



A Golden Past.  
A Shining Future.

## COMMUNITY DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Board of Commissioners  
THROUGH: Alan M. Ours, County Manager  
FROM: Pamela Thompson, Director of Community Development  
DATE: October 13, 2020  
SUBJECT: Impact Fee Ordinance – Public Hearing #1

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#### BACKGROUND

As you are aware, the Board of Commissioners has contracted with Ross+Associates to perform an Impact Fee Study for Glynn County. The County has identified a need to study the creation of an impact fee program and impact fees in order to consider having new developments pay a fee to offset their impact to service delivery. The County must create an impact fee program consistent with the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq.).

#### STATUS

Ross+Associates have completed most of the work required for the Board of Commissioners to establish Impact Fees. Please see the following document attached for your review. All of these items are required as part of the consideration, establishment, and implementation of impact fees.

#### *Impact Fee Ordinance – DRAFT*

This is the actual Ordinance that the Board of Commissioner will consider for adoption.

#### TIMELINE

October 20	BOC Work Session – Bill Ross will provide brief overview of where we are, maximum impact fees allowed, and next steps for consideration of adoption
November 5	BOC Regular Meeting – 1 <sup>st</sup> Public Hearing on Ordinance; Public Hearing for transmittal of CIE
November 19	BOC Regular Meeting – 2 <sup>nd</sup> Public Hearing on Ordinance; Board of Commissioners can consider adoption Ordinance pending adoption of Capital Improvement Element
December 17 (est)	BOC Regular Meeting – Adoption of CIE

#### PUBLIC HEARING

Two public hearings are required for the Board to consider adoption of this ordinance. Tonight is the first public hearing. No action will be taken.

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**BOARD OF COMMISSIONERS  
GLYNN COUNTY  
BRUNSWICK, GEORGIA**

Reading and Adoption \_\_\_\_\_

At the regular meeting of the Glynn County Board of Commissioners, held in the Glynn County Historic Courthouse, Second Floor Commissioners' Meeting Room, 701 "G" Street, Brunswick, Georgia:

Present:

Michael Browning, Chairman, District 1  
Bill Brunson, Vice Chairman, District 4  
Peter Murphy, Commissioner, District 2  
Wayne Neal, Commissioner, District 3  
Allen Booker, Commissioner, District 5  
David O'Quinn, Commissioner, At Large Post 1  
Bob Coleman, Commissioner, At Large Post 2

On motion of \_\_\_\_\_, which carried \_\_\_\_\_, the following Ordinance amendment was adopted:

**AN AMENDMENT TO CHAPTER 2-5 OF THE GLYNN COUNTY CODE OF ORDINANCES; TO ADD ARTICLE XI TO CHAPTER 2-5; TO ADOPT A DEVELOPMENT IMPACT FEE ORDINANCE FOR GLYNN COUNTY; TO PROVIDE FOR THE ADMINISTRATION AND ENFORCEMENT OF SAID ORDINANCE; AND FOR OTHER PURPOSES.**

**BE IT ORDAINED**, by the Glynn County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2020 that Article XI, consisting of Section 2-5-263 through 2-5-275 be added to Chapter 2-5 of the Glynn County Code of Ordinances, Glynn County, Georgia, to read as follows:

**ARTICLE XI. DEVELOPMENT IMPACT FEE ORDINANCE**

**2-5-263 Short title, authority, and applicability.**

(a) *Short title.* This Ordinance shall be known and may be cited as the "Development Impact Fee Ordinance of Glynn County, Georgia", or the "Impact Fee Ordinance" for short.

(b) *Authority.* This Ordinance has been prepared and adopted by the Board of Commissioners of Glynn County, Georgia, in accordance with the authority provided by Article IX, Section II, Paragraphs I and III of the Constitution of the State of Georgia, the Georgia Development Impact

47 Fee Law (O.C.G.A. 36-71-1 *et seq.* as amended), and such other laws  
48 as may apply to the provision of public facilities and the power to charge  
49 fees for such facilities.  
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51 (c) *Applicability.*  
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- 53 1. The provisions of this Ordinance shall not be construed to limit the  
54 power of Glynn County, Georgia, to use any other legal methods or  
55 powers otherwise available for accomplishing the purposes set forth  
56 herein, either in substitution of or in conjunction with this ordinance.  
57
- 58 2. This Ordinance shall apply to the unincorporated areas of Glynn  
59 County, Georgia, excluding Jekyll Island, and such other areas as  
60 may be included by intergovernmental agreement.  
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62 **2-5-264 Findings, Purpose, and Intent.**  
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64 (a) *Findings.* The Board of Commissioners of Glynn County finds and  
65 declares:  
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- 67 1. That an equitable program for planning and financing public facilities  
68 to serve new growth and development is necessary in order to  
69 promote and accommodate orderly growth and development and to  
70 protect the public health, safety, and general welfare of the citizens  
71 of Glynn County; and,  
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- 73 2. That certain public facilities as herein defined have been and must  
74 be further expanded if new growth and development is to be  
75 accommodated at the same level of service available to existing  
76 development; and,  
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- 78 3. That it is fair and equitable that new growth and development shall  
79 bear a proportionate share of the cost of such public facilities  
80 necessary to serve new growth and development.  
81

82 (b) *Purpose.*  
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- 84 1. The purpose of this Ordinance is to impose impact fees, as  
85 hereinafter set forth, for certain public facilities, as hereinafter  
86 defined.  
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- 88 2. It is also the purpose of this Ordinance to ensure that adequate public  
89 facilities are available to serve new growth and development in Glynn  
90 County and to provide that new growth and development bears a  
91 proportionate share of the cost of new public facilities needed to  
92 serve them.

(c) *Intent.* This Ordinance is intended to implement and be consistent with the Glynn County Comprehensive Plan, as it has been adopted or may be amended in accordance with the Georgia Comprehensive Planning Act (O.C.G.A. 50-8-1 *et seq.*); and the applicable *Development Impact Fee Compliance Requirements*, as adopted by the Georgia Board of Community Affairs and amended from time to time.

## **2-5-265 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 Glynn County, Georgia.

(a) *Rules of Construction.* Unless otherwise stated in this Ordinance, the following rules of construction shall apply to the text of this Ordinance:

1. In the case of a conflict between words or phrases as used in this Ordinance and as used in other codes, regulations, or laws of the County, such difference shall not affect the meaning or implication of such words or phrases as used in this Ordinance.
2. In the case of a conflict between the text of this Ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.
3. The word “shall” is always mandatory and not discretionary; the word “may” is permissive.
4. 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.
5. The word “person” includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
6. The conjunction “and” indicates that all the connected terms, conditions, provisions, or events shall apply.
7. The conjunctions “or” and “and/or” indicate that the connected items, conditions, provisions, or events may apply singly or in any combination.

137 8. The use of “either ... or” indicates that the connected items,  
138 conditions, provisions, or events shall apply singly and not in  
139 combination.  
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141 9. The word “includes” or “including” and the phrase “such as” shall not  
142 limit a term to the specific example or examples given but are  
143 intended to extend its meaning to all other instances or  
144 circumstances of like kind or character.  
145

146 10. The section and paragraph headings and enumerations used in this  
147 Ordinance are included solely for convenience and shall not affect  
148 the interpretation of this Ordinance.  
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150 (b) *Definitions.* As used in this Ordinance, the following terms shall have the  
151 meaning set forth below.  
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153 *Administrator* means the County Manager of Glynn County, Georgia, or the  
154 Manager’s designee, who is hereby charged with implementation and  
155 enforcement of this Ordinance.

156 *Building permit* means the document authorizing the construction, repair,  
157 alteration of, or addition to a structure in accordance with the International  
158 Building Code (with Georgia amendments) or any other state minimum  
159 building code enforced by Glynn County, or any permit authorizing the  
160 installation or replacement of a mobile home.

161 *Capital improvement* means an improvement with a useful life of ten years  
162 or more, by new construction or other action, which increases the service  
163 capacity of a public facility.

164 *Capital improvements element (CIE)* means a component of the Glynn  
165 County comprehensive plan adopted pursuant to O.C.G.A. § 36-70 which  
166 sets out projected needs for system improvements during a planning  
167 horizon established in the comprehensive plan, a schedule of capital  
168 improvements that will meet the anticipated need for system  
169 improvements, and a description of anticipated funding sources for each  
170 required improvement.

171 *Commencement of construction*, for private development, means initiation  
172 of physical construction activities as authorized by a development or  
173 building permit and leading to completion of a foundation inspection or  
174 other initial inspection and approval by a public official charged with such  
175 duties; and for public projects, means expenditure or encumbrance of any  
176 funds, whether they be development impact fee funds or not, for a public  
177 facilities project, or advertising of bids to undertake a public facilities  
178 project.

