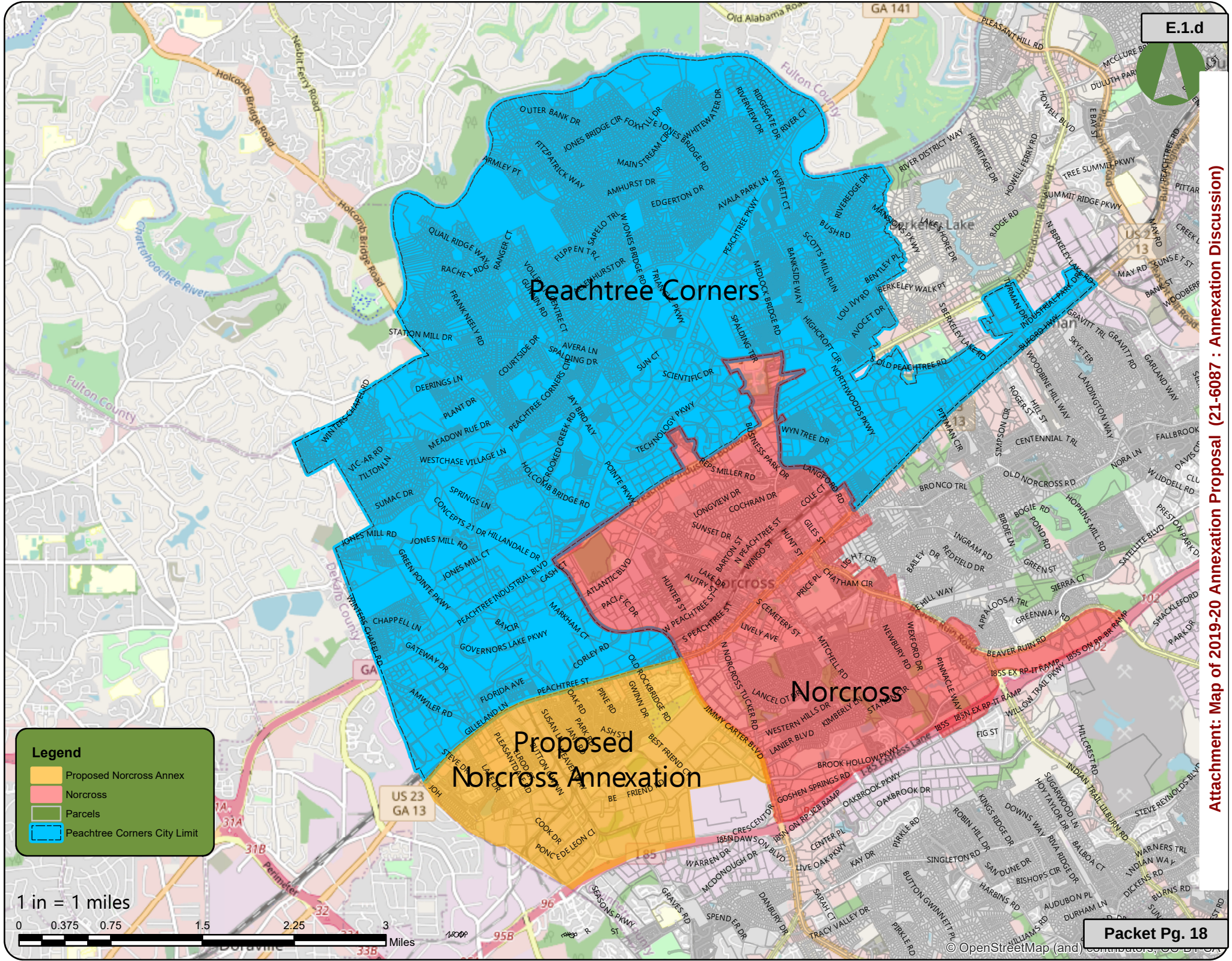
Authenticated By:

Monique Lang

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Representative Pedro Marin
District 96



