

ORDINANCE NO. 7 2021

An amendment to the Code of Bryan County by amending Appendix “D” entitled “Development and Impact Fee Ordinance” of Subpart B of the Code of Bryan County entitled “Land Development” by adopting and renumbering the text of Appendix “D” entitled “Development and Impact Fee Ordinance” as a new Chapter 115, entitled “Development and Impact Fee Ordinance of Bryan County” under Subpart B of the Code of Bryan County, and then repealing the former Appendix “D” in its entirety; by amending the renumbered §115-12 “Fee Schedule” by stating the impact fee schedule is attached hereto and incorporated herein; and to repeal all other ordinances or parts of ordinances in conflict therewith.

SECTION ONE

WHEREAS, the Bryan County Board of Commissioners (“Board”), pursuant to the authority granted under O.C.G.A. §36-71-3 of the Georgia Development Impact Fee Act, enacted the “Development Impact Fee Ordinance of Bryan County” on January 8, 2019, in order to provide for and manage the demands placed on County infrastructure by growth from new development in a way that is fair and reasonable without putting an undue financial burden on the current residents, taxpayers or the development community; and

WHEREAS, the Development Impact Fee Ordinance was codified in Municode as Appendix D, entitled “Development Impact Fee Ordinance,” of Subpart B of the Code of Bryan County, entitled “Land Development;” and

WHEREAS, the Board recently adopted a Unified Development Ordinance (“UDO”) that repealed and replaced Appendices A, B, and C of Subpart B of the Code of Bryan County, entitled “Land Development;” and

WHEREAS, the adoption of the UDO and repealing of the Appendices A, B, and C, necessitates the renumbering of the Code of Bryan County, including Appendix “D”, entitled “Development Impact Fee Ordinance”; and

WHEREAS, the Board adopted a Second Amendment to the Capital Improvement Element (“CIE”) of the 2018 Comprehensive Plan of Bryan County on October 13, 2020, and the Second Amendment to the CIE included an amended Impact Fee Schedule (“Amended Schedule”); and

WHEREAS, the Board desires to incorporate the adopted “Amended Schedule” into its Development Impact Fee Ordinance and identified as attachment “A”; and

WHEREAS, O.C.G.A. § 36-71-6 mandates that the Board of Commissioners shall provide for two public hearings on the proposed adoption of an ordinance imposing a development impact fee and the two public hearings must a minimum of two weeks a part; and

WHEREAS, the Board has scheduled a public hearing and first reading of this Ordinance for January 12, 2021; and

WHEREAS, the Board has scheduled a second public hearing and second reading of this Ordinance for February 9, 2021; and

WHEREAS, the Board has directed its staff to advertise the time, place and purpose of the foregoing hearings by publishing notice of the aforementioned hearings in a newspaper of general circulation within Bryan County in the public notices section in compliance with state and local public noticing requirements;

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners of Bryan County hereby amends Subpart B of the Code of Bryan County entitled “Land Development” as follows:

SECTION TWO

The Board of Commissioners of Bryan County, Georgia, hereby ordains that the adopted Code of Ordinances, is hereby amended as more particularly set forth below. It is the intention of the Board of Commissioners, and it is hereby ordained that the following provisions shall become and be made a part of the Code of Bryan County, and the Sections in the Code in the Ordinance be renumbered to accomplish that intention.

SECTION THREE

Subpart B of the Code of Bryan County, entitled "Land Development" shall be amended as follows:

1. By adopting and renumbering the text of Appendix "D" of Subpart B of the Code of Bryan County as a new Chapter 115, entitled "Development and Impact Fee Ordinance" under Subpart B of the Code of Bryan County; and
2. By revising §115-12, entitled "Fee Schedule" to incorporate the "Amended Schedule" as "Attachment A"; and
3. By repealing the former Appendix "D" to Subsection B of the Code of Bryan County, in its entirety; and
4. By attaching hereto the new Chapter 115, entitled "Development and Impact Fee Ordinance."

SECTION FOUR

Severability. If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any ordinance, section, subsection, paragraph, subdivision or clause of this ordinance.


SECTION FIVE

Repealer. All ordinances or parts thereof which are in conflict with any provision or any section, subsection, paragraph, subdivision or clause of this ordinance is hereby repealed to the extent of the conflict.

SECTION SIX

Effective Date. This Ordinance shall become effective on and after February 9, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal to be affixed, this the 9th day of February, 2021.


Chairman Carter Infinger
Bryan County Board of Commissioners

ATTEST:


Lori Tyson
County Clerk

First Reading Public Hearing
Second Reading Public Hearing

January 12, 2021
February 9, 2021

CHAPTER 115
DEVELOPMENT IMPACT FEE ORDINANCE OF BRYAN
COUNTY, GEORGIA

ARTICLE I SHORT TITLE, AUTHORITY, AND APPLICABILITY.

Sec. 115-1 Short title.

This Ordinance shall be known and may be cited as the "Development Impact Fee Ordinance of Bryan County, Georgia," or, for brevity, the "Impact Fee Ordinance."

Sec. 115-2 Authority.

This Ordinance has been prepared and adopted by the Board of Commissioners of Bryan County, Georgia, in accordance with the authority provided by Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia, the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 et seq. as amended), and such other laws as may apply to the provision of public facilities and the power to charge fees for such facilities.

Sec. 115-3 Applicability

- a) The provisions of this Ordinance shall not be construed to limit the power of Bryan County, Georgia, to use any other legal methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this Ordinance.
- b) This Ordinance shall apply to all areas under the regulatory control and authority of Bryan County, Georgia, and such other areas as may be included by intergovernmental agreement.

ARTICLE II FINDINGS, PURPOSE, AND INTENT.

Sec. 115-4 Findings.

The Board of Commissioners of Bryan County, Georgia, finds and declares:

- a) That an equitable program for planning and financing public facilities to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety, and general welfare of the citizens of Bryan County; and
- b) That certain public facilities as herein defined have been and must be further expanded if new growth and development is to be accommodated at the same level of service available to existing development; and
- c) That it is fair and equitable that new growth and development shall bear a proportionate share of the cost of such public facilities necessary to serve new growth and development.

Sec. 115-5 Purpose.

- a) The purpose of this Ordinance is to impose impact fees, as hereinafter set forth, for certain public facilities, as hereinafter defined.
- b) It is also the purpose of this Ordinance to ensure that adequate public facilities are available to serve new growth and development in Bryan County and to provide that new growth and development bears a proportionate share of the cost of new public facilities needed to serve them.

Sec. 115-6 Intent.

This Ordinance is intended to implement and be consistent with the Bryan County Comprehensive Plan, as it may be adopted or amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. 50-8-1 et seq.); and the applicable Minimum Standards and Procedures for Local Comprehensive Planning and the Development Impact Fee Compliance Requirements, both as adopted by the Georgia Board of Community Affairs and amended from time to time.

ARTICLE III RULES OF CONSTRUCTION AND DEFINITIONS.

The provisions of this Ordinance shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and general welfare of the citizens of Bryan County.

Sec. 115-7 Rules of Construction.

