

Savannah  
Georgia  
Mayor and  
City Council

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## Impact Fees: The Nuts and Bolts

Bill Ross  
ROSS+associates

Paige Hatley, AICP  
Hatley Plans LLC

# Who are We?

## Comprehensive Planning

Long-Range Comprehensive Plans

Land Use and Neighborhood Plans

Economic and Business Development Strategies

Community Work Programs

## Zoning and Land Development Codes

Unified Land Development Codes

Zoning and Subdivision Regulations

Sign Ordinances

Development Permitting and Review Procedures

## Implementation and Financing

Capital Improvement Programs

### *Impact Fees*

Water and Sewer Connection Fees

Community Improvement Districts

# Experience with Impact Fee Programs

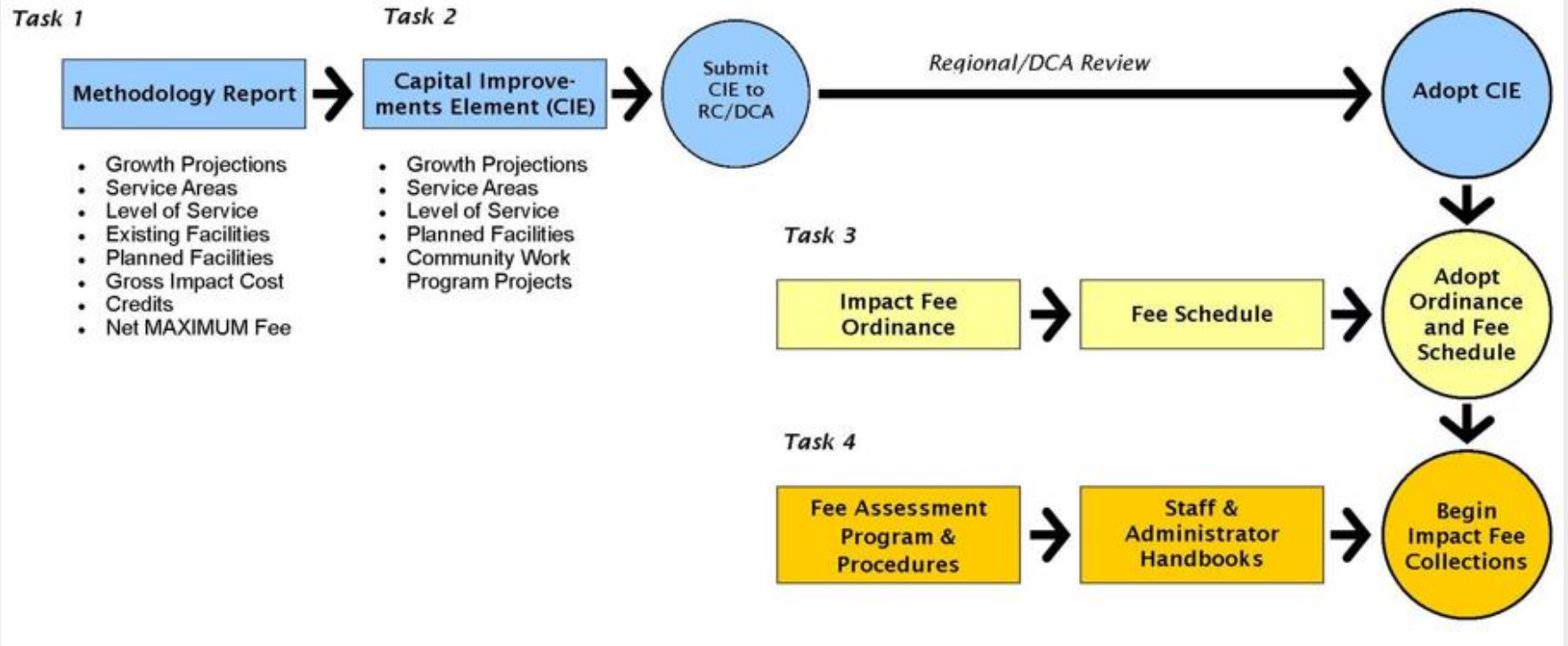
## Cities

- Acworth
- Alpharetta
- Barnesville
- Canton
- Carrollton
- Cartersville
- Dunwoody
- Fayetteville
- Flemington
- Hampton
- Jefferson
- Kennesaw
- LaGrange
- Locust Grove
- Loganville
- Madison
- McDonough
- Milton
- Peachtree City
- Roswell
- Sandy Springs
- Senoia
- Social Circle
- St. Mary's
- Stockbridge
- Woodstock
- Zebulon