Legend

- Proposed Norcross Annex
- Norcross
- Parcels
- Peachtree Corners City Limit



Proposed
Norcross Annexation

Norcross

Peachtree Corners

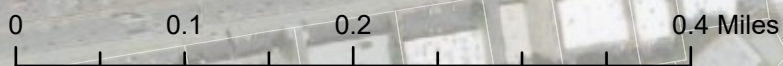
Norcross - Proposed Annexation



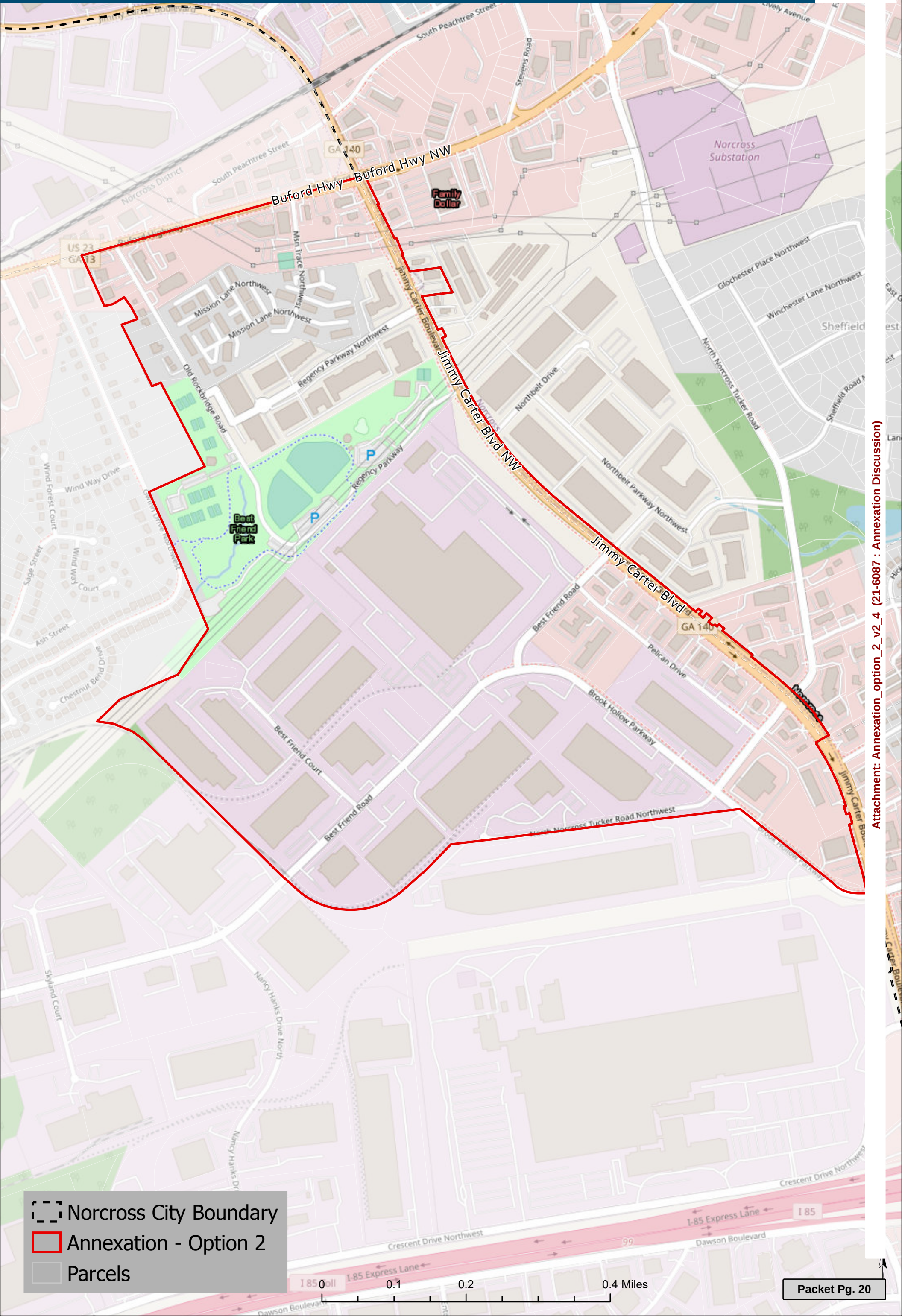
Norcross City Boundary

Annexation - Option 2

Parcels



Norcross - Proposed Annexation



- Norcross City Boundary
- Annexation - Option 2
- Parcels

0 0.1 0.2 0.4 Miles

2018 City of Norcross Southwest Annexation Study

Fiscal Impact Analysis Executive Summary *Preliminary Findings*



Southwest Annexation FIA Executive Summary

- ☐ Background
- ☐ Project Description
- ☐ Study Scope & Methodology
 - Case Studies
 - Per Capita
 - Modified Average Costs



