



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

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 st Public Hearing on Ordinance; Public Hearing for transmittal of CIE
November 19	BOC Regular Meeting – 2 nd 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.

**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.

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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:

66 1. That an equitable program for planning and financing public facilities
67 to serve new growth and development is necessary in order to
68 promote and accommodate orderly growth and development and to
69 protect the public health, safety, and general welfare of the citizens
70 of Glynn County; and,

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72 2. That certain public facilities as herein defined have been and must
73 be further expanded if new growth and development is to be
74 accommodated at the same level of service available to existing
75 development; and,

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77 3. That it is fair and equitable that new growth and development shall
78 bear a proportionate share of the cost of such public facilities
79 necessary to serve new growth and development.

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81 (b) *Purpose.*

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83 1. The purpose of this Ordinance is to impose impact fees, as
84 hereinafter set forth, for certain public facilities, as hereinafter
85 defined.

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87 2. It is also the purpose of this Ordinance to ensure that adequate public
88 facilities are available to serve new growth and development in Glynn
89 County and to provide that new growth and development bears a
90 proportionate share of the cost of new public facilities needed to
91 serve them.

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(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.

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101 **2-5-265 Rules of Construction and Definitions.**

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

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

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- 110 1. In the case of a conflict between words or phrases as used in this
111 Ordinance and as used in other codes, regulations, or laws of the
112 County, such difference shall not affect the meaning or implication of
113 such words or phrases as used in this Ordinance.
- 114 2. In the case of a conflict between the text of this Ordinance and any
115 caption, illustration, summary table, or illustrative table, the text shall
116 control.
- 117 3. The word "shall" is always mandatory and not discretionary; the word
118 "may" is permissive.
- 119 4. Words used in the present tense shall include the future and words
120 used in the singular number shall include the plural and the plural the
121 singular, unless the context clearly indicates the contrary.
- 122 5. The word "person" includes an individual, a corporation, a
123 partnership, an incorporated association, or any other legal or similar
124 entity.
- 125 6. The conjunction "and" indicates that all the connected terms,
126 conditions, provisions, or events shall apply.
- 127 7. The conjunctions "or" and "and/or" indicate that the connected items,
128 conditions, provisions, or events may apply singly or in any
129 combination.

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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.

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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.

152
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 *Feepayer* 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 feepayor 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

255 determination of whether an improvement is a “project” improvement or a
256 “system” improvement, and the physical location of the improvement on-
257 site or off-site shall not be considered determinative of whether an
258 improvement is a “project” improvement or a “system” improvement. If an
259 improvement or facility provides or will provide more than incidental service
260 or facilities capacity to persons other than users or occupants of a particular
261 project, the improvement or facility is a system improvement and shall not
262 be considered a project improvement. No improvement or facility included
263 in a plan for public facilities and approved for public funding by the Board
264 of Commissioners shall be considered a project improvement.

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

267 *Proportionate share* means that portion of the cost of system improvements
268 that is reasonably and fairly related to the service demands and needs of
269 a project.

270 *Public facilities* means:

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

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

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

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

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

293 (2) *System improvement costs* may include but are not limited to the
294 construction contract price, surveying and engineering fees, related
295 land acquisition costs (including land purchases, court awards and
296 costs, attorneys' fees, and expert witness fees), and expenses incurred
297 for qualified staff or any qualified engineer, planner, architect,
298 landscape architect, or financial consultant for preparing or updating
299 the capital improvement element.

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

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

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

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

314 *Unit of development* means the standard incremental measure of land
315 development activity for a specific type of land use upon which the rate of
316 demand for public service and facilities is based, such as a dwelling unit,
317 square foot of floor area, motel room, etc.

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319 **2-5-266 Imposition of development impact fees.**

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321 Any person who after the effective date of this Ordinance engages in
322 development shall pay a development impact fee in the manner and amount
323 set forth in this Ordinance.

