

MINUTES

IMPACT FEES STUDY COMMITTEE MEETING

Tuesday, July 22, 2008
Oconee County Civic Center
7:00 p.m.

Members Present: Billy Crozier, Doug Dickens, Amrey Harden, Mary Mellein, Penny Mills, Russ Page, Mike Power, Flynn Warren, Chuck Williams, Jon Williams

Others Present: Gordon Maner (Facilitator – Carl Vinson Institute of Government), Wayne Provost (Strategic & Long-Range Planning Director), Bill Ross (Ross & Associates), Mike Martin (Director – Walton County Planning & Development), Charna Parker (Assistant Director – Walton County Planning & Development), Chuck Horton (Oconee County Commissioner), BR White (Director – Oconee County Planning Dept.)

Gordon Maner called the meeting to order at 7:00 p.m.

Mike Martin, Director of Walton Co. Planning & Development Dept., spoke to the Committee regarding Walton County's recent experience with adoption of an impact fee program. He also discussed the effect of the recent dramatic economic downturn in the housing and development market in Walton County's program. Some points made by Mike include:

- Walton County Planning & Development did not increase staff to administer the program.
- No staff increase at Finance or other departments was required.
- Fee is \$1,200 per residence.
- This was supported by building industry at the time.
- Now that economic downturn has hit, builders are asking for a suspension of these fees until market improves.
- This is not the time to implement impact fees.
- This is the time to plan and set up a program – just don't implement until economy turns around.
- Walton was issuing 1200 to 1500 residential permits per year prior to economic downturn.
- Road, water & sewer impact fees hit economic development the hardest so stay away from those programs.
- Overall, impact fees are a good tool when the economy is normal. Builders generally supported it in Walton County.

The Committee asked questions about Walton County's experience.

The Committee discussed the questions and draft answers to the Committee's "Charge" (list of questions).

1. Where did the list come from? (See minutes of earlier meetings. These questions came from citizens, Board of Commissioners, Staff and this Committee.)
2. We won't know the answers to some of these questions until all speakers have presented.

3. The members will review the questions and answers and provide input at next meeting.
4. The members may each want to prepare a list of answers.
5. The draft answers so far came from the presentations made by Department of Community Affairs (DCA), Ross & Associates, and Deron Hicks.

The next meeting will be on Tuesday, August 19, 2008 at 7 p.m. at the Oconee County Civic Center. Guy Herring, Director of Barrow County Planning & Development Dept., will speak (from county which decided not to do impact fees).

The minutes of the June 26th meeting were approved by unanimous consensus.

With no further business, the meeting was adjourned at 9:10 p.m.

Atch: Agenda, sign-in sheets, draft answers to task questions, Walton County – Impact Fees Collected, Walton County – Development Impact Fee Ordinance, Walton County – Capital Improvements Element