179        *Comprehensive plan* means the Glynn County plan or planning elements  
180        as adopted or amended in accord with O.C.G.A. 36-70 and the applicable  
181        *Minimum Standards and Procedures for Local Comprehensive Planning* as  
182        adopted by the Georgia Board of Community Affairs.

183        *County*. The words “county,” “the county” or “this county” shall mean Glynn  
184        County, Georgia.

185        *Board of Commissioners*. The terms “Board of Commissioners,” “board of  
186        commissioners,” “governing authority,” and “governing body” shall mean  
187        the Board of Commissioners of Glynn County, Georgia.

188        *Day* means a calendar day, unless otherwise specifically identified as a  
189        “work” day or other designation when used in the text.

190        *Developer* means any person or legal entity undertaking development.

191        *Development* means any construction or expansion of a building, structure,  
192        or use, any change in use of a building or structure, or any change in the  
193        use of land, any of which creates additional demand and need for public  
194        facilities.

195        *Development approval* means any written authorization, such as issuance  
196        of a building permit, land disturbance permit, or other approval for grading  
197        or site development, or other forms of official action required by local law  
198        or regulation, which authorizes the commencement of construction as  
199        defined herein.

200        *Development impact fee* means a payment of money imposed upon  
201        development as a condition of development approval to pay for a  
202        proportionate share of the cost of system improvements needed to serve  
203        new growth and development.

204        *Development impact fee assessment* means the determination of the  
205        amount of a development impact fee that would be due for issuance of a  
206        particular building permit.

207        *Development impact fee collection* means the receipt by the county of the  
208        amount due for an impact fee assessed for a particular building permit.

209        *Encumber* means to legally obligate by contract or otherwise commit to use  
210        by appropriation or other official act of the Board of Commissioners.

211        *Excess capacity* means that portion of the capacity of a public facility or  
212        system of public facilities which is beyond that necessary to provide  
213        adequate service to existing development at the adopted level of service  
214        standard.

215        *Fee assessment*: see “Development impact fee; assessment”.

216 *Fee collection:* see “Development impact fee; collection”.

217 *Fee payor* means that person who pays a development impact fee or his  
218 successor in interest where the right or entitlement to any refund of  
219 previously paid development impact fees which is required by this  
220 Ordinance has been expressly transferred or assigned to the successor in  
221 interest. In the absence of an express transfer or assignment of the right or  
222 entitlement to any refund of previously paid development impact fees, the  
223 right or entitlement shall be deemed “not to run with the land.”

224 *Individual assessment determination* means a finding by the administrator  
225 that an individual assessment study does or does not meet the  
226 requirements for such a study as established by this Ordinance or, if the  
227 requirements are met, the fee calculated therefrom.

228 *Individual assessment study* means the engineering, financial, or economic  
229 documentation prepared by a fee payor or applicant to allow individual  
230 determination of a development impact fee other than by use of the  
231 applicable fee schedule.

232 *Level of service* means a measure of the relationship between service  
233 capacity and service demand for specified public facilities as established  
234 by the county in terms of demand to capacity ratios, the comfort and  
235 convenience of use or service of such public facilities, or both.

236 *Officers, departments.* Whenever titles of various officers, departments or  
237 other agencies are used, they shall refer to the persons holding such  
238 offices, departments or agencies of Glynn County, Georgia; and shall  
239 include their duly authorized subordinates and representatives.

240 *Present value* means the current value of past, present, or future payments,  
241 contributions, or dedications of goods, services, materials, construction, or  
242 money, as calculated using methods of financial analysis acceptable to the  
243 Administrator for determination of “net present value”.

244 *Project* means a single improvement or set of interrelated improvements  
245 undertaken together within a finite time period at a specific location. With  
246 regard to land development, a project may be identified as those  
247 construction activities authorized collectively by a building permit or other  
248 development approval, or for an interrelated collection of buildings and  
249 common public facilities such as a residential subdivision or an office park.

250 *Project improvements* means site specific improvements or facilities that  
251 are planned, designed, or built to provide service for a specific development  
252 project and that are necessary for the use and convenience of the  
253 occupants or users of that project only, and that are not “system”  
254 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. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities and approved for public funding by the Board of Commissioners shall be considered a project improvement.

*Property owner* means that person or entity that has a recorded ownership interest in real property or the real property owner’s legal representative.

*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.

*Public facilities* means:

- (1) parks, open space, and recreation areas and related facilities;
- (2) libraries and related facilities;
- (3) public safety facilities, including fire protection facilities, emergency medical facilities, animal control facilities, and law enforcement facilities;
- (4) roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any other components of local, state or federal streets or highways; and
- (5) stormwater collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements.

*Regional Commission* means the Coastal Regional Commission of Georgia.

*Service area* means a geographic area defined by the county or through intergovernmental agreement in which a defined set of public facilities provide service to development within the area.

*System improvement costs* means costs incurred to provide additional public facilities capacity needed to serve new growth and development.

- (1) *System improvement costs* include planning, design, and construction; land acquisition, land improvement, design, and engineering related thereto; including the cost of constructing or reconstructing system improvements or facility expansions.



(2) *System improvement costs* may 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 improvement element.

(3) *System improvement costs* include administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs.

(4) Projected interest charges and other finance costs may be included as *system improvement costs* if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of Glynn County to finance the capital improvements element.

(5) *System improvement costs* do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

*System improvements* means capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements".

*Unit of development* 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.

## **2-5-266      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.

(a) 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:

1. Rebuilding no more than the same number of units of development (as defined in this Ordinance) that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property.

2. Remodeling or repairing a structure that does not result in an increase in the number of units of development.
3. Replacing a residential housing unit with another housing unit on the same lot or property.
4. Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this Ordinance.
5. Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.
6. Constructing an addition to or expansion of a residential dwelling unit that may increase the floor area or number of rooms but does not increase the number of housing units.
7. Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, detached garage or utility shed, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool or tennis court.

A person claiming to be not subject to impact fees under this subsection (a) shall submit to the administrator information and documentation sufficient to allow the administrator to determine whether such claim is correct.

(b) *Grandfathered projects.* 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 building permit remains valid and construction is commenced and is pursued according to the terms of the permit.

(c) *Method of calculation.*

1. Any development impact fee imposed pursuant to this Ordinance shall not exceed a project's proportionate share of the cost of system improvements, 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.
2. Notwithstanding anything to the contrary in this Ordinance, the calculation of impact fees shall be net of credits for the present value of taxes or other revenues as established in the capital

improvements element, and which:

a. are reasonably expected to be generated by new growth and development; and

b. are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category for which an impact fee is imposed.

3. 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 Glynn County, and may be amended from time to time by official act of the Board of Commissioners.

4. 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.

5. 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.

(d) *Service areas.* The unincorporated areas of Glynn County, Georgia, including St. Simons Island and Sea Island but excluding Jekyll Island, or such other area established by intergovernmental agreement, each constitute a single service area for applicable public facilities subject to impact fees under this Ordinance.

## **2-5-267      Fee Assessment and Payment.**

(a) *Fee schedule.*

1. Payment of a development impact fee pursuant to the fee schedule attached hereto and incorporated herein as Attachment A, shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the County, and shall be deemed to be in compliance with the requirements of this Ordinance.

2. 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 other than a shopping center, 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. Shopping centers shall be assessed a single impact fee, in accordance with Attachment A, as a single use without regard to its individual tenants.

3. In the event 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:
  - a. The administrator in his or her reasonable discretion shall make a determination as to the appropriate land use category and the appropriate development impact fee.
  - b. 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 land use categories shown on the adopted fee schedule.
  - c. If the land use of the proposed development is not similar to a land use category shown on the adopted fee schedule, then an appropriate fee may be determined by the administrator as an individual assessment in accordance with the individual assessment determinations section of this Ordinance.
  - d. 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.

(b) Timing of Assessment and Payment.

1. Development impact fees shall be assessed at the time an application for a building permit is received by the County, and such development impact fees shall be collected in full by the County prior to and as a prerequisite for issuance of a building permit.
2. 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, whichever is earliest.
3. 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 collect a development impact fee based on the most likely use of the building, and shall adjust the fee in accordance with the following:

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- a. Prior to the completion of the project, and as a condition to the issuance of an interior finishes permit or a certificate of occupancy, as applicable, the developer shall recertify in writing to the administrator the actual land use or uses of the project, and shall present an architect's certificate of the actual gross square footage of floor area attributable to each use.
  - b. In the event that the actual land use or uses and/or the actual gross square footage applicable to the actual land use or uses differs from that originally certified, and in the event that the impact fee applicable to the actual land use or uses and/or gross square footage exceeds the impact fee previously paid, the developer shall be required to pay the amount of the excess as a condition to the issuance of an interior finishes permit or a certificate of occupancy.
  - c. The amount of the excess shall be based upon the impact fee schedule in effect on the date the interior finishes permit or the certificate of occupancy is issued.
  - d. If the actual gross square footage constructed after the issuance of the building permit is less than the amount originally certified, the developer shall be entitled to a refund of the excess portion of the fee in accordance with this Ordinance.