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325 (a) Construction not subject to impact fees. The following projects and
326 construction activities do not constitute "development" as defined in this
327 Ordinance, and are therefore not subject to the imposition of impact
328 fees:

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330 1. Rebuilding no more than the same number of units of development
331 (as defined in this Ordinance) that were removed by demolition, or
332 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

380 improvements element, and which:
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- 382 a. are reasonably expected to be generated by new growth and
383 development; and
- 384 b. are reasonably expected on the basis of historical funding
385 patterns to be made available to pay for system improvements of
386 the same category for which an impact fee is imposed.
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- 388 3. The method of calculating impact fees for public facilities under this
389 Ordinance shall be maintained for public inspection as a part of the
390 official records of Glynn County, and may be amended from time to
391 time by official act of the Board of Commissioners.
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- 393 4. In addition to the cost of new or expanded system improvements
394 needed to be built to serve new development, the cost basis of a
395 development impact fee may also include the proportionate cost of
396 existing system improvements to the extent that such public facilities
397 have excess service capacity and new development will be served
398 by such facilities, as established in the capital improvements
399 element.
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- 401 5. Development impact fees shall be based on actual system
402 improvement costs or reasonable estimates of such costs, as set
403 forth in the capital improvements element.
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406 (d) **Service areas.** The unincorporated areas of Glynn County, Georgia,
407 including St. Simons Island and Sea Island but excluding Jekyll Island,
408 or such other area established by intergovernmental agreement, each
409 constitute a single service area for applicable public facilities subject to
410 impact fees under this Ordinance.

411 **2-5-267 Fee Assessment and Payment.**

412 (a) *Fee schedule.*

- 413 1. Payment of a development impact fee pursuant to the fee schedule
414 attached hereto and incorporated herein as Attachment A, shall
415 constitute full and complete payment of the project's proportionate
416 share of system improvements as individually levied by the County,
417 and shall be deemed to be in compliance with the requirements of
418 this Ordinance.
- 419 2. **When a land development activity for which an application for a**
420 **building permit has been made includes two or more buildings,**
421 **structures or other land uses in any combination, including two or**
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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.

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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.

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(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.

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.

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

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

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herein as Attachment A.

2. In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. The individual assessment study shall:
 - a. be based on relevant and credible information from an accepted standard source of engineering or planning data; or
 - b. be based on actual, relevant, and credible studies or surveys of facility demand conducted in the county or its region, carried out by qualified engineers or planners pursuant to an accepted professional methodology.
3. The applicant shall provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.
4. The administrator in his or her reasonable discretion shall determine whether the content of an individual assessment study satisfies the requirements of this Ordinance. A negative determination by the administrator may be appealed to the Board of Commissioners in accordance with the administrative appeals section of this Ordinance.
5. Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the County and shall be deemed to be in compliance with the requirements of this Ordinance.

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

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

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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.

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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.

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

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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:

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603 (a) *Maintenance of Funds.*

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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

610 generally.
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612 2. Separate accounting records shall be maintained for each category
613 of system improvements (library, parks and recreation, animal
614 control, law enforcement, fire protection, emergency medical
615 services, road improvements, and stormwater management), for
616 administration fees collected, and for reimbursement of the CIE
617 Preparation costs.
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619 3. Interest earned on development impact fees shall be allocated to
620 each category of system improvements, the administration account,
621 and the CIE Preparation account in proportion to the impact fees
622 collected, shall be considered funds of the account on which it is
623 earned and shall be subject to all restrictions placed on the use of
624 development impact fees under this Ordinance.
625

626 (b) *Expenditures; restrictions.*
627

628 1. Expenditures from the system improvements impact fee accounts
629 shall be made only for the category of system improvements for
630 which the development impact fee was assessed and collected.
631

632 2. Expenditures from the administration account may be expended
633 directly for administrative purposes or transferred to the general fund
634 to cover administrative costs. Expenditures from the CIE Preparation
635 account may be in compensation for further expenses related to
636 required annual CIE Update reports, or amendments to the impact
637 fee program or impact fee ordinance.
638