## Counties

- Barrow
- Bryan
- Camden
- Catoosa
- Cherokee
- Coweta
- Dawson
- Fulton
- Gilmer
- Glynn
- Hall
- Henry
- Jasper
- Jones
- Lee
- Long
- Lumpkin
- Newton
- Pike
- Rockdale
- Spalding
- Troup
- Walton

# Impact Fee Study Process

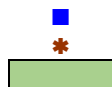
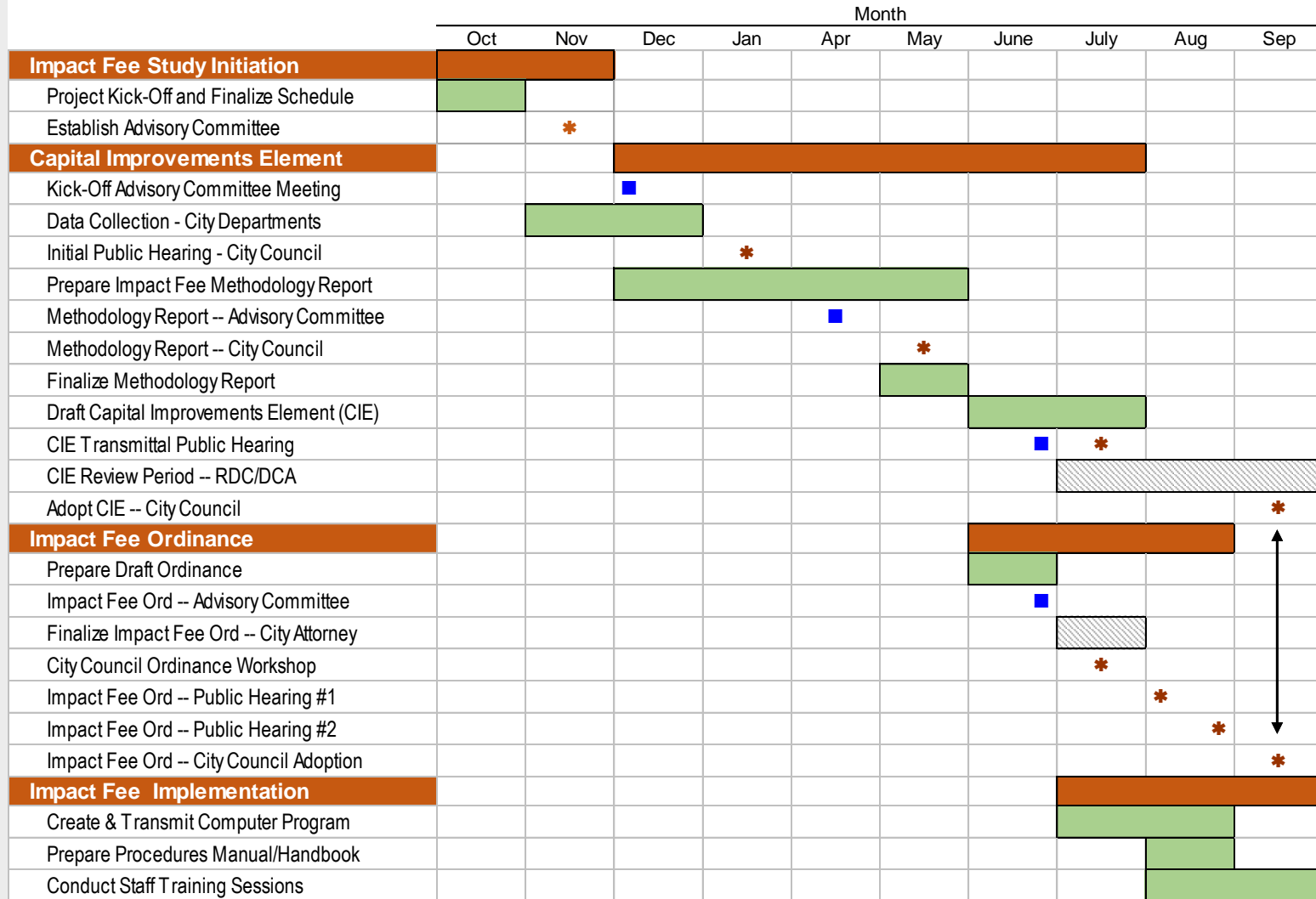


