City of Sandy Springs Redevelopment Powers Referendum

Ballot Question

City of Sandy Springs Redevelopment Powers

Yes or No

Shall the Act be approved which authorizes the City of Sandy Springs, Georgia, to exercise all redevelopment powers allowed under the 'Redevelopment Powers Law,' as it may be amended from time to time.

What residents are being asked to decide

Voters are deciding whether to authorize the City to use redevelopment powers permitted under Georgia law. This authority may be considered in the future if the City evaluates a specific redevelopment opportunity. It is not approval of a current project or redevelopment area.

What this referendum does—and does not—do

A "Yes" vote authorizes	A "Yes" vote does not automatically authorize
• The City to consider redevelopment powers in the future. • Evaluation of potential redevelopment areas and financing options. • Use of the tools only through later, proposal-specific processes and approvals.	• Creation of a TAD. • Approval of a specific project or redevelopment site. • An increase in property-tax rates. • Issuance of bonds or other debt. • A zoning change or development approval.

Definitions

Term	Plain-language explanation
Redevelopment powers	State-authorized tools that may help a city plan for and finance eligible public improvements in designated redevelopment areas.
Tax Allocation District (TAD)	A defined geographic area where a portion of future growth in property-tax revenue within that area may help fund eligible redevelopment costs there, following a separate public process and required approvals.
Eligible public improvements	Depending on the adopted plan and applicable law, examples may include roads, sidewalks, utilities, parking, public spaces, and other infrastructure.

If the referendum passes, what happens next?

No action occurs automatically. Before any specific proposal could move forward, the City would need to complete a separate, public process.

1. Evaluate	2. Plan & inform	3. Review & approve
• City evaluates a potential redevelopment opportunity and public benefit. • A proposed redevelopment area, plan, and financing approach are developed.	• Residents receive public information, notices, and opportunities to review the proposal. • Public meetings and hearings occur before City Council consideration.	• Required City approvals—and any applicable coordination or approvals from other taxing jurisdictions—are completed. • Implementation proceeds only if a specific proposal is approved.

Key message points for resident questions

- **Does this vote create a TAD today?** No. A TAD would require a separate proposal, public process, and applicable approvals. A future TAD, if proposed, would generally use a portion of the new property-tax revenue generated above a defined base value within the designated area—not existing citywide tax revenue. The details, participating taxing jurisdictions, duration, financial projections, and potential public-service impacts would be disclosed and considered through the separate proposal process.
- **Will this raise my taxes?** The referendum does not itself increase property-tax rates. Any future redevelopment financing proposal would be evaluated and presented through a separate process.
- **Is a specific project or location being approved?** No. This is an authorization question, not approval of a particular site, project, zoning action, or development.
- **How can residents participate later?** Residents would have opportunities to review information, attend public meetings and hearings, submit comments, and address City Council before action on a specific proposal.
- **Why does the City not have this right currently?** These powers were not included when Sandy Springs incorporated in 2005 because the original City Charter focused on establishing the new municipal government and delivering core city services. Under Georgia law, redevelopment powers are not automatic; they require specific legislative authorization and approval by voters.
- **What area are you eyeing for future development with these powers?** The referendum provides authority for future consideration; it does not designate a redevelopment area. Any future area would have to be specifically proposed, defined, publicly reviewed, and approved through the applicable process. North End has been identified by Council as a long-term redevelopment priority; however, no North End project, boundary, plan, financing arrangement, or development approval is included in this referendum.
- **Will this lead to higher property values or higher taxes for nearby residents?** The referendum itself has no direct effect on an individual property's assessed value or tax bill. Any future redevelopment proposal would need to be evaluated on its specific facts and projected impacts.