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4. Notwithstanding any other provision of this Ordinance to the contrary, any future change in demand for public facilities in excess of the average demand anticipated at the time of issuance of the original building permit shall result in the assessment of 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 original building permit.

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(c) *Individual Assessment Determinations.* An individual assessment of development impact fees for a particular property or proposed use may be established as follows:

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- 1. 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 on the fee schedule attached hereto and incorporated

518                               herein as Attachment A.

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520                               2. In the event that an applicant elects an individual assessment, the  
521                               applicant shall submit an individual assessment study. The individual  
522                               assessment study shall:

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524                               a. be based on relevant and credible information from an accepted  
525                               standard source of engineering or planning data; or

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527                               b. be based on actual, relevant, and credible studies or surveys of  
528                               facility demand conducted in the county or its region, carried out  
529                               by qualified engineers or planners pursuant to an accepted  
530                               professional methodology.

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532                               3. The applicant shall provide any other written specifications as may  
533                               be reasonably required by the administrator to substantiate the  
534                               individual assessment determination.

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536                               4. The administrator in his or her reasonable discretion shall determine  
537                               whether the content of an individual assessment study satisfies the  
538                               requirements of this Ordinance. A negative determination by the  
539                               administrator may be appealed to the Board of Commissioners in  
540                               accordance with the administrative appeals section of this  
541                               Ordinance.

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543                               5. Any fee approved as an individual assessment determination shall  
544                               have standing for 180 days following the date of approval. Payment  
545                               of such an approved individual assessment determination shall  
546                               constitute full and complete payment of the project's proportionate  
547                               share of system improvements as individually levied by the County  
548                               and shall be deemed to be in compliance with the requirements of  
549                               this Ordinance.

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551                               (d) *Fee certification.* Upon application to the administrator, a property owner  
552                               or developer may receive a certification of the development impact fee  
553                               schedule attached hereto and incorporated herein as Attachment A or a  
554                               certified fee for a particular project, as applicable.

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556                               1. The administrator shall provide an applicant with a written  
557                               certification of the impact fee schedule within 5 working days after  
558                               the administrator's receipt of a completed application. The fee  
559                               schedule certified by the administrator shall establish the impact fee  
560                               schedule for the proposed development activity for a period of 180  
561                               days from the date of certification.

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563                               2. The administrator shall provide the applicant with a written

564 certification of an individual fee determination within 30 days after  
565 receipt of a completed application. The individual fee determination  
566 certified by the administrator shall establish the total impact fee for  
567 the proposed development activity for the 180-day period  
568 immediately following the date of such certification.  
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- 570 3. Notwithstanding the issuance of any certification of an individual fee  
571 determination, any additions to the proposed development activity  
572 different from the development activity identified in the original  
573 application shall negate any such certification.  
574

575 (e) Exemptions.  
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- 577 1. The Board of Commissioners recognizes that certain office, retail  
578 trade, hospitality and other business development projects provide  
579 extraordinary benefit in support of the economic advancement of the  
580 county's citizens over and above the access to jobs, goods and  
581 services that such uses offer in general. In addition, the Board of  
582 Commissioners recognizes that fees, in some circumstances, can  
583 negatively affect the affordability of housing. To encourage such  
584 development projects of public benefit to Glynn County, the Board of  
585 Commissioners may consider granting a reduction in the impact fee  
586 for a business development project upon the determination and  
587 relative to the extent that the project represents extraordinary  
588 economic development and employment growth, or that the  
589 affordability of a housing project may be increased, in accordance  
590 with exemption criteria adopted by Board of Commissioners from  
591 time to time.  
592
- 593 2. It is also recognized that the cost of system improvements otherwise  
594 foregone through exemption of any impact fee must be funded  
595 through revenue sources other than impact fees.  
596

597 **2-5-268 Deposit and Expenditure of Fees.**  
598

599 The County shall comply with all applicable accounting requirements of  
600 O.C.G.A. § 36-71-8 of the Georgia Development Impact Fee Law, which  
601 include the following:  
602

603 (a) *Maintenance of Funds.*  
604

- 605 1. All development impact fee funds collected for future expenditure on  
606 construction or expansion of facilities pursuant to this Ordinance  
607 shall be maintained in one or more interest-bearing accounts until  
608 expended. Restrictions on the investment of development impact fee  
609 funds shall be the same that apply to investment of all such funds



generally.

2. Separate accounting records shall be maintained for each category of system improvements (library, parks and recreation, animal control, law enforcement, fire protection, emergency medical services, road improvements, and stormwater management), for administration fees collected, and for reimbursement of the CIE Preparation costs.
3. Interest earned on development impact fees shall be allocated to each category of system improvements, the administration account, and the CIE Preparation account in proportion to the impact fees collected, 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.

*(b) Expenditures; restrictions.*

1. Expenditures from the system improvements impact fee accounts shall be made only for the category of system improvements for which the development impact fee was assessed and collected.
2. Expenditures from the administration account may be expended directly for administrative purposes or transferred to the general fund to cover administrative costs. Expenditures from the CIE Preparation account may be in compensation for further expenses related to required annual CIE Update reports, or amendments to the impact fee program or impact fee ordinance.
3. 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.
4. Notwithstanding anything to the contrary in this Ordinance, the following shall be considered general revenue of the County and may be expended accordingly:
  - a. impact fees collected to recover the present value of excess capacity in existing system improvements;
  - b. any portion of an impact fee collected as a repayment for expenditures made by the County for system improvements intended to be funded by such impact fee; and
  - c. any portion of the impact fee, but not to exceed three percent



(3%) of the total, collected and allocated by the administrator for administration of this Ordinance.

(c) *Annual report.* 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. 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 report of the County's capital improvements element.

## **2-5-269      Credits.**

When eligible, feepayors 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.

(a) *Credits; restrictions.*

1. 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.
2. 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, 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 the County and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements.
3. In no event shall credit be given for project improvements as defined in this Ordinance.

(b) *Granting of Credits.*

1. 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

702 system improvements of the same public facilities category for which  
703 a development impact fee is imposed, provided that:

- 704
- 705 a. the system improvement is included for impact fee funding in the  
706 capital improvements element;
- 707
- 708 b. the amount of the credit does not exceed the portion of the  
709 system improvement's cost that is eligible for impact fee funding,  
710 as shown in the capital improvements element; and
- 711
- 712 c. the Board of Commissioners shall have explicitly approved said  
713 improvement, contribution, dedication, or payment and the value  
714 thereof prior to its construction, dedication, or transfer.
- 715

- 716 2. The credit allowed pursuant to this section shall not exceed the  
717 impact fee due for any particular public facilities category for which a  
718 development impact fee is imposed, unless a greater credit is  
719 authorized under a private contractual agreement executed under  
720 the provisions of this Ordinance.
- 721

- 722 a. Any credit amount in excess of the impact fee due for any  
723 particular public facilities category may be carried over and  
724 applied to the impact fee due in the same public facilities category  
725 for another development by the developer, or to a successor in  
726 interest, within the County.
- 727

- 728 b. To qualify as a "successor in interest" for entitlement to a credit,  
729 notice must have been given to the administrator of a legal  
730 transfer or assignment of the right of entitlement to the credit,  
731 including the name and mailing address of the grantor, and  
732 written, notarized authorization of the grantor and the name and  
733 mailing address of the grantee.
- 734

- 735 (c) *Guidelines for Credit Valuation.* Credits under this section shall be  
736 valued using the following guidelines:
- 737

- 738 1. For the construction of any system improvements by a developer (as  
739 defined in this Ordinance) or his or her predecessor in title or interest  
740 and accepted by the County, the developer must present evidence  
741 satisfactory to the administrator of the original cost of the  
742 improvement, from which present value may be calculated.
- 743
- 744 2. For any contribution or dedication of land for system improvements  
745 by a developer or his or her predecessor in title or interest and  
746 accepted by the County, the original value of the land shall be the  
747 same as that attributed to the property by the validated tax appraisal

prior to the time of dedication, from which present value may be calculated.