Unless otherwise stated in this Ordinance, the following rules of construction shall apply to the text of this Ordinance:

- a) In the case of any difference of meaning or implication between words or phrases as used in this Ordinance and as used in other codes, regulations or laws of Bryan County, such difference shall not affect the meaning or implication of such words or phrases as used in this Ordinance.
- b) In the case of any difference of meaning or implication between the text of this Ordinance and any caption, illustration, summary table or illustrative table, the text shall control.
- c) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
- d) Words used in the present tense shall include the future and words used in the singular number shall include the plural and the plural the singular, unless the context clearly indicates the contrary.
- e) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
- f) The conjunction "and" indicates that all the connected terms, conditions, provisions, or events shall apply.
- g) The conjunction "or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
- h) The use of "either ... or" indicates that the connected items, conditions, provisions, or events shall apply singly and not in combination.
- i) The word "includes" or "including" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- j) The Article, Section, and paragraph headings and enumerations used in this Ordinance are included solely for convenience and shall not affect the interpretation of this Ordinance.

Sec. 115-8 Definitions.

As used in this Ordinance, the following terms shall have the meaning set forth below.

- a) ADMINISTRATOR means the County Administrator of Bryan County, Georgia, or the County Administrator's designee, who is hereby charged with implementation and enforcement of this Ordinance.
- b) BOARD OF COMMISSIONERS means the Board of Commissioners of Bryan County, Georgia.

- c) BUILDING PERMIT is the permit required for new construction, completion of construction, or an interior finish pursuant to the applicable Building Code. As used herein, the term shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure provided there is no increase in the demand placed on those Public Facilities as defined herein.
- d) CAPITAL IMPROVEMENT means 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.
- e) CAPITAL IMPROVEMENTS ELEMENT means that portion of the Bryan County Comprehensive Plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the Board of Commissioners.
- f) COMMENCEMENT OF CONSTRUCTION, for private development, means initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds, whether they be Development Impact Fee funds or not, for a Public Facilities project, or advertising of bids to undertake a Public Facilities project.
- g) COMPREHENSIVE PLAN means the Bryan County Plan or Planning Elements as adopted or amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. 50-8-1 et seq.) and the applicable Minimum Standards and Procedures for Local Comprehensive Planning as adopted by the Georgia Board of Community Affairs.
- h) COUNTY means Bryan County, a legal subdivision of the State of Georgia.
- i) DAY means a calendar day, unless otherwise specifically identified as a "work" day or other designation when used in the text.
- j) DEVELOPER means any person or legal entity undertaking development.
- k) DEVELOPMENT means any action which creates demand on or need for public facilities, as defined herein, and includes any construction or expansion of a building, structure, or use; any change in use of land, a building, or structure; or the connection of any building or structure to a public utility.
- l) DEVELOPMENT APPROVAL means written authorization, such as issuance of a building permit, land disturbance permit or other approval for grading or site development, or other forms of official action required by local law or regulation prior to commencement of construction.
- m) DEVELOPMENT IMPACT FEE means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve it.
- n) ENCUMBER means to legally obligate by contract or otherwise commit to use by appropriation or other official act of Bryan County, Georgia.
- o) EXCESS CAPACITY means that portion of the capacity of a public facility or system of public facilities which is beyond that necessary to provide adequate service to existing development at the adopted level-of-service standard.
- p) FEEPAYOR means that person or entity who pays a development impact fee, or his or her legal successor in interest when the right or entitlement to any refund of previously paid development impact fees which is required by this Ordinance has been expressly transferred or assigned to the successor in interest. In the absence of an express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."
- q) INDIVIDUAL ASSESSMENT DETERMINATION means a finding by the Administrator that an Individual Assessment Study does or does not meet the requirements for such a study as established

by this Ordinance or, if the requirements are met, the fee calculated therefrom.

- r) INDIVIDUAL ASSESSMENT STUDY means the engineering, financial, or economic documentation prepared by a feepayor or applicant to allow individual determination of a development impact fee other than by use of the applicable fee schedule.
- s) LEVEL OF SERVICE means a measure of the relationship between service capacity and service demand for specified public facilities as established by the Bryan County Board of Commissioners in terms of demand to capacity ratios or the comfort and convenience of use or service of such public facilities or both.
- t) PRESENT VALUE means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using accepted methods of financial analysis for determination of "net present value."
- u) PROJECT means a particular development on an identified parcel of land.
- v) PROJECT IMPROVEMENTS means site specific improvements or facilities that are planned, designed, or built to provide service for a specific development project and that are necessary for the use and convenience of the occupants or users of that project only, and that are not "system" improvements. The character of the improvement shall control a determination of whether an improvement is a "project" improvement or a "system" improvement, and the physical location of the improvement on- site or off-site shall not be considered determinative of whether an improvement is a "project" improvement or a "system" improvement. A project improvement may provide no more than incidental service or facility capacity to persons other than users or occupants of the particular project they serve. No improvement or facility included in a plan for public facilities and approved for public funding by Bryan County, Georgia shall be considered a project improvement.
- w) PROPERTY OWNER means that person or entity that holds legal title to property.
- x) PROPORTIONATE SHARE means that portion of the cost of system improvements that is reasonably and fairly related to the service demands and needs of a project within the defined service area.
- y) PUBLIC FACILITIES means:
 - (1) Water supply production, treatment, and distribution facilities;
 - (2) Waste-water collection, treatment, and disposal facilities;
 - (3) Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways;
 - (4) Storm-water collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
 - (5) Parks, open space, and recreation areas and related facilities;
 - (6) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and
 - (7) Libraries and related facilities.
- z) SERVICE AREA means a geographically defined area as designated in the Capital Improvements Element of the Comprehensive Plan in which a defined set of public facilities provide or are proposed to provide service to existing or future development.
- aa) SYSTEM IMPROVEMENT COSTS means costs incurred to provide public facilities capacity to serve new growth and development, including the costs of planning, design, engineering, construction, land acquisition, and land improvement for the construction or reconstruction of facility improvements or expansions. System improvement costs include but are not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses

incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvements element, and administrative costs of up to three (3) percent of the total of all other system improvement costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued to finance system improvements, but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

- bb) SYSTEM IMPROVEMENTS means capital improvements that are public facilities designed to provide service to more than one project or to the community at large, in contrast to "project" improvements.
- cc) UNIT OF MEASURE means the standard incremental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of floor area, motel room, etc.
- dd) UNUSED OR EXCESS IMPACT FEE means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this Ordinance.

ARTICLE IV IMPOSITION OF DEVELOPMENT IMPACT FEES.

Any person who after the effective date of this Ordinance engages in development shall pay a development impact fee in the manner and amount set forth in this Ordinance except as provided below or exempted herein.

Sec. 115-9 Construction Not Subject to Impact Fees.

The following projects and construction activities do not constitute "development" as defined in this Ordinance, and are therefore not subject to the imposition of impact fees:

- a) Rebuilding no more than the same number of units of development as defined in this Ordinance, legally in existence any time prior to permit application that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property legally in existence any time prior to permit application.
- b) Remodeling or repairing a structure that does not result in an increase in the number of units of development.
- c) Replacing a residential housing unit, legally in existence any time prior to permit application, with another housing unit on the same lot or property.
- d) Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence, previously occupied and operational prior to permit application.
- e) Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.
- f) Constructing an addition to or expansion of a residential housing unit that does not increase the number of housing units.
- g) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool.

