

Impact Fees

Oconee County, GA
June 26, 2008

Bill by Ross
ROSS+associates

Public Facilities

- Water supply, treatment & distribution.
- Wastewater collection, treatment & disposal.
- Roads, streets, and bridges.
- Storm-water and flood control facilities.
- Parks, open space, and recreation.
- Law enforcement, fire, emergency medical, and rescue.
- Libraries.

Project v. System Imps

Project Improvements

Site improvements and facilities that are planned and designed to provide service for a particular development project.

System Improvements

Capital improvements that are "public facilities" and are designed to provide service to the community at large.

Capital Improvement

An improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

Impact Fee Study

COMPREHENSIVE PLAN

- Forecasts
 - Population
 - Dwelling Units
 - Employment
 - Community Facilities
 - Land Use
 - Policies



CAPITAL IMPROVEMENTS ELEMENT

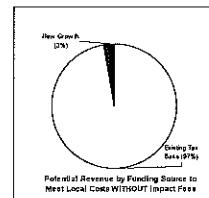
- Current Needs
- Future Demand
- Capital Projects

FUNDING STRATEGY

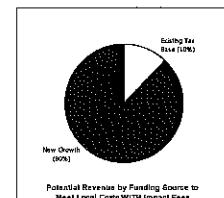
- General Fund
- Grants/Aid
- Sales Taxes
- Impact Fees

Funding Source Examples

Jasper County, GA



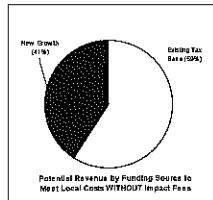
0.61 mils



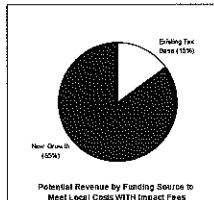
0.076 mils

Funding Source Examples

Camden County, GA



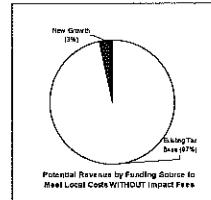
1.27 mils



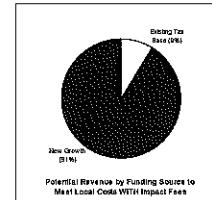
0.19 mils

Funding Source Examples

Cherokee County, GA



0.85 mils



0.08 mils

EXERCISE Impact Fee for Park Land

Community Data

Current Population = 50,000

Future (2025) Population = 80,000

Existing Park Acreage = 300 acres

LOS Standard = 10 acres per 1,000 population

Average household size = 2.5 persons

Demand

Current Population = 50,000

Current Park Need at 10 acres per 1,000 = 500 acres

Current (existing) Park Area = 300 acres

Existing Deficiency = 200 acres

Projected Population in 2025 = 80,000

New Residential Growth = 80,000 - 50,000 = 30,000

Park Land Needed for New Growth at 10 acres per 1,000 = 300 acres

TOTAL NEW ACRES NEEDED = 500 acres

Cost

Average Land Value = \$10,000 per acre

Cost of Debt Service, etc., for this example = \$0

Total Purchase Price = 500 acres x \$10,000 = \$ 5,000,000

Proportional Share

Land Needed for New Growth (300 acres) + Total Acres (500) = 60 %

New Growth Share = 60% x Total Purchase Price = \$ 3,000,000

Cost per New Person = New Growth Share (\$3,000,000)

+ New Res Growth (30,000) = \$ 100

Future taxes from New Growth for this example = \$0

Impact Fee per Household = Cost per New Person (\$100)
x Avg. Household Size (2.5) = \$ 250

ROSS+associates

Bill ty Ross

404.355.4505 office

706.602.4486 direct

404.234.6488 cellular

theyounger@planross.com