3. 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 the County would normally pay for such equipment, whichever is less.
4. 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.
5. In making a present value calculation, the discount rate used shall be the interest rate being earned on the County's impact fee funds, and the average annual inflation rate shall be based on the Consumer Price Index (the CPI) for the value of the contribution, calculated as the change in the CPI between the date of the contribution and the current date.

*(d) Credits; Application.*

1. Credits shall be given only upon written application 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.
2. The administrator, in his or her reasonable discretion, shall review all applications for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.
3. Any credit approved by the administrator shall be acknowledged in writing by the administrator and calculated at the time of impact fee assessment.
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.

*(e) Credits; Abandoned building permits.*

1. In the event 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.

- 794  
795 2. A building permit shall be deemed abandoned if no construction has  
796 been commenced prior to the expiration of the building permit,  
797 construction commenced but construction activity ceased for a  
798 period of two months, or no certificate of occupancy is issued prior  
799 to the expiration of the building permit.  
800

801 **2-5-270 Refunds.**

802  
803 *(a) Eligibility for a Refund.*

- 804  
805 1. Upon the request of an owner of property on which a development  
806 impact fee has been paid, the County shall refund the development  
807 impact fee if:  
808  
809 a. capacity is available in the public facilities for which the fee was  
810 collected but service is permanently denied; or  
811  
812 b. after collecting the fee when service is not available, the County  
813 has failed to encumber the development impact fee or commence  
814 construction within six years after the date that the fee was  
815 collected.  
816  
817 2. In determining whether development impact fees have been  
818 encumbered, development impact fees shall be considered  
819 encumbered on a first-in, first-out (FIFO) basis.  
820

821 *(b) Notice of Entitlement to a Refund.* When the right to a refund exists due  
822 to a failure to encumber development impact fees, the County shall  
823 provide written notice of entitlement to a refund to the feepayor who paid  
824 the development impact fee at the address shown on the application for  
825 development approval or to a successor in interest who has given notice  
826 to the County of a transfer or assignment of the right or entitlement to a  
827 refund and who has provided a mailing address. Such notice shall also  
828 be published within 30 days after the expiration of the six-year period  
829 after the date that the development impact fees were collected and shall  
830 contain the heading "Notice of Entitlement to Development Impact Fee  
831 Refund".  
832

833 *(c) Filing a Request for a Refund.* A request for a refund shall be made in  
834 writing to the administrator within one year of the time the refund  
835 becomes payable or within one year of publication of the notice of  
836 entitlement to a refund, whichever is later. Failure to make a claim for a  
837 refund within said time period shall result in a waiver of all claims to said  
838 funds.  
839

840 (d) *Payment of Refunds.*

- 841
- 842 1. All refunds shall be made to the feepayor within 60 days after it is
- 843 determined by the administrator that a sufficient proof of claim for
- 844 refund has been made, but no sooner than 30 days after publication
- 845 of the notice of entitlement to the refund.
- 846
- 847 2. A refund shall include a refund of a pro rata share of the interest
- 848 actually earned on the unused or excess impact fee collected.
- 849
- 850 3. In no event shall a feepayor be entitled to a refund for impact fees
- 851 assessed and paid to recover the cost of excess capacity in existing
- 852 system improvements, for any portion of an impact fee collected as
- 853 a repayment for expenditures made by the County for system
- 854 improvements intended to be funded by such impact fee, or for that
- 855 portion of the fee payment that was assessed for administration of
- 856 this Ordinance or for recovery of the cost of preparation of the capital
- 857 improvements element.
- 858
- 859 4. The feepayor shall have standing to sue for a refund under the
- 860 provisions of this Ordinance if there has been a timely application for
- 861 a refund and the refund has been denied or has not been made
- 862 within one year of submission of the application for refund to the
- 863 County.
- 864

865 **2-5-271 Private Contractual Agreements.**

866

867 (a) *Private Agreements; Authorized.* Nothing in this Ordinance shall prohibit

868 the voluntary mutual approval of a private contractual agreement

869 between the County and any developer or property owner or group of

870 developers and/or property owners in regard to the construction or

871 installation of system improvements and providing for credits or

872 reimbursement for such system improvement costs so incurred,

873 provided that:

874

- 875 1. the system improvements are included for impact fee funding in the
- 876 most recently adopted capital improvements element; and
- 877
- 878 2. the amount of any credit or reimbursement granted shall not exceed
- 879 the portion of the system improvement's cost that is eligible for
- 880 impact fee funding.
- 881

882 (b) *Private Agreements; Provisions.* A private contractual agreement for

883 system improvements may include, but shall not be limited to, any of the

884 following provisions:

885

1. 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 may allow the County to assess additional development impact fees after the completion of construction according to the fee schedule set forth in this Ordinance.
2. 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 lieu of or with a credit against applicable development impact fees that would normally be paid by the subsequent builders of the project developed by said private party or parties.
3. Provides for reimbursement of the system improvement cost through the granting of credits to the private party or parties to the private agreement as impact fees are paid by the subsequent builders, developers, or occupants of the project developed by said private party or parties.
4. 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.

(c) *Private Agreements; Procedure.*

1. Any private agreement proposed by an applicant pursuant to this Section shall be submitted to the administrator for review and negotiation, prior to submission to the Board of Commissioners.
2. Any private agreement proposed by an applicant pursuant to this Section shall be reviewed and approved by the county attorney as to form and sufficiency prior to consideration by the Board of Commissioners.
3. Any such agreement must be presented to and approved by the Board of Commissioners prior to the issuance of the first building permit in the development.
4. Any such agreement shall be executed or approved 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 on the deed records.

**2-5-272 Periodic Review and Amendments.**

- (a) *Ordinance Amendments.* This Ordinance may be amended from time to

time by the Board of Commissioners as deemed appropriate or desirable.

(b) *Capital improvements element periodic review.*

1. *Annual review.* 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 scheduling of projects, but new projects cannot be added. The capital improvements element update shall be submitted to the Regional Commission for their review, in accordance with the *Development Impact Fee Compliance Requirements* as adopted by the Georgia Board of Community Affairs.
2. *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 Georgia Board of Community Affairs, and shall be required for any change to the capital improvements element that would:
  - a. redefine growth projections, land development assumptions, or goals or objectives that would affect system improvements proposed in the capital improvements element;
  - b. extend the horizon of the capital improvements element as needed to maintain a 20-year planning period or to be consistent with an update to the Comprehensive Plan;
  - c. add a new public facility category for impact fee funding, modify impact fee service areas, or add new system improvement projects;
  - d. recalculate level of service standards for any public facility category; or
  - e. make any other revisions needed to keep the capital improvements element up to date.

(c) *Continuation of Validity.* Failure of the Board of Commissioners to undertake an annual review of the capital improvements element shall

978 result in the continued use and application of the latest adopted  
979 development impact fee schedule; project listings, including estimated  
980 costs and impact eligibility percentages; and data upon which the level  
981 of service standards and impact fee calculations are based. The failure  
982 to periodically review such data shall not invalidate this Ordinance.  
983

984 **2-5-273 Administrative Appeals.**

985  
986 (a) *Eligibility to File an Appeal.* Only applicants or feepayors who have  
987 already been assessed an impact fee by the County or who have already  
988 received a written determination of individual assessment, refund or  
989 credit amount shall be entitled to an appeal. Such appeals may address:  
990

- 991 1. The imposition and/or the amount of an impact fee.
- 992
- 993 2. The entitlement to and/or the amount of credits applicable to an  
994 impact fee.
- 995
- 996 3. The entitlement to and/or the amount of a refund of an impact fee.  
997

998 (b) *Appeals Process.*  
999

- 1000 1. The aggrieved applicant or feepayor (hereinafter, the “appellant”)  
1001 must file a written appeal with the administrator within 15 days of the  
1002 decision or written determination from which the appeal is taken.  
1003
- 1004 2. Such written appeal shall constitute an application for relief, shall be  
1005 of sufficient content to set forth the basis for the appeal and the relief  
1006 sought, and shall include:  
1007
  - 1008 a. the name, address and email address of the appellant;
  - 1009
  - 1010 b. the location of the affected property; and
  - 1011
  - 1012 c. a copy of any applicable written decision or determination made  
1013 by the administrator (from which the appeal is taken).  
1014
- 1015 3. Within 15 days after receipt of the appeal, the administrator shall  
1016 make a written decision with respect to the appeal, such decision to  
1017 be of sufficient content to set forth the basis for the determination.  
1018 The appeal decision shall be mailed or electronically transferred to  
1019 the appellant at the address or email address listed in the appeal.  
1020 Such decision may be to approve the appeal, to approve the appeal  
1021 with specific conditions, to request further information, or to deny the  
1022 appeal.  
1023