Sec. 115-10 Grandfathered Projects.

- a) Notwithstanding any other provision of this Ordinance, that portion of a project for which a valid

building permit has been issued prior to the effective date of this Ordinance shall not be subject to development impact fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.

- b) Any building for which a valid and complete application for a building permit has been received prior to the effective date of this Ordinance may proceed without payment of fees otherwise imposed by this Ordinance, provided that:
 - (1) all fees and development exactions in effect prior to the effective date of this Ordinance shall be or have been paid in full; and,
 - (2) said construction shall be commenced, pursued and completed within the time established by the building permit, or within 180 days, whichever is later.

Sec. 115-11 Method of Calculation.

- a) Any development impact fee imposed pursuant to this Ordinance shall not exceed a project's proportionate share of the cost of system improvements, shall be calculated on the basis of the establishment of service areas, and shall be calculated on the basis of levels of service for public facilities that are the same for existing development as for new growth and development, as established in the Capital Improvements Element of the Comprehensive Plan.
- b) Notwithstanding anything to the contrary in this Ordinance, the calculation of impact fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the Capital Improvements Element of the Comprehensive Plan, and which:
 - (1) are reasonably expected to be generated by new growth and development; and
 - (2) are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category and in the same service area for which an impact fee is imposed.
- c) The method of calculating impact fees for public facilities under this Ordinance shall be maintained for public inspection as a part of the official records of Bryan County, Georgia, and may be amended from time to time by official act.
- d) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a development impact fee may also include the proportionate cost of existing system improvements to the extent that such public facilities have excess service capacity and new development will be served by such facilities, as established in the Capital Improvements Element of the Comprehensive Plan.
- e) Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs, as set forth in the Capital Improvements Element of the Comprehensive Plan.

ARTICLE V FEE ASSESSMENT AND PAYMENT.

Sec. 115-12 Fee Schedule.

- a) Payment of a development impact fee pursuant to the fee schedule attached hereto and incorporated herein as the Amended Schedule, as identified as "Attachment A," for a property located inside of Bryan County, shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by Bryan County, and shall be deemed to be in compliance with the requirements of this Ordinance.
- b) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more uses within a building or structure, the total development impact fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure.
- c) In the event that an applicant contends that the land use category of the proposed development is not shown on the fee schedule or fits within a different category, then:
 - (1) The Administrator in his or her sole discretion shall make a determination as to the appropriate land use designation and the appropriate development impact fee.
 - (2) In making such determination, the Administrator may require such additional information from the applicant as necessary to form a logical fee determination relative to the impact fees shown on the adopted fee schedule.
 - (3) If a land use designation is not in a category contained in this Ordinance, then an appropriate new category may be added by the Administrator and an appropriate fee established under the County's current impact fee methodology, subject to annual confirmation by the Board of Commissioners.
 - (4) Appeals from the decision of the Administrator shall be made to the Board of Commissioners in accordance with the Administrative Appeals Section of this Ordinance as well as the Georgia Development Impact Fee Act (O.C.G.A 36-71-1).

Sec. 115-13 Timing of Assessment and Payment.

- a) Development impact fees shall be assessed at the time of application for a building permit.
- b) All development impact fees shall be collected no earlier than the time of issuance of a building permit, and no later than as a prerequisite to issuance of a Certificate of Occupancy for the building.
- c) For projects not involving issuance of a building permit, all development impact fees shall be collected at the time of approval of the development permit or such other authorization to commence construction or to commence use of a property.
- d) If the final use of a building cannot be determined at the time of the initial building permit, the Administrator shall have the authority to assess a development impact fee based on the most likely use of the building, and shall adjust the fee in accordance with the actual use prior to issuance of an interior finishes permit or approval of a Certificate of Occupancy. An adjustment may result in a refund to the fee payor or payment of the marginal increase of the adjusted fee over the amount already paid.
- e) Notwithstanding any other provision of this Ordinance, any future change in demand for public facilities in excess of the average demand anticipated at the time of issuance of the building permit shall be assessed such additional fee as would otherwise have been due. Future changes in demand may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of

issuance of the building permit.

- f) All impact fees calculated/assessed herein shall be valid for a period of 180 days. After which, the Administrator may require the resubmittal of the land development activity or permit application.

Sec. 115-14 Individual Assessment Determinations.

Individual assessments of development impact fees may be established as follows:

- a) At their option, an applicant for development approval may petition the Administrator for an individual assessment determination of development impact fees due for their project in lieu of the fee established herein and recorded in the "Bryan County Schedule of Fees" on file with and maintained by the Clerk of the Board of Commissioners.
- b) In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. Each individual assessment study shall:
 - (1) be based on relevant and credible information from an accepted standard source of engineering or planning data; or,
 - (2) be based on actual, relevant, and credible studies or surveys of facility demand conducted in Bryan County or its region, carried out by qualified engineers or planners pursuant to accepted methodology; and,
 - (3) provide any other written specifications as may be reasonably required by the Administrator to substantiate the individual assessment determination.
- c) The Administrator in his or her sole discretion shall determine whether the content of an individual assessment study satisfies the requirements of this Ordinance. A negative determination by the Administrator may be appealed to the Board of Commissioners in accordance with the Administrative Appeals Section of this Ordinance.
- d) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by Bryan County, and shall be deemed to be in compliance with the requirements of this Ordinance.

Sec. 115-15 Fee Certification.

Upon application to the Administrator, a developer may receive a certification of the "Amended Schedule" attached hereto and incorporated herein as Attachment A or a certified fee for a particular project, as applicable. Such certified schedule or fee shall establish the development impact fee due for a period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim.

ARTICLE VI EXEMPTIONS

Sec. 115-16 Exemption Policy

Bryan County recognizes that certain non-residential development projects provide extraordinary benefit in support of the economic diversification and advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general.

- a) To encourage such development projects, the Board of Commissioners may consider granting a reduction or full exemption in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development, economic diversification and employment growth of public benefit to Bryan County, in accordance with adopted exemption criteria.

- b) It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

Sec. 115-17 Process for Exemption Approval

An application for exemption shall be considered under the following procedures:

- a) Application for exemption approval must be made by the building permit applicant to the Administrator. A building permit may be issued upon approval of an exemption, or may be issued without payment of applicable impact fees following receipt of a complete exemption application and pending its approval, but a Certificate of Occupancy shall not be issued until a decision regarding the exemption has been made, or until such time that the application for exemption is otherwise withdrawn by the applicant and payment of impact fees have been paid.
- b) Documentation must be provided to the Administrator that demonstrates the applicant's eligibility for an exemption. This documentation shall address, but need not be limited to, all applicable exemption criteria adopted by the County. This documentation constitutes the application for exemption.
- c) The Administrator in his or her sole discretion shall determine whether an application for exemption addresses the exemption criteria adopted by the County and is complete. A negative determination by the Administrator may be appealed to the Board of Commissioners in accordance with the Administrative Appeals Section of this Ordinance. The Administrator or the Board of Commissioners shall determine the eligibility for and extent of exemption, in accordance with the standards and procedures contained in the exemption criteria adopted by the Board of Commissioners. If action by the Board of Commissioners is required, the application for exemption shall be considered at the next regularly scheduled meeting of the Board of Commissioners that falls at least two weeks after a complete application for exemption has been received by the Administrator.