# Impact Fee Study Elements



# Schedule of Key Events

## Savannah Impact Fee Program



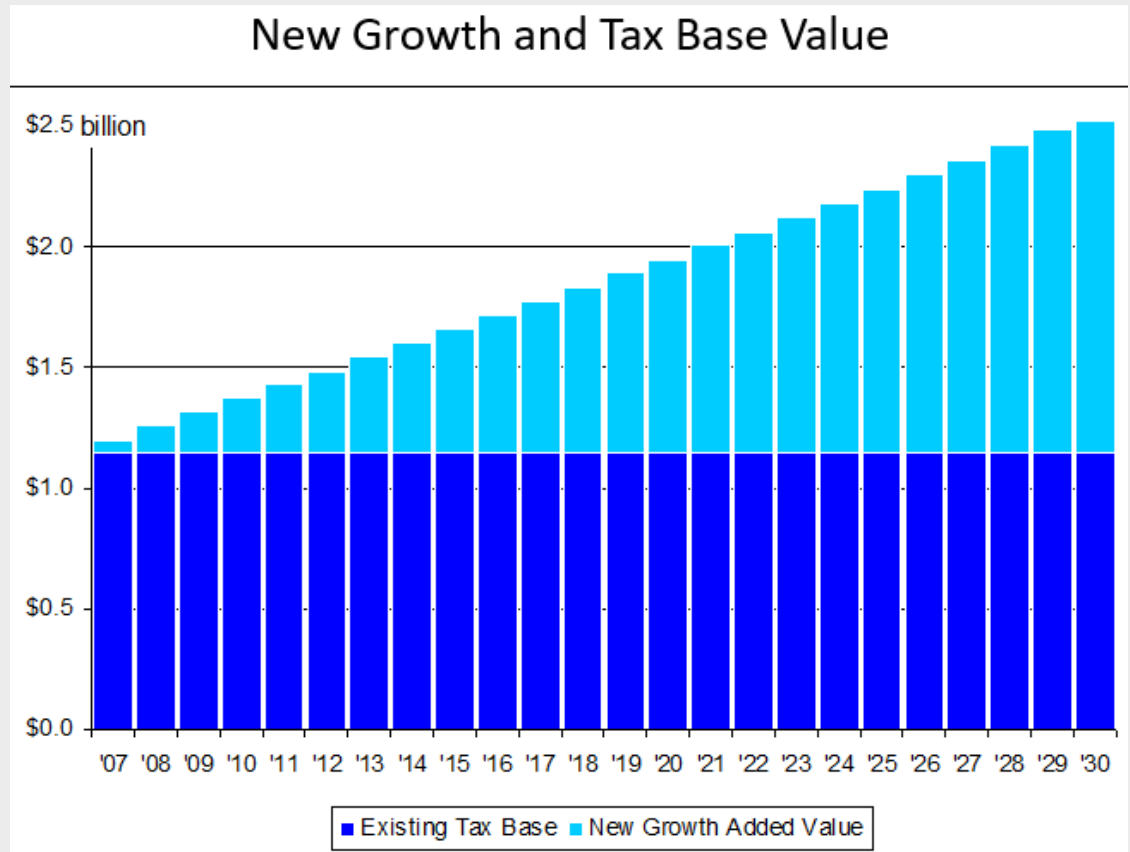
■ Advisory Committee Meeting  
 \* City Council Meeting or Workshop  
 ■ Consultant Activity

# Why Impact Fees?

To provide a mechanism through which new growth and development would pay their fair, proportionate share of the cost of public facilities that will be needed to serve such future growth.