- 1024 4. The appellant shall have 15 days after receipt of the administrator's  
1025 decision to accept the decision, to provide additional information  
1026 related to the appeal, or to contest the decision.  
1027
- 1028 a. If the decision is to approve the appeal or to approve it with  
1029 conditions, the appellant may accept such decision and the  
1030 appeal will be approved by the administrator.  
1031
- 1032 b. If the decision is to request additional information and the  
1033 appellant provides such information, the administrator shall make  
1034 a final decision to approve or deny the appeal.  
1035
- 1036 c. If the decision by the administrator is to deny the appeal, the  
1037 appellant may withdraw the appeal or may appeal the decision to  
1038 the Board of Commissioners.  
1039
- 1040 5. Appeals from the decision of the administrator to deny the appeal  
1041 shall be made to the Board of Commissioners within 30 days of the  
1042 administrator's decision. The appellant shall file a written appeal with  
1043 the County Clerk. Such written appeal shall constitute an application  
1044 for relief and shall be of sufficient content to set forth the basis for the  
1045 appeal and the relief sought.  
1046
- 1047 The record of the appeal shall consist of the original written  
1048 application and submitted supporting materials, such other  
1049 information submitted at the request of the administrator, and the  
1050 written decision of the administrator to deny the appeal. No new  
1051 material or arguments not reviewed by the administrator in  
1052 consideration of the appellant's appeal may be submitted as part of  
1053 the written appeal to the Board of Commissioners.  
1054
- 1055 6. The Board of Commissioners shall thereafter consider the appeal at  
1056 a regularly scheduled meeting within 30 days of receipt of the appeal  
1057 provided that at least 2 weeks written notice of the meeting can be  
1058 given to the appellant.  
1059
- 1060 a. The Board of Commissioners shall decide the issue within a  
1061 reasonable time following the meeting, but in no case later than  
1062 its next regular meeting, unless the appellant agrees to an  
1063 extension to a later date.  
1064
- 1065 b. Any party making an appeal shall have the right to appear at the  
1066 meeting to present evidence and may be represented by counsel.  
1067
- 1068 c. The Board of Commissioners shall hear and consider the appeal  
1069 under the rules and procedures for conducting a quasi-judicial

1070 hearing.

- 1071
- 1072 d. The Board of Commissioners shall determine to approve,
- 1073 approve with conditions, or deny the appeal based on findings of
- 1074 fact related to the original appeal application, materials submitted
- 1075 to the administrator and the decision of the administrator.
- 1076

1077 (c) *Payment of impact fee during appeal.*

1078

- 1079 1. The filing of an appeal shall not stay the collection of a development
- 1080 impact fee as a condition to the issuance of development approval.
- 1081
- 1082 2. An appellant may pay a development impact fee under protest to
- 1083 obtain a building permit, and by making such payment shall not be
- 1084 estopped from exercising the appellant's right of appeal or receiving
- 1085 a refund of any amount deemed to have been collected in excess.
- 1086
- 1087 3. Construction can commence and continue as authorized by a
- 1088 building permit issued under protest, but a certificate of occupancy
- 1089 or connection to electric power cannot be authorized until after the
- 1090 appeal is decided.
- 1091

1092 **2-5-274 Enforcement and Penalties.**

1093

1094 (a) *Enforcement Authority.*

1095

- 1096 1. The enforcement of this Ordinance shall be the responsibility of the
- 1097 administrator and such personnel, building official, officer of the
- 1098 court, or other knowledgeable person as the administrator may
- 1099 designate depending on the circumstances.
- 1100
- 1101 2. The administrator or the administrator's designee shall have the right
- 1102 to inspect the lands affected by this Ordinance and shall have the
- 1103 right to issue a written notice, a stop work order or citation for
- 1104 violations, as the administrator or the administrator's designee in his
- 1105 or her reasonable determination may deem appropriate to the
- 1106 circumstances. Refusal of written notice of violation, stop work order
- 1107 or citation under this Ordinance shall constitute legal notice of
- 1108 service. The citation shall be in the form of a written official notice
- 1109 issued in person or by certified mail to the owner of the property, or
- 1110 to his or her agent, or to the person performing the work giving rise
- 1111 to such violation. The receipt of a citation shall require that corrective
- 1112 action be taken within 30 days unless otherwise extended at the
- 1113 discretion of the administrator.
- 1114
- 1115 3. The administrator may suspend or revoke any building permit or

1116 withhold the issuance of other development approvals if the  
1117 provisions of this Ordinance have been violated by the developer or  
1118 the owner or their assigns.  
1119

1120 (b) *Violations.*  
1121

- 1122 1. Knowingly furnishing false information on any matter relating to the  
1123 administration of this Ordinance shall constitute a violation.  
1124
- 1125 2. Proceeding with construction of a project that is not consistent with  
1126 the project's impact fee assessment, such as the use category  
1127 claimed or units of development indicated, shall constitute a  
1128 violation.  
1129
- 1130 3. Failure to take corrective action following the receipt of a citation shall  
1131 constitute a violation.  
1132
- 1133 4. A violation of this Ordinance shall be a misdemeanor punishable  
1134 according to law. In addition to or in lieu of criminal prosecution, the  
1135 Board of Commissioners shall have the power to sue in law or equity  
1136 for relief in civil court to enforce this Ordinance, including recourse to  
1137 such civil and criminal remedies in law and equity as may be  
1138 necessary to ensure compliance with the provisions of this  
1139 Ordinance, including but not limited to injunctive relief to enjoin and  
1140 restrain any person from violating the provisions of this Ordinance  
1141 and to recover such damages as may be incurred by the  
1142 implementation of specific corrective actions.  
1143

1144 **2-5-275 Repealer, Severability, and Effective Date.**  
1145

1146 (a) Repeal of Conflicting Laws. Any and all other ordinances, resolutions or  
1147 regulations, or parts thereof, in conflict with this Ordinance are hereby  
1148 repealed to the extent of such conflict. Where this Ordinance overlaps  
1149 with other ordinances or regulations adopted by the Board of  
1150 Commissioners, whichever imposes the more stringent restrictions shall  
1151 prevail.  
1152

1153 (b) *Severability.* If any sentence, clause, part, paragraph, section, or  
1154 provision of this Ordinance is declared by a court of competent  
1155 jurisdiction to be invalid, the validity of the ordinance as a whole or any  
1156 other part hereof shall not be affected.  
1157

1158 (c) *Incorporation by Reference of Georgia Law.* It is the intent of the Board  
1159 of Commissioners that this Ordinance shall comply with the terms and  
1160 provisions of the Georgia Development Impact Fee Law (O.C.G.A. 36-  
1161 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.

(d) Effective Date.

1. This Ordinance shall take effect upon the adoption of the most recently prepared Capital Improvements Element as approved by the Georgia Department of Community Affairs.
2. Any building permit application for new construction or expansion of an existing building received prior to the adoption of this Ordinance may be approved and proceed to construction without regard to the effective date of this Ordinance and the imposition of impact fees, provided that such construction shall begin and proceed without abnormal interruption or delays, under the terms of the permit so issued. No extension or renewal of such a permit shall be allowed unless the applicable impact fee is first paid in full.
3. Any building permit for new construction or expansion of an existing building issued between the adoption date of this Ordinance and its effective date must begin construction and continue to completion, without abnormal interruption or delays, under the terms of the permit so issued. No extension or renewal of such a permit shall be allowed unless the applicable impact fee is first paid in full.