Sec. 115-18 Exemption criteria - Non-residential extraordinary economic development, employment growth and community facilities.

All non-residential projects may be considered for exemption, in whole or in part, from the payment of transportation/mobility impact fees otherwise required by the chapter. The intent herein is to encourage economic development diversification and job creation or the creation of community gathering places of unincorporated South Bryan County. The following conditions must be met:

- a) The development project must have a capital investment of at least \$1,000,000 in the construction or renovation of floor area, and
- b) Create 10 or more jobs that meet or exceed the average wage level within the county for the type jobs created, or
- c) Create a public gathering space with a capacity of 100 or more persons, or
- d) Create a public recreation or cultural opportunity for the citizens of the county.

The average wage level within the county shall be determined by the Administrator from time to time based in credible data, such as reports from the U.S. Bureau of the Census or the U.S. Department of Commerce.

ARTICLE VII DEPOSIT AND EXPENDITURE OF FEES.

Sec. 115-19 Maintenance of Funds.

- a) All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to this Ordinance shall be maintained in one or more interest-bearing accounts until expended. Restrictions on the investment of development impact fee funds shall be the same that apply to investment of all such funds generally.
- b) Separate accounting records shall be maintained for each category of system improvements within each service area wherein fees are collected.

Interest earned on development impact fees shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of development impact fees under this ordinance.

Sec. 115-20 Expenditures; Restrictions.

- a) Expenditures from the impact fee accounts shall be made only for the category of system improvements within the service area for which the development impact fee was assessed and collected.
- b) Except as provided below, development impact fees shall not be expended for any purpose that does not involve building or expanding system improvements that create additional capacity available to serve new growth and development.
- c) Notwithstanding anything to the contrary in this Ordinance, the following shall be considered general revenue of Bryan County, and may be expended accordingly:
 - (1) Impact fees collected to recover the present value of excess capacity in existing system improvements;
 - (2) Any portion of an impact fee collected as a repayment for expenditures made by Bryan County for system improvements intended to be funded by such impact fee; and,
 - (3) Any portion of the impact fee (but not to exceed three percent of the total) collected and allocated by the Administrator for administration of the impact fee ordinance, and such additional amount assessed for repayment of the cost of preparing the Capital Improvements Element of the Comprehensive Plan.

Sec. 115-21 Annual Report.

- a) The Administrator shall prepare an annual report to the Board of Commissioners as part of the annual audit describing the amount of any development impact fees collected, encumbered, and used during the preceding fiscal year by category of public facility and service area.
- b) Such annual report shall be prepared following guidelines of the Georgia Department of Community Affairs (DCA) and submitted to DCA in conjunction with the annual update of the Capital Improvements Element of the Comprehensive Plan.

ARTICLE VIII CREDITS.

When eligible, feepayers shall be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this Section.

Sec. 115-22 Credits; Restrictions.

- a) Except as provided in Paragraph 2 below, no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this Ordinance.
- b) If the value of any construction, dedication of land, or contribution of money made by a developer (or his or her predecessor in title or interest) prior to the effective date of this Ordinance for system improvements that are included for impact fee funding in the Capital Improvements Element of the Comprehensive Land Use Plan, is greater than the impact fee that would otherwise have been paid for the Project, then the developer shall be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this Ordinance, any credit due under this section shall not constitute a liability of Bryan County, and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements within the same service area.
- c) In no event shall credit be given for project improvements, or for system improvements not included for impact fee funding in the Capital Improvements Element of the Comprehensive Plan.

Sec. 115-23 Granting of Credits.

- a) Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same public facilities category and in the same service area for which a development impact fee is imposed, provided that:
 - (1) the system improvement is included for impact fee funding in the Capital Improvements Element of the Comprehensive Land Use Plan;
 - (2) the amount of the credit does not exceed the portion of the system improvement's cost that is eligible for impact fee funding, as shown in the Capital Improvements Element; and,
 - (3) the Board of Commissioners shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction, dedication, or transfer.
- b) The credit allowed pursuant to this Section shall not exceed the impact fee due for such system improvement unless a greater credit is authorized under a private agreement executed under the provisions of Article X of this Ordinance.

Sec. 115-24 Guidelines for Credit Valuation.

Credits under this Section shall be valued using the following guidelines:

- a) For the construction of any system improvements by a developer or his or her predecessor in title or interest and accepted by the County, the developer must present evidence satisfactory to the Administrator of the original cost of the improvement, from which present value may be calculated.
- b) For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the County, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.
- c) For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the County, the value shall be the original cost to the developer of the capital equipment or the cost that Bryan County, Georgia would normally pay for such equipment, whichever is less.

- d) For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the County, the original value of the money shall be the same as that at the time of contribution, from which present value may be calculated.
- e) In making a present value calculation, the discount rate used shall be the net of the interest returned on a State of Georgia, AA rated or better municipal bond less average annual inflation, or such other discount rate as the Board of Commissioners in its sole discretion may deem appropriate.

Sec. 115-25 Credits; Application.

- a) Credits shall be given only upon written request of the developer to the Administrator. A developer must present written evidence satisfactory to the Administrator at or before the time of development impact fee assessment.
- b) The Administrator, in his or her sole discretion, shall review all claims for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.
- c) Any credit approved by the Administrator shall be acknowledged in writing by the Administrator and calculated at the time of impact fee assessment.

Sec. 115-26 Credits; Abandoned Building Permits.

In the event that an impact fee is paid but the building permit is abandoned, credit shall be given for the present value of the impact fee against future impact fees for the same parcel of land upon submission of adequate evidence to the administrator that an impact fee was received by the county, the amount paid, and that the building permit was abandoned.

ARTICLE IX REFUNDS

Sec. 115-27 Eligibility for a Refund.

- a) Upon the request of a feepayor regarding a property on which a development impact fee has been paid, the development impact fee shall be refunded if:
 - (1) capacity is available in the Public Facilities for which the fee was collected but service is permanently denied; or,
 - (2) the development impact fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.
- b) In determining whether development impact fees have been encumbered, development impact fees shall be considered encumbered on a first-in, first-out (FIFO) basis.

Sec. 115-28 Notice of Entitlement to a Refund.

When the right to a refund exists due to a failure to encumber the development impact fees, the Administrator shall provide written notice of entitlement to a refund to the feepayor who paid the development impact fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the Administrator of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in Bryan County within 30 days after the expiration of the six-year period after the date that the development impact fee was collected and shall contain a heading "Notice of Entitlement to Development Impact Fee Refund." No refund shall be made for a period of 30 days from the date of said publication.

Sec. 115-29 Filing a Request for a Refund.

All requests for refunds shall be made in writing to the Administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to make a claim for a refund within said time period shall result in a waiver of all claims to said funds.

Sec. 115-30 Payment of Refunds.

- a) All refunds shall be made to the feepayor within 60 days after it is determined by the Administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.
- b) A refund shall include a refund of a pro rata share of interest actually earned on the unused or excess impact fee collected.
- c) In no event shall a feepayor be entitled to a refund for impact fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an impact fee collected as a repayment for expenditures made by Bryan County for system improvements intended to be funded by such impact fee, or for that portion of the fee payment that was assessed for administration of the impact fee ordinance or for recovery of the cost of preparation of the Capital Improvements Element of the Comprehensive Plan.

