

2021
Impact Fee Calculation 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
<i>Residential</i>	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
<i>Port and Terminal</i>	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
<i>Industrial/Agricultural</i>	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	
<i>Lodging</i>	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
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<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	

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<i>Retail</i>	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	

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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.