# Attachment A: St. Simons Island & Sea Island Service Area

Land Use Category	Maximum Impact Fee*								Total Impact Fee	Unit of Measure**
	Library	Recreation & Parks	Animal Control	Law Enforcement	Fire Protection	EMS	Road Projects	Stormwater Control		
<b>Residential</b>										
Single-Family Detached Housing	\$ 625.53	\$ 2,621.37	\$ 50.67	\$ 230.47	\$ 734.58	\$ 42.62	\$ 826.10	\$ 374.52	\$ 5,505.87	per dwelling
Apartment	\$ 625.53	\$ 2,621.37	\$ 50.67	\$ 230.47	\$ 734.58	\$ 42.62	\$ 826.10	\$ 374.52	\$ 5,505.87	per dwelling
Residential Condominium/Townhouse	\$ 625.53	\$ 2,621.37	\$ 50.67	\$ 230.47	\$ 734.58	\$ 42.62	\$ 826.10	\$ 374.52	\$ 5,505.87	per dwelling
<b>Port and Terminal</b>										
Intermodal Truck Terminal	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.80	\$ 0.05	\$ 1.09	\$ 0.41	\$ 2.59	per square foot
<b>Industrial/Agricultural</b>										
General Light Industrial	\$ -	\$ -	\$ -	\$ 0.41	1.31	\$ 0.04	\$ 1.77	\$ 0.6667	\$ 4.20	per square foot
General Heavy Industrial	\$ -	\$ -	\$ -	\$ 0.33	1.04	\$ 0.03	\$ 1.40	\$ 0.5285	\$ 3.33	per square foot
Manufacturing	\$ -	\$ -	\$ -	\$ 0.32	1.02	\$ 0.03	\$ 1.38	\$ 0.5181	\$ 3.26	per square foot
Warehousing	\$ -	\$ -	\$ -	\$ 0.16	0.52	\$ 0.02	\$ 0.70	\$ 0.2643	\$ 1.66	per square foot
Mini-Warehouse	\$ -	\$ -	\$ -	\$ 0.01	0.04	\$ 0.00	\$ 0.06	\$ 0.0222	\$ 0.14	per square foot
High-Cube Warehouse	\$ -	\$ -	\$ -	\$ 0.01	0.04	\$ 0.00	\$ 0.06	\$ 0.0219	\$ 0.14	per square foot
<b>Lodging</b>										
Hotel or Conference Motel	\$ -	\$ -	\$ -	\$ 101.29	322.85	\$ 10.01	\$ 436.95	\$ 164.60	\$ 1,035.69	per room
All Suites Hotel	\$ -	\$ -	\$ -	\$ 88.89	283.33	\$ 8.79	\$ 383.46	\$ 144.45	\$ 908.92	per room
Motel	\$ -	\$ -	\$ -	\$ 78.13	249.05	\$ 7.72	\$ 337.06	\$ 126.97	\$ 798.94	per room
<b>Recreational</b>										
Golf Course	\$ -	\$ -	\$ -	\$ 43.66	139.18	\$ 4.32	\$ 188.37	\$ 70.96	\$ 446.49	per acre
Bowling Alley	\$ -	\$ -	\$ -	\$ 0.18	0.57	\$ 0.02	\$ 0.77	\$ 0.29	\$ 1.82	per square foot
Movie Theater	\$ -	\$ -	\$ -	\$ 0.26	0.83	\$ 0.03	\$ 1.13	\$ 0.42	\$ 2.67	per square foot
Arena	\$ -	\$ -	\$ -	\$ 592.53	1888.69	\$ 58.58	\$ 2,556.17	\$ 962.91	\$ 6,058.88	per acre
Amusement Park	\$ -	\$ -	\$ -	\$ 1,616.86	5153.72	\$ 159.85	\$ 6,975.08	\$ 2,627.51	\$ 16,533.03	per acre
Tennis Courts	\$ -	\$ -	\$ -	\$ 43.36	138.20	\$ 4.29	\$ 187.04	\$ 70.46	\$ 443.35	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ -	\$ 0.05	0.17	\$ 0.01	\$ 0.24	\$ 0.09	\$ 0.56	per square foot
Health/Fitness Center	\$ -	\$ -	\$ -	\$ 0.13	0.40	\$ 0.01	\$ 0.54	\$ 0.20	\$ 1.28	per square foot
Recreational Community Center	\$ -	\$ -	\$ -	\$ 0.22	0.70	\$ 0.02	\$ 0.95	\$ 0.36	\$ 2.26	per square foot
<b>Institutional</b>										
Private Elementary School	\$ -	\$ -	\$ -	\$ 0.17	0.56	\$ 0.02	\$ 0.75	\$ 0.2837	\$ 1.79	per square foot
Private High School	\$ -	\$ -	\$ -	\$ 0.12	0.37	\$ 0.01	\$ 0.50	\$ 0.1886	\$ 1.19	per square foot
Church/Place of Worship	\$ -	\$ -	\$ -	\$ 0.06	0.20	\$ 0.01	\$ 0.27	\$ 0.1003	\$ 0.63	per square foot
Day Care Center	\$ -	\$ -	\$ -	\$ 0.50	1.60	\$ 0.05	\$ 2.16	\$ 0.8140	\$ 5.12	per square foot
Cemetery	\$ -	\$ -	\$ -	\$ 14.48	46.14	\$ 1.43	\$ 62.45	\$ 23.5240	\$ 148.02	per acre
<b>Medical</b>										
Hospital	\$ -	\$ -	\$ -	\$ 0.52	1.66	\$ 0.05	\$ 2.25	\$ 0.85	\$ 5.34	per square foot
Nursing Home	\$ -	\$ -	\$ -	\$ 0.41	1.32	\$ 0.04	\$ 1.79	\$ 0.67	\$ 4.24	per square foot
Clinic	\$ -	\$ -	\$ -	\$ 0.70	2.22	\$ 0.07	\$ 3.01	\$ 1.13	\$ 7.14	per square foot

\* Includes 3% administration and a charge for recoupment of the cost to prepare the CIE.

\*\* Square foot' means square foot of gross building floor area.

# Attachment A: St. Simons Island & Sea Island Service Area

Land Use Category	Maximum Impact Fee*								Total Impact Fee	Unit of Measure**
	Library	Recreation & Parks	Animal Control	Law Enforcement	Fire Protection	EMS	Road Projects	Stormwater Control		
Office										
General Office Building	\$ -	\$ -	\$ -	\$ 0.59	1.88	\$ 0.06	\$ 2.55	\$ 0.9598	\$ 6.04	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ -	\$ 0.61	1.94	\$ 0.06	\$ 2.63	\$ 0.9894	\$ 6.23	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ -	\$ 0.56	1.78	\$ 0.06	\$ 2.41	\$ 0.9096	\$ 5.72	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ -	\$ 0.72	2.30	\$ 0.07	\$ 3.11	\$ 1.1715	\$ 7.37	per square foot
Research and Development Center	\$ -	\$ -	\$ -	\$ 0.52	1.66	\$ 0.05	\$ 2.25	\$ 0.8458	\$ 5.32	per square foot
Business Park	\$ -	\$ -	\$ -	\$ 0.55	1.74	\$ 0.05	\$ 2.36	\$ 0.89	\$ 5.60	per square foot
Retail										
Building Materials and Lumber Store	\$ -	\$ -	\$ -	\$ 0.25	0.80	\$ 0.02	\$ 0.74	\$ 0.28	\$ 2.09	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ -	\$ 0.17	0.54	\$ 0.02	\$ 1.52	\$ 0.57	\$ 2.83	per square foot
Variety Store	\$ -	\$ -	\$ -	\$ 0.17	0.54	\$ 0.02	\$ 0.74	\$ 0.28	\$ 1.75	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ -	\$ 0.35	1.12	\$ 0.03	\$ 2.39	\$ 0.90	\$ 4.81	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ -	\$ 0.17	0.55	\$ 0.02	\$ 1.28	\$ 0.48	\$ 2.49	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ -	\$ 0.55	1.77	\$ 0.05	\$ 1.28	\$ 0.48	\$ 4.14	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ -	\$ 0.30	0.94	\$ 0.03	\$ 1.28	\$ 0.48	\$ 3.03	per square foot
Shopping Center	\$ -	\$ -	\$ -	\$ 0.30	0.95	\$ 0.03	\$ 1.52	\$ 0.57	\$ 3.37	per square foot
Factory Outlet Center	\$ -	\$ -	\$ -	\$ 0.30	0.95	\$ 0.03	\$ 1.17	\$ 0.44	\$ 2.89	per square foot
Specialty Retail Center	\$ -	\$ -	\$ -	\$ 0.35	1.12	\$ 0.03	\$ 0.74	\$ 0.28	\$ 2.52	per square foot
Automobile Sales	\$ -	\$ -	\$ -	\$ 0.27	0.87	\$ 0.03	\$ 0.98	\$ 0.37	\$ 2.52	per square foot
Auto Parts Store	\$ -	\$ -	\$ -	\$ 0.17	0.54	\$ 0.02	\$ 0.74	\$ 0.28	\$ 1.75	per square foot
Tire Store	\$ -	\$ -	\$ -	\$ 0.23	0.73	\$ 0.02	\$ 0.98	\$ 0.37	\$ 2.33	per square foot
Tire Superstore	\$ -	\$ -	\$ -	\$ 0.23	0.73	\$ 0.02	\$ 0.98	\$ 0.37	\$ 2.33	per square foot
Supermarket	\$ -	\$ -	\$ -	\$ 0.21	0.66	\$ 0.02	\$ 0.89	\$ 0.34	\$ 2.12	per square foot
Convenience Market (Open 24 Hours)	\$ -	\$ -	\$ -	\$ 0.32	1.02	\$ 0.03	\$ 1.38	\$ 0.52	\$ 3.27	per square foot
Convenience Market with Gas Pumps	\$ -	\$ -	\$ -	\$ 0.32	1.02	\$ 0.03	\$ 1.38	\$ 0.52	\$ 3.27	per square foot
Discount Supermarket	\$ -	\$ -	\$ -	\$ 0.40	1.28	\$ 0.04	\$ 1.73	\$ 0.65	\$ 4.09	per square foot
Wholesale Market	\$ -	\$ -	\$ -	\$ 0.15	0.46	\$ 0.01	\$ 0.63	\$ 0.24	\$ 1.49	per square foot
Discount Club	\$ -	\$ -	\$ -	\$ 0.23	0.74	\$ 0.02	\$ 1.00	\$ 0.37	\$ 2.36	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ -	\$ 0.17	0.54	\$ 0.02	\$ 0.74	\$ 0.28	\$ 1.75	per square foot
Electronics Superstore	\$ -	\$ -	\$ -	\$ 0.17	0.54	\$ 0.02	\$ 0.74	\$ 0.28	\$ 1.75	per square foot
Apparel Store	\$ -	\$ -	\$ -	\$ 0.30	0.95	\$ 0.03	\$ 1.28	\$ 0.48	\$ 3.04	per square foot
Department Store	\$ -	\$ -	\$ -	\$ 0.35	1.12	\$ 0.03	\$ 1.52	\$ 0.57	\$ 3.60	per square foot
Pharmacy/Drugstore	\$ -	\$ -	\$ -	\$ 0.30	0.95	\$ 0.03	\$ 1.28	\$ 0.48	\$ 3.04	per square foot
Furniture Store	\$ -	\$ -	\$ -	\$ 0.07	0.24	\$ 0.01	\$ 0.32	\$ 0.12	\$ 0.75	per square foot
Services										
Drive-in Bank	\$ -	\$ -	\$ -	\$ 0.85	2.71	\$ 0.08	\$ 3.67	\$ 1.38	\$ 8.70	per square foot
Quality Restaurant	\$ -	\$ -	\$ -	\$ 1.33	4.23	\$ 0.13	\$ 5.72	\$ 2.16	\$ 13.56	per square foot
High-Turnover (Sit-Down) Restauant	\$ -	\$ -	\$ -	\$ 1.33	4.23	\$ 0.13	\$ 5.72	\$ 2.16	\$ 13.56	per square foot
Fast-Food Restaurant	\$ -	\$ -	\$ -	\$ 1.94	6.18	\$ 0.19	\$ 8.36	\$ 3.15	\$ 19.81	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ -	\$ 373.33	1,190.00	\$ 36.91	\$ 1,610.55	\$ 606.69	\$ 3,817.48	per service bay
Gasoline/Service Station	\$ -	\$ -	\$ -	\$ 28.44	90.67	\$ 2.81	\$ 122.71	\$ 46.22	\$ 290.86	per pump
Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ -	\$ 38.40	122.40	\$ 3.80	\$ 165.66	\$ 62.40	\$ 392.65	per pump
Self-Service Car Wash	\$ -	\$ -	\$ -	\$ 35.56	113.33	\$ 3.52	\$ 153.39	\$ 57.78	\$ 363.57	per stall