ARTICLE X PRIVATE CONTRACTUAL AGREEMENTS.

Sec. 115-31 Private Agreements; Authorized.

Nothing in this Ordinance shall prohibit the voluntary mutual approval of a private contractual agreement between the County and any developer or property owner or group of developers and/or property owners in regard to the construction or installation of system improvements and providing for credits or reimbursement for system improvement costs incurred by a developer, including inter-project transfers of credits or providing for reimbursement for project improvement costs which are used or shared by more than one development project, provided that:

- a) The system improvements are included for impact fee funding in the Capital Improvements Element of the Comprehensive Plan; and,
- b) The amount of any credit or reimbursement granted shall not exceed the portion of the system improvement's cost that is eligible for impact fee funding.

Sec. 115-32 Private Agreements; Provisions.

A private contractual agreement for system improvements may include, but shall not be limited to, provisions which:

- a) Modify the estimates of impact on public facilities according to the methods and provisions concerning the calculation of impact fees, provided that any such agreement shall allow the County to assess additional development impact fees after the completion of construction according to schedules set forth in this Ordinance.
- b) Permit construction of, dedication of property for, or other in-kind contribution for specific public facilities of the type for which development impact fees would be imposed in the same service area in lieu of or with a credit against applicable development impact fees.
- c) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this Ordinance, provided that acceptable security is posted ensuring payment of the development impact fees. Forms of security

that may be acceptable include a cash bond, irrevocable Letter of Credit from a bank authorized to do business within the State of Georgia, a surety bond, or lien or mortgage on lands to be covered by the building permit.

Sec. 115-33 Private Agreements; Procedure.

- a) Any private agreement proposed by an applicant pursuant to this Section shall be submitted to the Administrator for review, negotiation, and submission to the Board of Commissioners.
- b) Any such agreement must be presented to and approved by the Board of Commissioners of Bryan County, Georgia prior to the issuance of a building permit.
- c) Any such agreement shall provide for execution by mortgagees, lien holders or contract purchasers in addition to the landowner and shall require the applicant to submit such agreement to the Clerk of Superior Court for recording.

ARTICLE XI PERIODIC REVIEW AND AMENDMENTS.

Sec. 115-34 Ordinance Amendments.

- a) This Ordinance may be amended from time to time as deemed appropriate or desirable.
- b) Interim amendments to the impact fee schedule regarding the establishment of new land use categories by the Administrator under Section 5.01.3.c are expressly authorized and shall be confirmed by the Board of Commissioners when this Ordinance is subsequently amended.

Sec. 115-35 Capital Improvements Element Periodic Review.

- a) Update. At least once each year, the Board of Commissioners shall review and may update the Capital Improvements Element so as to maintain, at a minimum, a schedule of system improvements for each of the subsequent five years. The Capital Improvements Element Update may include changes in funding sources or project costs, or changes in the list or scheduling of projects. The Capital Improvements Element Update shall be submitted to the Regional Development Center for their review, in accordance with the Development Impact Fee Compliance Requirements as adopted by the Board of Community Affairs of the State of Georgia.
- b) Amendment. In conducting a periodic review of the Capital Improvements Element and calculation of development impact fees, the Board of Commissioners may determine to amend the Capital Improvements Element. Amendments to the Capital Improvements Element shall comply with the procedural requirements of the Development Impact Fee Compliance Requirements as adopted by the Board of Community Affairs of the State of Georgia, and shall be required for any change to the Capital Improvements Element that would:
 - (1) Redefine growth projections, land assumptions, or goals or objectives that would affect system improvements proposed in the Capital Improvements Element;
 - (2) add new public facility categories for impact fee funding, modify impact fee service areas or make changes to system improvement projects;
 - (3) change service levels established for an existing impact fee service area; or
 - (4) make any other revisions needed to keep the Capital Improvements Element up to date.

Sec. 115-36 Continuation of Validity.

Failure of the Board of Commissioners to undertake a periodic review of the Capital Improvements Element shall result in the continued use and application of the latest adopted development impact fee schedule and other data. The failure to periodically review such data shall not invalidate this Ordinance.

ARTICLE XII ADMINISTRATIVE APPEALS. ELIGIBILITY TO FILE AN APPEAL.

Sec. 115-37 Eligibility to File an Appeal.

Only applicants or fee payors who have already been assessed an impact fee by the County or who have already received a written determination of individual assessment, refund or credit amount shall be entitled to an appeal.

Sec. 115-38 Appeals Process.

- a) The aggrieved applicant or fee payor (hereinafter, the "appellant") must file a written appeal with the Administrator within 15 days of the decision or receipt of written determination from which the appeal is taken.
- b) Such written appeal shall constitute an application for relief, shall be of sufficient content to set forth the basis for the appeal and the relief sought, and shall include:
 - (1) The name and address of the appellant;
 - (2) The location of the affected property;
 - (3) A copy of any applicable written decision or determination made by the Administrator (from which the appeal is taken);
 - (4) An individual fee calculation study prepared by a professional engineer, licensed in the state of Georgia for the development which shall follow the methodologies and formats prescribed by the Administrator, or, subject to the prior approval of the Administrator, such other professionally accepted methodology that identifies a project's proportionate share.
- c) Within 30 days after receipt of the complete appeal as identified in the above paragraph 2, the Administrator shall make a written final decision with respect to the appeal, such decision to be of sufficient content to set forth the basis for the determination.
- d) Appeals from the final decision of the Administrator shall be made to the Board of Commissioners within 30 days of receipt by the appellant of the Administrator's decision. Delivery by hand or certified mail to, or posting upon the property at, the address given by the appellant in the application for relief shall constitute "receipt by the appellant" under this provision.
- e) The Board of Commissioners shall thereafter hold a hearing on the appeal within 30 days provided that at least 2 weeks written notice thereof can be given to the appellant. The Board of Commissioners shall decide the issue within a reasonable time following the hearing, but in no case more than 15 days following the hearing, unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the hearing to present evidence and may be represented by counsel.

Sec. 115-39 Payment of Impact Fee during Appeal.

- a) The filing of an appeal shall not stay the collection of a development impact fee as a condition to the issuance of development approval.
- b) A developer may pay a development impact fee under protest to obtain a development approval, and

by making such payment shall not be estopped from exercising this right of appeal or receiving a refund of any amount deemed to have been collected in excess.

ARTICLE XIII ENFORCEMENT AND PENALTIES.

Sec. 115-40 Enforcement Authority.

- a) The enforcement of this Ordinance shall be the responsibility of the Administrator and such personnel as the Administrator may designate from time to time.
- b) The Administrator shall have the right to inspect the lands affected by this Ordinance and shall have the right to issue a written notice, a stop work order or citation for violations, as the Administrator in his or her sole determination may deem appropriate to the circumstances. Refusal of written notice of violation, stop work order or citation under this Ordinance shall constitute legal notice of service. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work. The receipt of a citation shall require that corrective action be taken within thirty (30) days unless otherwise extended at the discretion of the Administrator.
- c) The Administrator may suspend or revoke any building permit or withhold the issuance of other development approvals, if the provisions of this Ordinance have been violated by the developer or the owner or their assigns.

Sec. 115-41 Violations.