Southwest Annexation FIA Executive Summary

Southwest Study Area Overview

By the Numbers

Square Miles: 2.76

Road Miles: 7.1

Population: 6,114

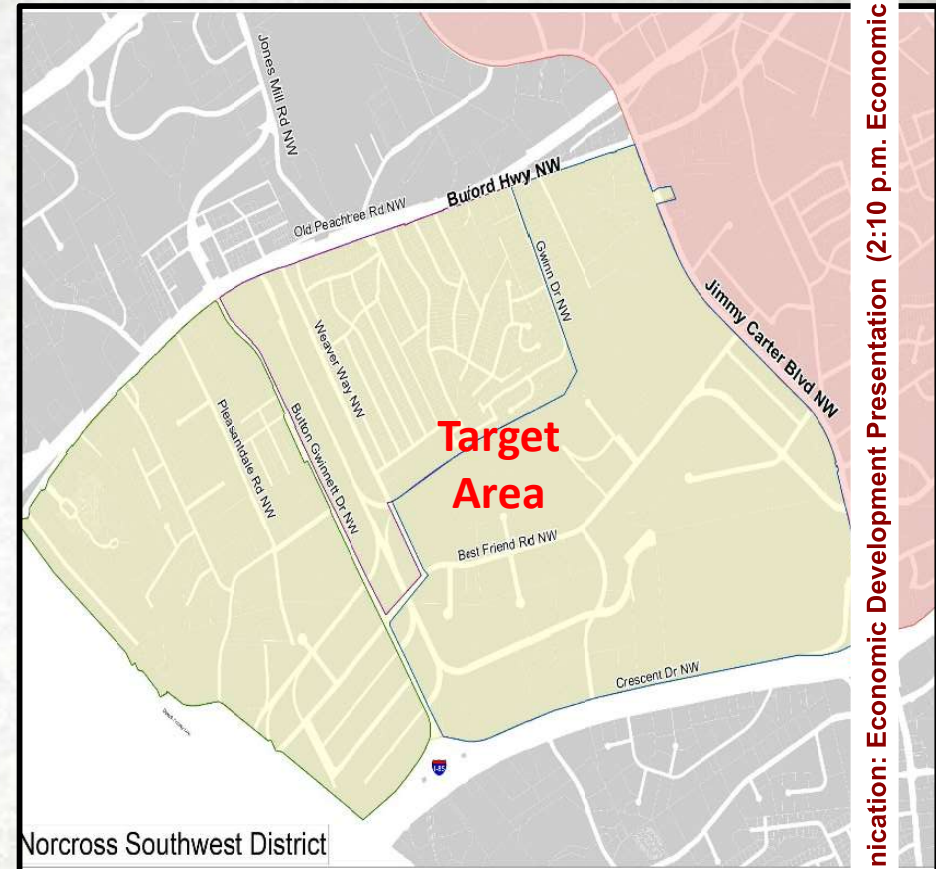
Zoning: 66% Industrial

Taxable Property Value: \$265,909,160

General Fund Net Fiscal Impact: **-\$2,531,862**

Highlights

- Located within Gateway85 CID
- Targeted by Gwinnett County as a major component of their “International Gateway” vision
- Strategic Location



Southwest Annexation FIA Executive Summary

Southwest Study Area Overview

Strengths

- Location
- Targeted area for redevelopment
- Enhanced public safety in Norcross

Opportunities

- Reposition Norcross' economic standing
- Reconfigure Norcross' land use and policies
- Potential GM site development in Doraville could be a game-changer