639 3. Except as provided below, development impact fees shall not be
640 expended for any purpose that does not involve building or
641 expanding system improvements that create additional capacity
642 available to serve new growth and development.
643

644 4. Notwithstanding anything to the contrary in this Ordinance, the
645 following shall be considered general revenue of the County and may
646 be expended accordingly:
647

648 a. impact fees collected to recover the present value of excess
649 capacity in existing system improvements;
650

651 b. any portion of an impact fee collected as a repayment for
652 expenditures made by the County for system improvements
653 intended to be funded by such impact fee; and
654

655 c. any portion of the impact fee, but not to exceed three percent

656 (3%) of the total, collected and allocated by the administrator for
657 administration of this Ordinance.
658

659 (c) *Annual report.* The administrator shall prepare an annual report to the
660 Board of Commissioners as part of the annual audit describing the
661 amount of any development impact fees collected, encumbered, and
662 used during the preceding fiscal year by category of public facility. Such
663 annual report shall be prepared following guidelines of the Georgia
664 Department of Community Affairs (DCA) and submitted to DCA in
665 conjunction with the annual update report of the County's capital
666 improvements element.
667

668 **2-5-269 Credits.**
669

670 When eligible, feepayors shall be entitled to a credit against impact fees
671 otherwise due and owing under the circumstances and in the manner set
672 forth in this section.
673

674 (a) *Credits; restrictions.*
675

- 676 1. Except as provided in paragraph 2 below, no credit shall be given for
677 construction, contribution, or dedication of any system improvement
678 or funds for system improvements made before the effective date of
679 this Ordinance.
680
- 681 2. If the value of any construction, dedication of land, or contribution of
682 money made by a developer (or his or her predecessor in title or
683 interest) prior to the effective date of this Ordinance for system
684 improvements that are included for impact fee funding in the capital
685 improvements element, is greater than the impact fee that would
686 otherwise have been paid for the project, then the developer shall be
687 entitled to a credit for such excess construction, dedication, or
688 funding. Notwithstanding anything to the contrary in this Ordinance,
689 any credit due under this section shall not constitute a liability of the
690 County and shall accrue to the developer to the extent of impact fees
691 assessed for new development for the same category of system
692 improvements.
693
- 694 3. In no event shall credit be given for project improvements as defined
695 in this Ordinance.
696

697 (b) *Granting of Credits.*
698

- 699 1. Credit shall be given for the present value of any construction of
700 improvements, contribution or dedication of land, or payment of
701 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

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

750

751 3. For any contribution of capital equipment that qualifies as a system
752 improvement by a developer or his or her predecessor in title or
753 interest and accepted by the County, the value shall be the original
754 cost to the developer of the capital equipment or the cost that the
755 County would normally pay for such equipment, whichever is less.

756

757 4. For any contribution of money for system improvements from a
758 developer or his or her predecessor in title or interest accepted by
759 the County, the original value of the money shall be the same as that
760 at the time of contribution, from which present value may be
761 calculated.

762

763 5. In making a present value calculation, the discount rate used shall
764 be the interest rate being earned on the County's impact fee funds,
765 and the average annual inflation rate shall be based on the
766 Consumer Price Index (the CPI) for the value of the contribution,
767 calculated as the change in the CPI between the date of the
768 contribution and the current date.

769

770 (d) *Credits; Application.*

771

772 1. Credits shall be given only upon written application of the developer
773 to the administrator. A developer must present written evidence
774 satisfactory to the administrator at or before the time of development
775 impact fee assessment.

776

777 2. The administrator, in his or her reasonable discretion, shall review all
778 applications for credits and make determinations regarding the
779 allowance of any claimed credit, and the value of any allowed credit.

780

781 3. Any credit approved by the administrator shall be acknowledged in
782 writing by the administrator and calculated at the time of impact fee
783 assessment.