- a) Knowingly furnishing false information on any matter relating to the administration of this Ordinance shall constitute an actionable violation.
- b) Proceeding with construction of a project that is not consistent with the project's impact fee assessment, such as the use category claimed, or units of development indicated, shall constitute an actionable violation.
- c) Failure to take corrective action following the receipt of a citation shall constitute an actionable violation.
- d) A violation of this Ordinance shall be a misdemeanor punishable according to law, including the general penalty provisions of the Bryan County Code of Ordinances Section 1-8.
- e) In addition to or in lieu of criminal prosecution, the Board of Commissioners shall have the power to sue in law or equity for relief in civil court to enforce this Ordinance, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this Ordinance, including but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this Ordinance and to recover such damages as may be incurred by the implementation of specific corrective actions.

ARTICLE XIV REPEALER, SEVERABILITY, AND EFFECTIVE DATE.

Sec. 115-42 Repeal of Conflicting Laws.

Any and all ordinances, resolutions, or regulations, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Sec. 115-43 Severability.

If any sentence, clause, part, paragraph, section, or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, the validity of the Ordinance as a whole or any other part hereof shall not be affected.

Sec. 115-44 Incorporation by Reference of Georgia Law.

It is the intent of the Board of Commissioners that the Development Impact Fee Ordinance of Bryan County, Georgia comply with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 et seq. as amended). To the extent that any provision of this Ordinance is inconsistent with the provisions of said Chapter 36-71, the latter shall control. Furthermore, to the extent that this Ordinance is silent as to any provision of said Chapter 36-71 that is otherwise made mandatory by said Chapter 36-71, such provision shall control and shall be binding upon the County.

Sec. 115-45 Effective Date.

This Ordinance shall take effect on February 9, 2021.

Attachment A
"Amended Schedule"

Bryan County Board of Commissioners South Bryan County Transportation Impact Fee District Development Impact Fee Schedule									
Category/Classification	ITE Code	Land Use Category	Average Daily Trips	Pass by Reduction	Transportation & Mobility impact Fee	Administrative Fee 3%	Total Fee per Unit of Measure	Unit of Measure	
Residential	210	Single-Family Detached Housing	4.72	N/A	\$ 3,147	\$ 94	\$ 3,241	per dwelling unit	
	220	Multifamily Housing (Low-Rise)	3.66	N/A	\$ 2,440	\$ 73	\$ 2,513	per dwelling unit	
	221	Multifamily Housing (Mid-Rise)	2.72	N/A	\$ 1,814	\$ 54	\$ 1,868	per dwelling unit	
	222	Multifamily Housing (High-Rise)	2.23	N/A	\$ 1,483	\$ 45	\$ 1,528	per dwelling unit	
	231	Mid-Rise Residential with 1st-Floor Commercial	1.72	N/A	\$ 1,147	\$ 34	\$ 1,181	per dwelling unit	
	240	Mobile Home Park	2.50	N/A	\$ 1,667	\$ 50	\$ 1,717	per dwelling unit	
	251	Senior Adult Housing-Detached	2.14	N/A	\$ 1,423	\$ 43	\$ 1,466	per dwelling unit	
	252	Senior Adult Housing-Attached	1.85	N/A	\$ 1,233	\$ 37	\$ 1,270	per dwelling unit	
	253	Congregate Care Facility	1.01	N/A	\$ 673	\$ 20	\$ 694	per dwelling unit	
	254	Assisted Living	2.10	N/A	\$ 1,397	\$ 42	\$ 1,439	per 1,000 Sq. Ft. GFA	
	255	Continuing Care Retirement Community	1.20	N/A	\$ 800	\$ 24	\$ 824	per unit	
	260	Recreational Homes	1.74	N/A	\$ 1,157	\$ 35	\$ 1,191	per dwelling unit	
	265	Timeshare	4.32	N/A	\$ 2,877	\$ 86	\$ 2,963	per dwelling unit	
	270	Residential Planned Unit	3.69	N/A	\$ 2,460	\$ 74	\$ 2,534	per dwelling unit	
Port and Terminal	030	Intermodal Truck Terminal	0.99	N/A	\$ 657	\$ 20	\$ 676	per 1,000 Sq. Ft. GFA	
	090	Park and Ride Lot	1.41	N/A	\$ 937	\$ 28	\$ 965	per parking space	
Industrial/Agricultural	110	General Light Industrial	2.48	N/A	\$ 1,653	\$ 50	\$ 1,703	per 1,000 Sq. Ft. GFA	
	130	Industrial Park	1.69	N/A	\$ 1,123	\$ 34	\$ 1,157	per 1,000 Sq. Ft. GFA	
	140	Manufacturing	1.97	N/A	\$ 1,310	\$ 39	\$ 1,349	per 1,000 Sq. Ft. GFA	
	150	Warehousing	0.87	N/A	\$ 580	\$ 17	\$ 597	per 1,000 Sq. Ft. GFA	
	151	Mini-Warehouse	0.76	N/A	\$ 503	\$ 15	\$ 518	per 1,000 Sq. Ft. GFA	
	154	High-Cube Transload & Short-Term Storage Warehouse	0.70	N/A	\$ 467	\$ 14	\$ 481	per 1,000 Sq. Ft. GFA	
	155	High-Cube Fulfillment Center Warehouse	4.09	N/A	\$ 2,727	\$ 82	\$ 2,809	per 1,000 Sq. Ft. GFA	
	156	High-Cube Parcel Hub Warehouse	3.88	N/A	\$ 2,584	\$ 78	\$ 2,661	per 1,000 Sq. Ft. GFA	
	157	High-Cube Cold Storage Warehouse	1.06	N/A	\$ 707	\$ 21	\$ 728	per 1,000 Sq. Ft. GFA	
	160	Data Center	0.50	N/A	\$ 330	\$ 10	\$ 340	per 1,000 Sq. Ft. GFA	
	170	Utility	6.62	N/A	\$ 4,414	\$ 132	\$ 4,546	per 1,000 Sq. Ft. GFA	
	180	Specialty Trade Contractor	5.11	N/A	\$ 3,407	\$ 102	\$ 3,509	per 1,000 Sq. Ft. GFA	
Lodging	310	Hotel or Conference Motel	4.18	N/A	\$ 2,787	\$ 84	\$ 2,871	per room	
	311	All Suites Hotel	2.23	N/A	\$ 1,487	\$ 45	\$ 1,531	per room	
	312	Business Hotel	2.01	N/A	\$ 1,340	\$ 40	\$ 1,380	per room	
	320	Motel	1.68	N/A	\$ 1,117	\$ 34	\$ 1,150	per room	
	330	Resort Hotel	0.16	N/A	\$ 107	\$ 3	\$ 110	per room	

Bryan County Board of Commissioners
South Bryan County Transportation Impact Fee District Development
Impact Fee Schedule