Weaknesses

- Aging property & infrastructure
- Annexation costs

Threats

- Annexation by other jurisdictions
- Limited growth opportunities



Economic Development

Southwest Annexation FIA Executive Summary

Preliminary Findings

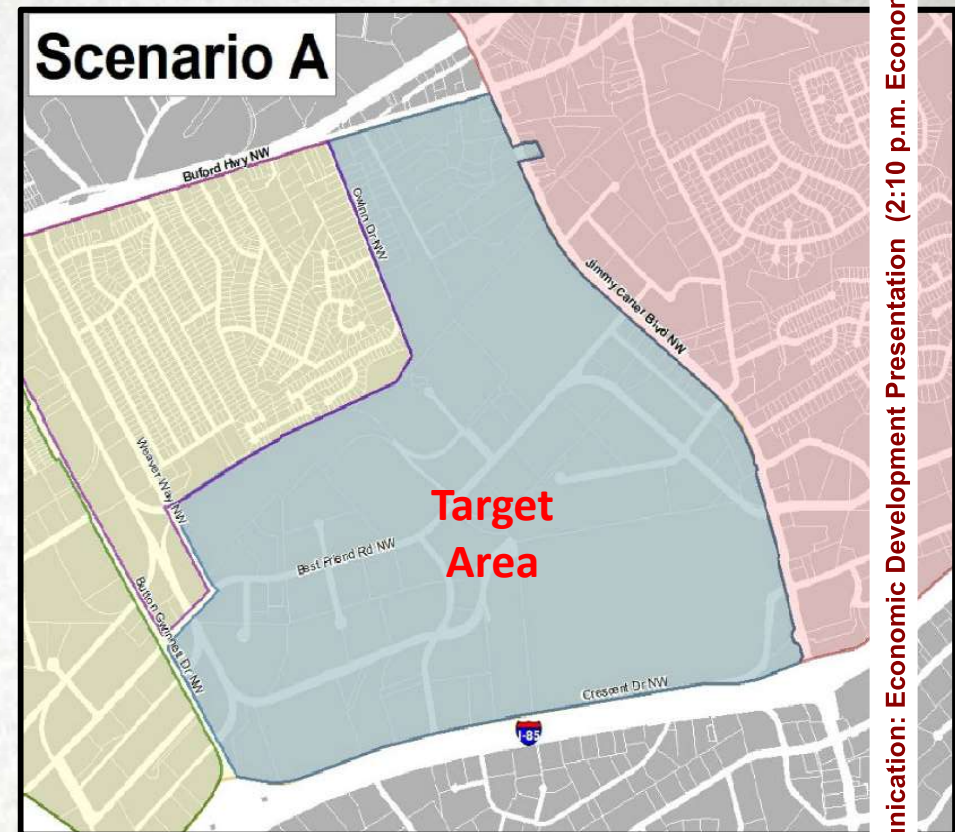
Scenario A

General Fund Net Fiscal Impact:
-\$1,098,554

Best scenario if:

Objective: Secure Tax Base and
Other Revenue

- 77% is zoned for industrial
- Employee population is higher than residential
- Taxes to City: \$647,697



Economic Development

Southwest Annexation FIA Executive Summary

Preliminary Findings

Scenario C

General Fund Net Fiscal Impact:
-\$920,891

Best scenario if:

Objective: Growth Opportunities

- Location
- Logistics/Transportation
- Mixed-Used Opportunities
- Taxes to City: **\$511,803**



Communication: Economic Development Presentation (2:10 p.m. Economic Development

Attachment: 2018 Annexation Alternatives (1) (21-6087 : Annexation Discussion)