\* Includes 3% administration and a charge for recoupment of the cost to prepare the CIE.

\*\* Square foot means square foot of gross building floor area.

# Attachment A: Unincorporated Mainland Service Area

1212

Land Use Category	Maximum Impact Fee*								Total Impact Fee	Unit of Measure**	
	Library	Recreation & Parks	Animal Control	Law Enforcement	Fire Protection	EMS	Road Projects	Stormwater Control			
<b>Residential</b>											
Single-Family Detached Housing	\$ 471.10	\$ 2,950.84	\$ 71.20	\$ 346.29	\$ 1,337.76	\$ 52.43	\$ 1,227.34	\$ 561.17	\$ 7,018.13	per dwelling	
Apartment	\$ 471.10	\$ 2,950.84	\$ 71.20	\$ 346.29	\$ 1,337.76	\$ 52.43	\$ 1,227.34	\$ 561.17	\$ 7,018.13	per dwelling	
Residential Condominium/Townhouse	\$ 471.10	\$ 2,950.84	\$ 71.20	\$ 346.29	\$ 1,337.76	\$ 52.43	\$ 1,227.34	\$ 561.17	\$ 7,018.13	per dwelling	
<b>Port and Terminal</b>											
Intermodal Truck Terminal	\$ -	\$ -	\$ -	\$ 0.21	\$ 0.81	\$ 0.03	\$ 1.33	\$ 0.34	\$ 2.72	per square foot	
<b>Industrial/Agricultural</b>											
General Light Industrial	\$ -	\$ -	\$ -	\$ 0.34	\$ 1.31	\$ 0.03	\$ 2.18	\$ 0.5524	\$ 4.40	per square foot	
General Heavy Industrial	\$ -	\$ -	\$ -	\$ 0.27	\$ 1.04		\$ 0.02	\$ 1.72	\$ 0.4379	\$ 3.49	per square foot
Manufacturing	\$ -	\$ -	\$ -	\$ 0.26	\$ 1.02		\$ 0.02	\$ 1.69	\$ 0.4293	\$ 3.42	per square foot
Warehousing	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.52		\$ 0.01	\$ 0.86	\$ 0.2191	\$ 1.75	per square foot
Mini-Warehouse	\$ -	\$ -	\$ -	\$ 0.01	\$ 0.04		\$ 0.00	\$ 0.07	\$ 0.0184	\$ 0.15	per square foot
High-Cube Warehouse	\$ -	\$ -	\$ -	\$ 0.01	\$ 0.04	\$ 0.00	\$ 0.07	\$ 0.0182	\$ 0.14	per square foot	
<b>Lodging</b>											
Hotel or Conference Motel	\$ -	\$ -	\$ -	\$ 84.16	\$ 325.13	\$ 6.79	\$ 536.96	\$ 136.39	\$ 1,089.43	per room	
All Suites Hotel	\$ -	\$ -	\$ -	\$ 73.86	\$ 285.33	\$ 5.96	\$ 471.23	\$ 119.69	\$ 956.08	per room	
Motel	\$ -	\$ -	\$ -	\$ 64.92	\$ 250.81	\$ 5.24	\$ 414.22	\$ 105.21	\$ 840.40	per room	
<b>Recreational</b>											
Golf Course	\$ -	\$ -	\$ -	\$ 36.28	\$ 140.16	\$ 2.93	\$ 231.48	\$ 58.80	\$ 469.65	per acre	
Bowling Alley	\$ -	\$ -	\$ -	\$ 0.15	\$ 0.57	\$ 0.01	\$ 0.94	\$ 0.24	\$ 1.91	per square foot	
Movie Theater	\$ -	\$ -	\$ -	\$ 0.22	\$ 0.84	\$ 0.02	\$ 1.39	\$ 0.35	\$ 2.81	per square foot	
Arena	\$ -	\$ -	\$ -	\$ 492.36	\$ 1,902.04	\$ 39.72	\$ 3,141.25	\$ 797.88	\$ 6,373.25	per acre	
Amusement Park	\$ -	\$ -	\$ -	\$ 1,343.50	\$ 5,190.14	\$ 108.40	\$ 8,571.60	\$ 2,177.19	\$ 17,390.83	per acre	
Tennis Courts	\$ -	\$ -	\$ -	\$ 36.03	\$ 139.18	\$ 2.91	\$ 229.86	\$ 58.38	\$ 466.35	per acre	
Racquet/Tennis Club	\$ -	\$ -	\$ -	\$ 0.05	\$ 0.18	\$ 0.00	\$ 0.29	\$ 0.07	\$ 0.59	per square foot	
Health/Fitness Center	\$ -	\$ -	\$ -	\$ 0.10	\$ 0.40	\$ 0.01	\$ 0.66	\$ 0.17	\$ 1.35	per square foot	
Recreational Community Center	\$ -	\$ -	\$ -	\$ 0.18	\$ 0.71	\$ 0.01	\$ 1.17	\$ 0.30	\$ 2.37	per square foot	
<b>Institutional</b>											
Private Elementary School	\$ -	\$ -	\$ -	\$ 0.15	\$ 0.56	\$ 0.01	\$ 0.93	\$ 0.24	\$ 1.88	per square foot	
Private High School	\$ -	\$ -	\$ -	\$ 0.10	\$ 0.37	\$ 0.01	\$ 0.62	\$ 0.16	\$ 1.25	per square foot	
Church/Place of Worship	\$ -	\$ -	\$ -	\$ 0.05	\$ 0.20	\$ 0.00	\$ 0.33	\$ 0.08	\$ 0.66	per square foot	
Day Care Center	\$ -	\$ -	\$ -	\$ 0.42	\$ 1.61	\$ 0.03	\$ 2.66	\$ 0.67	\$ 5.39	per square foot	
Cemetery	\$ -	\$ -	\$ -	\$ 12.03	\$ 46.47	\$ 0.97	\$ 76.74	\$ 19.49	\$ 155.70	per acre	
<b>Medical</b>											
Hospital	\$ -	\$ -	\$ -	\$ 0.43	\$ 1.68	\$ 0.04	\$ 2.77	\$ 0.70	\$ 5.62	per square foot	
Nursing Home	\$ -	\$ -	\$ -	\$ 0.34	\$ 1.33	\$ 0.03	\$ 2.20	\$ 0.56	\$ 4.46	per square foot	
Clinic	\$ -	\$ -	\$ -	\$ 0.58	\$ 2.24	\$ 0.05	\$ 3.70	\$ 0.94	\$ 7.51	per square foot	

\* Includes 3% administration and a charge for recoupment of the cost to prepare the CIE.