Category/Classification	ITE Code	Land Use Category	Average Daily Trips	Pass by Reduction	Transportation & Mobility Impact Fee	Administrative Fee 3%	Total Fee per Unit of Measure	Unit of Measure
<i>Recreational</i>	411	Public Park	0.39	N/A	\$ 260	\$ 8	\$ 268	per acre
	416	Campground/Recreation Vehicle Park	0.24	N/A	\$ 160	\$ 5	\$ 165	per acre
	420	Marina	1.21	N/A	\$ 803	\$ 24	\$ 828	per berth
	430	Golf Course	15.19	N/A	\$ 10,128	\$ 304	\$ 10,431	per hole
	432	Golf Driving Range	6.83	N/A	\$ 4,550	\$ 137	\$ 4,687	per tee/driving position
	465	Ice Skating Rink	0.63	N/A	\$ 420	\$ 13	\$ 433	per seat
	480	Amusement Park	26.71	N/A	\$ 17,805	\$ 534	\$ 18,339	per acre
	482	Water Slide Park	1.14	N/A	\$ 757	\$ 23	\$ 779	per parking space
	488	Soccer Complex	35.67		\$ 23,779	\$ 713	\$ 24,492	per field
	490	Tennis Courts	15.16	N/A	\$ 10,108	\$ 303	\$ 10,411	per court
	491	Racquet/Tennis Club	13.86	N/A	\$ 9,238	\$ 277	\$ 9,515	per court
	495	Recreational Community Center	14.41	N/A	\$ 9,608	\$ 288	\$ 9,896	per 1,000 square foot
<i>Institutional</i>	520	Elementary School	0.95	N/A	\$ 630	\$ 19	\$ 649	students
	522	Middle School/Junior High School	1.07	N/A	\$ 710	\$ 21	\$ 731	students
	530	High School	1.02	N/A	\$ 677	\$ 20	\$ 697	students
	534	Private School (K-8)	2.06	N/A	\$ 1,370	\$ 41	\$ 1,411	students
	536	Private School (K-12)	1.24	N/A	\$ 827	\$ 25	\$ 852	students
	537	Charter Elementary School	0.93	N/A	\$ 617	\$ 19	\$ 635	students
	538	School District Office	0.03	N/A	\$ 17	\$ 1	\$ 17	students
	540	Junior/Community College	0.58	N/A	\$ 383	\$ 12	\$ 395	students
	550	University/College	0.78	N/A	\$ 520	\$ 16	\$ 536	students
	560	Church/Place of Worship	3.48	N/A	\$ 2,317	\$ 70	\$ 2,386	per 1,000 Sq. Ft. GFA
	565	Day Care Center	23.81	N/A	\$ 15,875	\$ 476	\$ 16,351	per 1,000 Sq. Ft. GFA
	566	Cemetery	3.01	N/A	\$ 2,007	\$ 60	\$ 2,067	per acre
	571	Prison	3.28	N/A	\$ 2,184	\$ 66	\$ 2,249	per 1,000 Sq. Ft. GFA
590	Library	36.03	N/A	\$ 24,019	\$ 721	\$ 24,740	per 1,000 Sq. Ft. GFA	
<i>Medical</i>	610	Hospital	5.36	N/A	\$ 3,574	\$ 107	\$ 3,681	per 1,000 Sq. Ft. GFA
	620	Nursing Home	3.32	N/A	\$ 2,214	\$ 66	\$ 2,280	per 1,000 Sq. Ft. GFA
	630	Clinic	19.08	N/A	\$ 12,721	\$ 382	\$ 13,103	per 1,000 Sq. Ft. GFA
	640	Animal Hospital/Veterinary Clinic	10.75	N/A	\$ 7,167	\$ 215	\$ 7,382	per 1,000 Sq. Ft. GFA
	650	Free-Standing Emergency Room	12.47	N/A	\$ 8,314	\$ 249	\$ 8,564	per 1,000 Sq. Ft. GFA
<i>Office</i>	710	General Office Building	4.87	N/A	\$ 3,247	\$ 97	\$ 3,344	per 1,000 Sq. Ft. GFA
	712	Small Office Building	8.10	N/A	\$ 5,397	\$ 162	\$ 5,559	per 1,000 Sq. Ft. GFA
	714	Corporate Headquarters Building	3.98	N/A	\$ 2,650	\$ 80	\$ 2,730	per 1,000 Sq. Ft. GFA
	715	Single-Tenant Office Building	5.63	N/A	\$ 3,750	\$ 113	\$ 3,863	per 1,000 Sq. Ft. GFA
	720	Medical-Dental Office Building	17.40	N/A	\$ 11,601	\$ 348	\$ 11,949	per 1,000 Sq. Ft. GFA
	730	Government Office Building	11.30	N/A	\$ 7,531	\$ 226	\$ 7,757	per 1,000 Sq. Ft. GFA
	731	State Motor Vehicles Department	5.61	N/A	\$ 3,737	\$ 112	\$ 3,849	per 1,000 Sq. Ft. GFA
	732	United States Post Office	51.97	N/A	\$ 34,650	\$ 1,040	\$ 35,690	per 1,000 Sq. Ft. GFA
	733	Government Office Complex	16.99	N/A	\$ 11,328	\$ 340	\$ 11,668	per 1,000 Sq. Ft. GFA
	750	Office Park	5.54	N/A	\$ 3,690	\$ 111	\$ 3,801	per 1,000 Sq. Ft. GFA
	760	Research and Development Center	5.63	N/A	\$ 3,754	\$ 113	\$ 3,866	per 1,000 Sq. Ft. GFA
	770	Business Park	6.22	N/A	\$ 4,147	\$ 124	\$ 4,271	per 1,000 Sq. Ft. GFA

Bryan County Board of Commissioners
South Bryan County Transportation Impact Fee District Development
Impact Fee Schedule