Impact fees shift the cost of new growth from the current residents and businesses. And, they level the playing field among all developments based on their impact.

# “Fair Share” Funding





# Role of an Advisory Committee

- GA Development Impact Fee Act (DIFA) requirement for communities that want to establish an impact fee program.
- DIFA requires the committee to “...assist and advise the governing body...with regard to the adoption of a development impact fee ordinance.”
- The Advisory Committee must be composed of “not less than five nor more than ten members” appointed by the City Council, and at least “50 percent of the membership shall be representatives from the development, building, or real estate industries.”

# What Does the Georgia Impact Fee Act Cover?

- Certain Public Facility Categories
- Development Exactions
- System Improvements
- Service Areas
- Exemptions
- Comprehensive Plan Connection

# “Development Exactions” defined

Any requirement for development approval that “compels the payment, dedication, or contribution of goods, services, land, or money as a condition of approval.”

“Development approval” includes zoning, special uses, variances, site plans, preliminary subdivision plats, land disturbance permits, development construction approval, final subdivision plats ...

... and ...

Building permits.

# Exactions for System Improvements

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Cities and Counties may impose development exactions “**only by way of development impact fees** imposed in accordance with the provisions of” the Development Impact Fee Act, and only for the “**public facilities**” named in the Act.

# Public Facilities Limited to...

- Water supply, treatment & distribution
- Wastewater collection, treatment & disposal
- Roads, streets, and bridges
- Storm-water and flood control facilities
- Parks, open space, and recreation
- Public Safety (including police protection)
- Fire protection and rescue services
- Animal control
- Libraries

# In Savannah we're looking at...

- Water supply, treatment & distribution
- Wastewater collection, treatment & disposal
- **Roads, streets, and bridges**
- Storm-water and flood control facilities
- **Parks, open space, and recreation**
- **Public Safety (including police protection)**
- **Fire protection and rescue services**
- Animal control
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# Project vs. System Improvements

