

An Executive Summary of the Tucker Civic Association's Ad-Hoc Committee's Report Of It's Findings Of *Tools for Securing and Enhancing Tucker's Future*

The Tucker Civic Association (TCA) commissioned a study group composed of greater Tucker residents to explore alternatives, which might be employed by Tucker to manage its future growth. Following is a synopsis of those alternatives explored. (For a more detailed look at each please go to the TCA website www.tuckercivic.org)

1. **Livable Center Initiative** (LCI) in 1994 the Atlanta Regional Commission decided to provide funding for studies regarding investment and transportation projects in town/activity centers in the Atlanta region. The goal is to encourage residential development, mixed use and transportation alternatives. The Northlake Community Alliance, a business association, has won approval of its LCI, and infrastructure streetscape changes are scheduled to begin in 2007. The Tucker Main Street Alliance began a series of meetings to obtain public input for its LCI study, which must be completed this year.
2. **Community Foundation** This is a charitable trust established for a particular community. It is overseen by a board which determines how its funds are to be distributed to various organizations within the community. The foundation may be for a single purpose (eg: scholarships for eligible residents) or more usually for a multitude of community needs such as arts, human services, education etc. The overall purpose of providing funds is to strengthen and improve the community. Several counties have provided for community foundations, including Dekalb.
3. **Community Improvement District** (CID) In a CID 75% of commercial property owners (not homeowners) within specific boundaries agrees to an increase in property taxes of up to 5 mills. The money is collected by the taxing authority and returned to the CID board of directors. That board determines what infrastructure improvements will benefit funded by the tax increase.

4. **Tax Allocation Districts** (TAD) A TAD is a financing tool created for the purpose of publicly financing redevelopment activities in under developed areas. The local governing body, such as Dekalb County, identifies the areas for improvement. A re-development plan is created by an agency designated by the governing body. The plan determines how and where the improvements would be made. The goal is to use the increase in revenues and taxes from new development in the area to finance additional improvements.
5. **Land Trust** The land trust is a nonprofit, independent organization that works with land owners and in cooperation with government agencies, to conserve land. land donations. About 75% accept conservation easements. Both can receive significant tax benefits based on the value of the donated land or easement.
6. **Overlay District** (e.g. Lawrenceville, Snellville, Decatur) Several entities employ an overly district to protect, enhance, promote and preserve an area within their jurisdiction. Original zoning remains in effect but additional restrictions such as architectural style, signage, landscape or other development standards are imposed or overlaid. The overlay restrictions apply to new or improved business development and not to unimproved business or to private citizens. Compliance with the overlay restrictions is enforced by the zoning board
7. **Incorporation** Communities wishing to form a government to better protect and enhance themselves must enlist the help of a state legislator. The legislator must introduce and get passed a bill in the legislature that authorizes the community to form a government if more than 50% of the residents vote to do so. Most of us are familiar with the process, which Sandy Springs has undergone. The county will continue to provide services for a period of time and then the communities newly elected government takes over.