Category/Classification	ITE Code	Land Use Category	Average Daily Trips	Pass by Reduction	Transportation & Mobility Impact Fee	Administrative Fee 3%	Total Fee Per Unit of Measure	Unit of measure
Retail	812	Building Materials and Lumber Store	9.03	60%	\$ 2,407	\$ 72	\$ 2,479	per 1,000 Sq. Ft. GFA
	813	Free-Standing Discount Superstore	25.35	60%	\$ 6,761	\$ 203	\$ 6,963	per 1,000 Sq. Ft. GFA
	814	Variety Store	31.74	60%	\$ 8,463	\$ 254	\$ 8,717	per 1,000 Sq. Ft. GFA
	815	Free-Standing Discount Store	26.56	60%	\$ 7,083	\$ 213	\$ 7,296	per 1,000 Sq. Ft. GFA
	816	Hardware/Paint Store	4.57	60%	\$ 1,219	\$ 37	\$ 1,255	per 1,000 Sq. Ft. GFA
	817	Nursery (Garden Center)	34.05	60%	\$ 9,081	\$ 272	\$ 9,353	per 1,000 Sq. Ft. GFA
	818	Nursery (Wholesale)	19.50	60%	\$ 5,201	\$ 156	\$ 5,357	per 1,000 Sq. Ft. GFA
	820	Shopping Center	18.88	60%	\$ 5,034	\$ 151	\$ 5,185	per 1,000 Sq. Ft. GFA
	823	Factory Outlet Center	13.92	60%	\$ 3,712	\$ 111	\$ 3,824	per 1,000 Sq. Ft. GFA
	840	Automobile Sales (New)	13.30	60%	\$ 3,546	\$ 106	\$ 3,652	per 1,000 Sq. Ft. GFA
	841	Automobile Sales (Used)	13.53	60%	\$ 3,608	\$ 108	\$ 3,717	per 1,000 Sq. Ft. GFA
	842	Recreational Vehicle Sales	2.50	60%	\$ 667	\$ 20	\$ 687	per 1,000 Sq. Ft. GFA
	843	Automobile Parts Sales	27.67	60%	\$ 7,379	\$ 221	\$ 7,601	per 1,000 Sq. Ft. GFA
	848	Tire Store	14.26	60%	\$ 3,803	\$ 114	\$ 3,917	per 1,000 Sq. Ft. GFA
	849	Tire Superstore	10.19	60%	\$ 2,716	\$ 81	\$ 2,798	per 1,000 Sq. Ft. GFA
	850	Supermarket	53.39	60%	\$ 14,239	\$ 427	\$ 14,666	per 1,000 Sq. Ft. GFA
	851	Convenience Market (Open 24 Hours)	381.14	60%	\$ 101,647	\$ 3,049	\$ 104,697	per 1,000 Sq. Ft. GFA
	853	Convenience Market with Gasoline Pumps	312.10	60%	\$ 83,235	\$ 2,497	\$ 85,732	per 1,000 Sq. Ft. GFA
	854	Discount Supermarket	45.44	60%	\$ 12,117	\$ 364	\$ 12,481	per 1,000 Sq. Ft. GFA
	85	Discount Club	20.90	60%	\$ 5,574	\$ 167	\$ 5,741	per 1,000 Sq. Ft. GFA
	861	Sporting Goods Superstore	14.38	60%	\$ 3,834	\$ 115	\$ 3,949	per 1,000 Sq. Ft. GFA
	862	Home Improvement Superstore	15.37	60%	\$ 4,099	\$ 123	\$ 4,222	per 1,000 Sq. Ft. GFA
	863	Electronics Superstore	20.53	60%	\$ 5,474	\$ 164	\$ 5,638	per 1,000 Sq. Ft. GFA
	868	Book Superstore	71.80	60%	\$ 19,149	\$ 574	\$ 19,723	per 1,000 Sq. Ft. GFA
	869	Discount Home Furnishing Superstore	10.00	60%	\$ 2,667	\$ 80	\$ 2,747	per 1,000 Sq. Ft. GFA
	875	Department Store	11.44	60%	\$ 3,051	\$ 92	\$ 3,142	per 1,000 Sq. Ft. GFA
	876	Apparel Store	33.20	60%	\$ 8,854	\$ 266	\$ 9,120	per 1,000 Sq. Ft. GFA
	879	Arts and Crafts Store	28.28	60%	\$ 7,541	\$ 226	\$ 7,767	per 1,000 Sq. Ft. GFA
	880	Pharmacy/Drugstore w/o Drive Through	45.04	60%	\$ 12,012	\$ 360	\$ 12,372	per 1,000 Sq. Ft. GFA
	881	Pharmacy/Drugstore with Drive Through	54.58	60%	\$ 14,556	\$ 437	\$ 14,993	per 1,000 Sq. Ft. GFA
	890	Furniture Store	3.15	60%	\$ 840	\$ 25	\$ 865	per 1,000 Sq. Ft. GFA
	897	Medical Equipment Store	3.00	60%	\$ 800	\$ 24	\$ 824	per 1,000 Sq. Ft. GFA
	899	Liquor Store	50.75	60%	\$ 13,533	\$ 406	\$ 13,939	per 1,000 Sq. Ft. GFA

Bryan County Board of Commissioners
South Bryan County Transportation Impact Fee District Development
Impact Fee Schedule

Category/Classification	ITE Code	Land Use Category	Average Daily Trips	Pass by Reduction	Transportation & Mobility Impact Fee	Administrative Fee 3%	Total Fee Per Unit of Measure	Unit of Measure
Services	912	Drive-in Bank	50.02	60%	\$ 13,339	\$ 400	\$ 13,739	per 1,000 Sq. Ft. GFA
	930	Fast Casual Restaurant	157.59	60%	\$ 42,027	\$ 1,261	\$ 43,288	per 1,000 Sq. Ft. GFA
	931	Quality Restaurant	41.92	60%	\$ 11,180	\$ 335	\$ 11,515	per 1,000 Sq. Ft. GFA
	932	High-Turnover (Sit-Down) Restaurant	56.09	60%	\$ 14,959	\$ 449	\$ 15,408	per 1,000 Sq. Ft. GFA
	933	Fast-Food Restaurant w/o Drive Through	173.12	60%	\$ 46,168	\$ 1,385	\$ 47,554	per 1,000 Sq. Ft. GFA
	934	Fast-Food Restaurant with Drive Through	235.48	60%	\$ 62,799	\$ 1,884	\$ 64,683	per 1,000 Sq. Ft. GFA
	935	Fast-Food Restaurant with Drive Through and No Indoor Seating	229.60	60%	\$ 61,233	\$ 1,837	\$ 63,070	per 1,000 Sq. Ft. GFA
	937	Coffee/Donut Shop with Drive Through	229.60	60%	\$ 61,233	\$ 1,837	\$ 63,070	per 1,000 Sq. Ft. GFA
	938	Coffee/Donut Shop with Drive Through and No Indoor Seating	1000.00	60%	\$ 266,692	\$ 8,001	\$ 274,693	per 1,000 Sq. Ft. GFA
	939	Bread/Donut/Bagel Shop w/o Drive Through	35.27	60%	\$ 9,406	\$ 282	\$ 9,688	per 1,000 Sq. Ft. GFA
	941	Quick Lubrication Vehicle Shop	34.79	60%	\$ 9,277	\$ 278	\$ 9,555	per 1,000 Sq. Ft. GFA
	943	Automobile Parts and Service Center	8.14	60%	\$ 2,171	\$ 65	\$ 2,236	per 1,000 Sq. Ft. GFA
	944	Gasoline/Service Station	601.42	60%	\$ 160,393	\$ 4,812	\$ 165,205	per 1,000 Sq. Ft. GFA
	945	Gasoline Station w/Convenience Market	720.01	60%	\$ 192,021	\$ 5,761	\$ 197,782	per 1,000 Sq. Ft. GFA
	947	Self-Service Car Wash	54.00	60%	\$ 14,401	\$ 432	\$ 14,833	wash stalls
	949	Car Wash and Detail Center	79.10	60%	\$ 21,095	\$ 633	\$ 21,728	wash stalls
	950	Truck Stop	227.77	60%	\$ 60,743	\$ 1,822	\$ 62,565	per 1,000 Sq. Ft. GFA
960	Super Convenience Market/Gas Station	418.79	60%	\$ 111,688	\$ 3,351	\$ 115,039	per 1,000 Sq. Ft. GFA	
970	Winery	22.98	60%	\$ 6,129	\$ 184	\$ 6,312	per 1,000 Sq. Ft. GFA	

Notes:

All Dollar amounts shown rounded to "cents."
ITE Codes are the land use codes from the *Trip Generation Manual* published by the Institute of Transportation Engineers, 10th Edition. The Average Daily Trips are from the same source.
"GFA" means square foot of gross building floor area.
The Average Daily Trips values are calculated by factoring the weekday average trip value for the respective land use by 0.5 to take into account that the value in the ITE Trip Generation Manual is for trip ends. A round trip has two trip ends.
"Square foot" means square foot of gross building floor area.