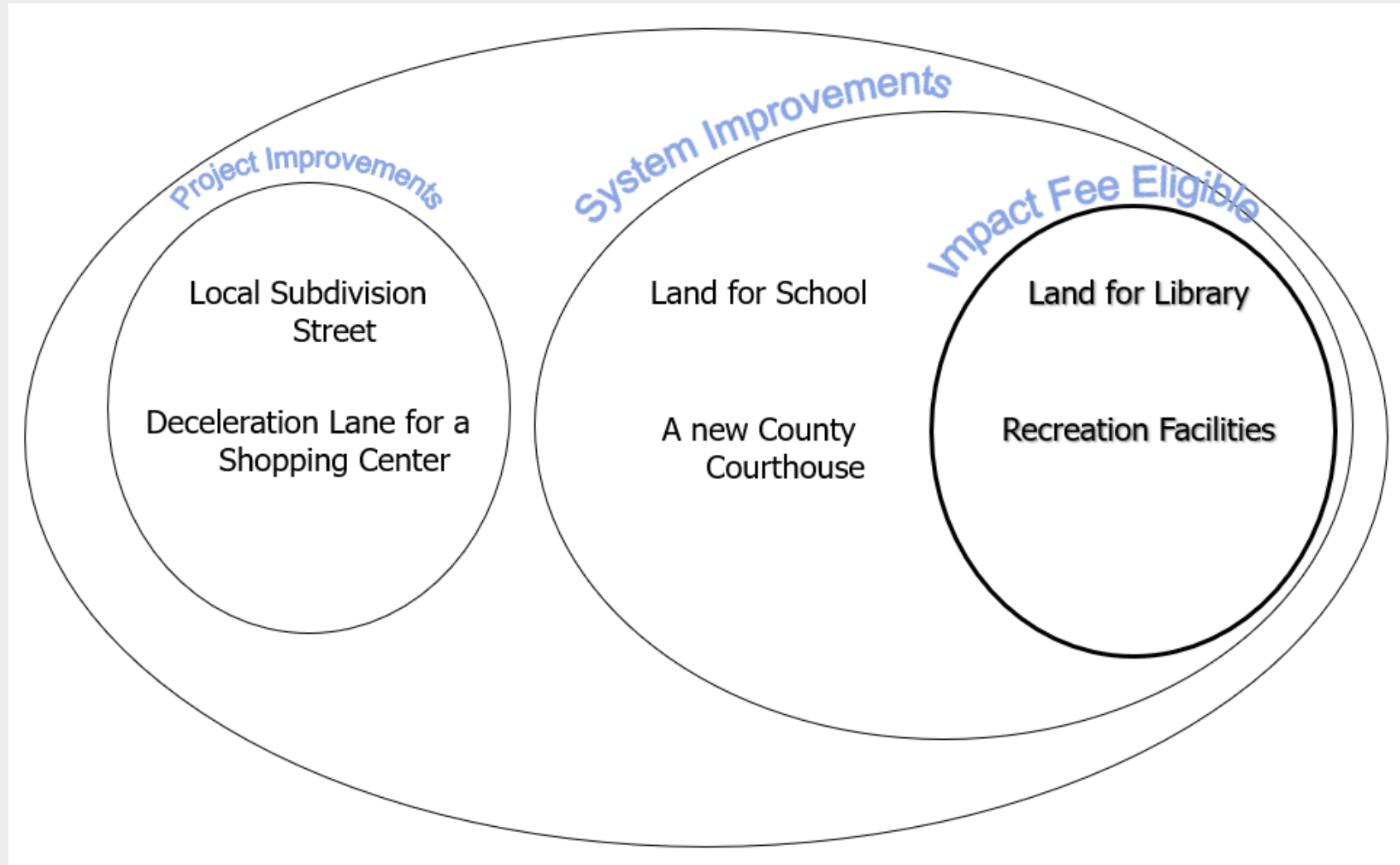
## Project Improvements

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**.

# Exactions





# Project vs. System Improvements

## 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.

## Examples:

- Land acquisition
- Building construction
- A new fire truck
- New recreation facilities in a park
- A new police precinct or expansion

# Level of Service

A measure of the **relationship between service capacity and service demand** for public facilities in terms of demand to capacity ratios, the comfort and convenience of use or service of public facilities, or both.

## Examples:

- Park acreage per household
- Number of fire trucks per population
- Detention floor area per population

# The Planning Connection: DIFA

“Municipalities and counties which have adopted a comprehensive plan containing a capital improvements element are authorized to impose by ordinance development impact fees as a condition of development approval on all development pursuant to and in accordance with the provisions of this chapter.”

# Capital Improvements Element

The “**CIE**” sets out ...

... **projected needs** for system improvements during a planning horizon (usually 20 years),

... a **schedule of capital improvements** that will meet the anticipated need for system improvements, and

... a description of anticipated **funding sources** for each required improvement.

# GA Department of Community Affairs

- Administers Comprehensive Planning Act.
- Adopts **minimum standards** for preparation of Comprehensive Plans and their Capital Improvement Elements.
- Requires **annual updates** of Community Work Programs and Financial Reports from impact fee jurisdictions.
- Publishes **guidelines** for:
  - Adoption of impact fees
  - Preparation of CIEs and annual CIE updates
  - Preparation of Community Work Program updates

# Contact Us

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Bill Ross

404-626-7690

[bill@planross.com](mailto:bill@planross.com)

Paige Hatley

404-226-2073

[paige@hatleyplans.com](mailto:paige@hatleyplans.com)