Economic Development

Southwest Annexation FIA Executive Summary

Preliminary Findings

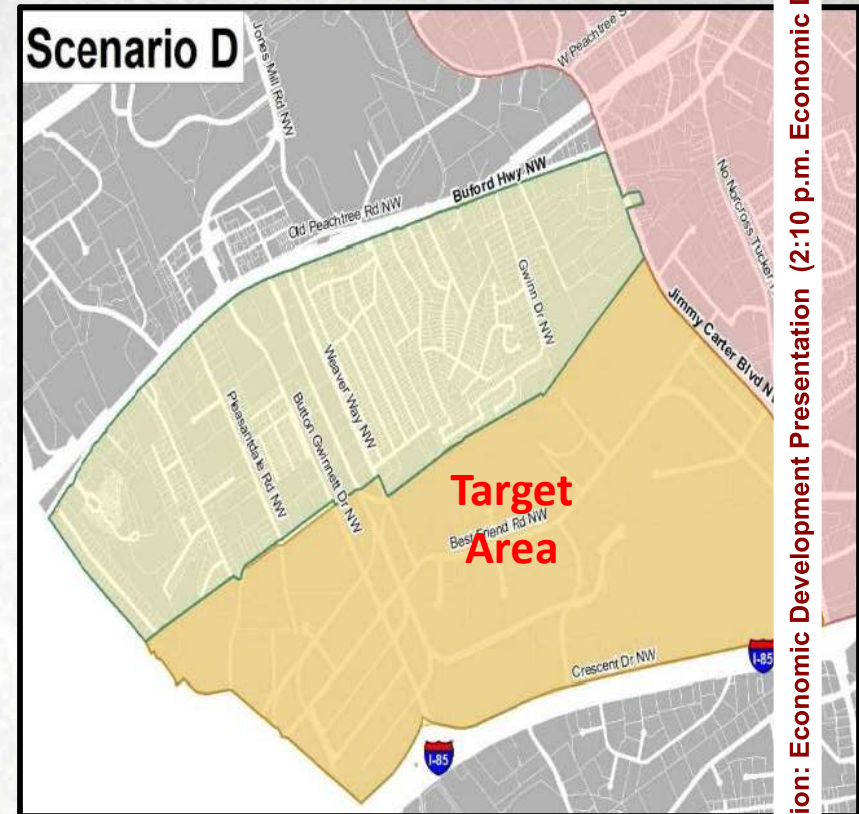
Scenario D

General Fund Net Fiscal Impact:
\$161,058

Best scenario if:

**Objective: Secure Tax Base and
Other Revenue**

- Low residential population
- Captures the majority of the area industrial base
- More employee commuters than residents
- **Taxes to City: \$891,153**



Economic Development

Southwest Annexation FIA Executive Summary

Preliminary Findings

Scenario E

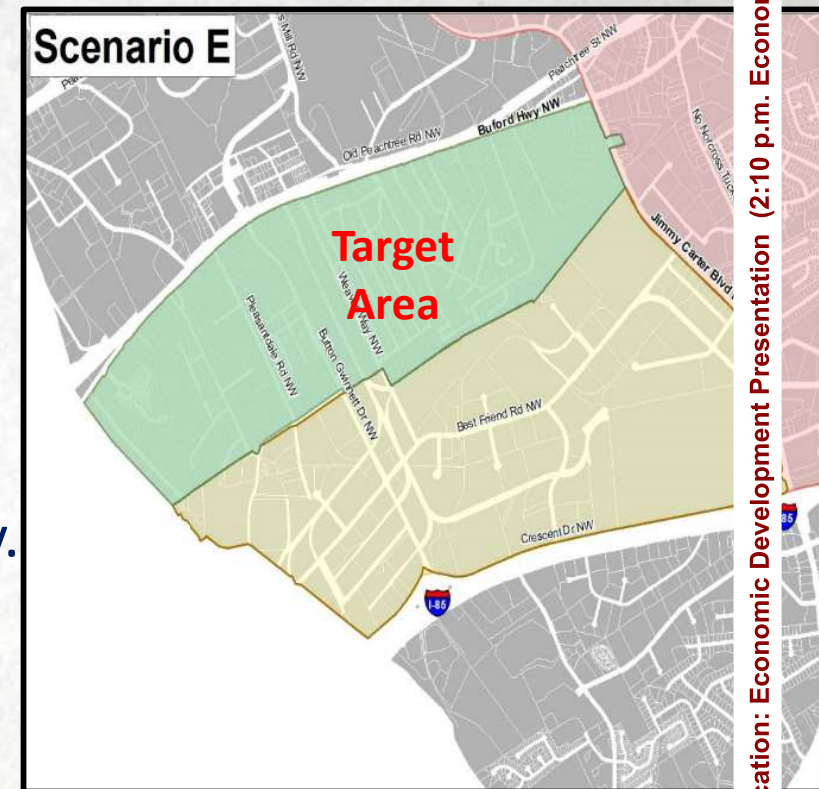
General Fund Net Fiscal Impact:

-\$3,206,097

Best scenario if:

Objective: Assert Zoning and Regulatory Control

- Long-term planning for Buford Hwy.
- Vast redevelopment opportunities
- Low performance area
- Taxes to City: \$580,319



Communication: Economic Development Presentation (2:10 p.m. Economic Development

Attachment: 2018 Annexation Alternatives (1) (21-6087 : Annexation Discussion)

Southwest Annexation FIA Executive Summary

Key Findings

- ❑ Results of this FIA need to be considered in the context of the City of Norcross' budget conditions and in the long term growth of the City.
- ❑ Reorganization of the City and the creation of a Service Plan may be appropriate to accommodate changes and to serve the City better.
- ❑ No matter which scenario, the City will have to invest in the area.



Southwest Annexation FIA Executive Summary

Considerations Guiding Next Steps

- ☐ Additional information needs for comprehensive evaluation of needed capital improvements
- ☐ Consider Special Called Meeting to determine if/how to move forward
- ☐ Timeframes for submitting legislative and/or referendum requests