\*\* Square foot' means square foot of gross building floor area.

1213

1214



## Attachment A: Unincorporated Mainland Service Area

Land Use Category	Maximum Impact Fee*								Total Impact Fee	Unit of Measure**
	Library	Recreation & Parks	Animal Control	Law Enforcement	Fire Protection	EMS	Road Projects	Stormwater Control		
Office										
General Office Building	\$ -	\$ -	\$ -	\$ 0.49	\$ 1.90	\$ 0.04	\$ 3.13	\$ 0.80	\$ 6.35	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ -	\$ 0.51	\$ 1.95	\$ 0.04	\$ 3.23	\$ 0.82	\$ 6.55	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ -	\$ 0.47	\$ 1.80	\$ 0.04	\$ 2.97	\$ 0.75	\$ 6.02	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ -	\$ 0.60	\$ 2.31	\$ 0.05	\$ 3.82	\$ 0.97	\$ 7.75	per square foot
Research and Development Center	\$ -	\$ -	\$ -	\$ 0.43	\$ 1.67	\$ 0.03	\$ 2.76	\$ 0.70	\$ 5.60	per square foot
Business Park	\$ -	\$ -	\$ -	\$ 0.45	\$ 1.76	\$ 0.04	\$ 2.90	\$ 0.74	\$ 5.89	per square foot
Retail										
Building Materials and Lumber Store	\$ -	\$ -	\$ -	\$ 0.21	\$ 0.80	\$ 0.02	\$ 0.90	\$ 0.23	\$ 2.16	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.55	\$ 0.01	\$ 1.87	\$ 0.48	\$ 3.05	per square foot
Variety Store	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.55	\$ 0.01	\$ 0.91	\$ 0.23	\$ 1.84	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ -	\$ 0.29	\$ 1.13	\$ 0.02	\$ 2.94	\$ 0.75	\$ 5.14	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.55	\$ 0.01	\$ 1.57	\$ 0.40	\$ 2.67	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ -	\$ 0.46	\$ 1.78	\$ 0.04	\$ 1.57	\$ 0.40	\$ 4.25	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.95	\$ 0.02	\$ 1.57	\$ 0.40	\$ 3.19	per square foot
Shopping Center	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.95	\$ 0.02	\$ 1.87	\$ 0.47	\$ 3.56	per square foot
Factory Outlet Center	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.95	\$ 0.02	\$ 1.44	\$ 0.37	\$ 3.03	per square foot
Specialty Retail Center	\$ -	\$ -	\$ -	\$ 0.29	\$ 1.13	\$ 0.02	\$ 0.90	\$ 0.23	\$ 2.58	per square foot
Automobile Sales	\$ -	\$ -	\$ -	\$ 0.23	\$ 0.87	\$ 0.02	\$ 1.21	\$ 0.31	\$ 2.63	per square foot
Auto Parts Store	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.55	\$ 0.01	\$ 0.90	\$ 0.23	\$ 1.84	per square foot
Tire Store	\$ -	\$ -	\$ -	\$ 0.19	\$ 0.73	\$ 0.02	\$ 1.21	\$ 0.31	\$ 2.45	per square foot
Tire Superstore	\$ -	\$ -	\$ -	\$ 0.19	\$ 0.73	\$ 0.02	\$ 1.21	\$ 0.31	\$ 2.45	per square foot
Supermarket	\$ -	\$ -	\$ -	\$ 0.17	\$ 0.66	\$ 0.01	\$ 1.10	\$ 0.28	\$ 2.23	per square foot
Convenience Market (Open 24 Hours)	\$ -	\$ -	\$ -	\$ 0.27	\$ 1.03	\$ 0.02	\$ 1.70	\$ 0.43	\$ 3.44	per square foot
Convenience Market with Gas Pumps	\$ -	\$ -	\$ -	\$ 0.27	\$ 1.03	\$ 0.02	\$ 1.70	\$ 0.43	\$ 3.44	per square foot
Discount Supermarket	\$ -	\$ -	\$ -	\$ 0.33	\$ 1.28	\$ 0.03	\$ 2.12	\$ 0.54	\$ 4.30	per square foot
Wholesale Market	\$ -	\$ -	\$ -	\$ 0.12	\$ 0.47	\$ 0.01	\$ 0.77	\$ 0.20	\$ 1.57	per square foot
Discount Club	\$ -	\$ -	\$ -	\$ 0.19	\$ 0.74	\$ 0.02	\$ 1.22	\$ 0.31	\$ 2.48	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.55	\$ 0.01	\$ 0.90	\$ 0.23	\$ 1.84	per square foot
Electronics Superstore	\$ -	\$ -	\$ -	\$ 0.14	\$ 0.55	\$ 0.01	\$ 0.90	\$ 0.23	\$ 1.84	per square foot
Apparel Store	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.95	\$ 0.02	\$ 1.57	\$ 0.40	\$ 3.19	per square foot
Department Store	\$ -	\$ -	\$ -	\$ 0.29	\$ 1.13	\$ 0.02	\$ 1.87	\$ 0.47	\$ 3.79	per square foot
Pharmacy/Drugstore	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.95	\$ 0.02	\$ 1.57	\$ 0.40	\$ 3.19	per square foot
Furniture Store	\$ -	\$ -	\$ -	\$ 0.06	\$ 0.24	\$ 0.00	\$ 0.39	\$ 0.10	\$ 0.79	per square foot
Services										
Drive-in Bank	\$ -	\$ -	\$ -	\$ 0.71	\$ 2.73	\$ 0.06	\$ 4.51	\$ 1.15	\$ 9.16	per square foot
Quality Restaurant	\$ -	\$ -	\$ -	\$ 1.10	\$ 4.26	\$ 0.09	\$ 7.03	\$ 1.79	\$ 14.26	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ -	\$ 1.10	\$ 4.26	\$ 0.09	\$ 7.03	\$ 1.79	\$ 14.26	per square foot
Fast-Food Restaurant	\$ -	\$ -	\$ -	\$ 1.61	\$ 6.22	\$ 0.13	\$ 10.27	\$ 2.61	\$ 20.84	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ -	\$ 310.22	\$ 1,198.40	\$ 25.03	\$ 1,979.18	\$ 502.71	\$ 4,015.55	per service bay
Gasoline/Service Station	\$ -	\$ -	\$ -	\$ 23.64	\$ 91.31	\$ 1.91	\$ 150.80	\$ 38.30	\$ 305.95	per pump
Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ -	\$ 31.91	\$ 123.26	\$ 2.57	\$ 203.57	\$ 51.71	\$ 413.03	per pump
Self-Service Car Wash	\$ -	\$ -	\$ -	\$ 29.54	\$ 114.13	\$ 2.38	\$ 188.49	\$ 47.88	\$ 382.43	per stall

\* Includes 3% administration and a charge for recoupment of the cost to prepare the CIE.

\*\* Square foot means square foot of gross building floor area.



This amendment shall become effective upon the adoption of the most recently prepared Capital Improvements Element approved by the Georgia Department of Community Affairs.

**BOARD OF COMMISSIONERS,  
GLYNN COUNTY, GEORGIA**

\_\_\_\_\_  
MICHAEL BROWNING, CHAIRMAN

ATTEST:

\_\_\_\_\_  
DHWANI PATEL, CLERK

**EXPLANATION OF CHANGES**

**Additions - underlined**

**Deletions - ~~striketrough~~**

Article XI, Sections 2-5-263 through 2-5-275, and Attachment A are new additions to the Code of Ordinances.