784

785 4. Appeals from the decision of the administrator shall be made to the
786 Board of Commissioners in accordance with the Administrative
787 Appeals Section of this Ordinance.

788 (e) *Credits; Abandoned building permits.*

789

790 1. In the event an impact fee is paid but the building permit is
791 abandoned, credit shall be given for the present value of the impact
792 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.

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

886 1. Modify the estimates of impact on public facilities according to the
887 methods and provisions concerning the calculation of impact fees,
888 provided that any such agreement may allow the County to assess
889 additional development impact fees after the completion of
890 construction according to the fee schedule set forth in this Ordinance.
891

892 2. Permit construction of, dedication of property for, or other in-kind
893 contribution for specific public facilities of the type for which
894 development impact fees would be imposed in lieu of or with a credit
895 against applicable development impact fees that would normally be
896 paid by the subsequent builders of the project developed by said
897 private party or parties.
898

899 3. Provides for reimbursement of the system improvement cost through
900 the granting of credits to the private party or parties to the private
901 agreement as impact fees are paid by the subsequent builders,
902 developers, or occupants of the project developed by said private
903 party or parties.
904

905 4. Permit a schedule and method of payment appropriate to particular
906 and unique circumstances of a proposed project in lieu of the
907 requirements for payment under this Ordinance.
908

909 (c) *Private Agreements; Procedure.*
910

911 1. Any private agreement proposed by an applicant pursuant to this
912 Section shall be submitted to the administrator for review and
913 negotiation, prior to submission to the Board of Commissioners.
914

915 2. Any private agreement proposed by an applicant pursuant to this
916 Section shall be reviewed and approved by the county attorney as to
917 form and sufficiency prior to consideration by the Board of
918 Commissioners.
919

920 3. Any such agreement must be presented to and approved by the
921 Board of Commissioners prior to the issuance of the first building
922 permit in the development.
923

924 4. Any such agreement shall be executed or approved by mortgagees,
925 lien holders or contract purchasers in addition to the landowner and
926 shall require the applicant to submit such agreement to the Clerk of
927 Superior Court for recording on the deed records.
928

929 **2-5-272 Periodic Review and Amendments.**
930

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

932 time by the Board of Commissioners as deemed appropriate or
933 desirable.
934

935 (b) *Capital improvements element periodic review.*

937 1. *Annual review.* At least once each year, the Board of Commissioners
938 shall review and may update the capital improvements element so
939 as to maintain, at a minimum, a schedule of system improvements
940 for each of the subsequent five years. The capital improvements
941 element update may include changes in funding sources or project
942 costs, or changes in the scheduling of projects, but new projects
943 cannot be added. The capital improvements element update shall be
944 submitted to the Regional Commission for their review, in
945 accordance with the *Development Impact Fee Compliance*
946 *Requirements* as adopted by the Georgia Board of Community
947 Affairs.

948 2. *Amendment.* In conducting a periodic review of the capital
949 improvements element and calculation of development impact fees,
950 the Board of Commissioners may determine to amend the capital
951 improvements element. Amendments to the capital improvements
952 element shall comply with the procedural requirements of the
953 *Development Impact Fee Compliance Requirements* as adopted by
954 the Georgia Board of Community Affairs, and shall be required for
955 any change to the capital improvements element that would:
956

957 a. redefine growth projections, land development assumptions, or
958 goals or objectives that would affect system improvements
959 proposed in the capital improvements element;
960

961 b. extend the horizon of the capital improvements element as
962 needed to maintain a 20-year planning period or to be consistent
963 with an update to the Comprehensive Plan;

964

965 c. add a new public facility category for impact fee funding, modify
966 impact fee service areas, or add new system improvement
967 projects;

968

969 d. recalculate level of service standards for any public facility
970 category; or

971

972 e. make any other revisions needed to keep the capital
973 improvements element up to date.

974 (c) *Continuation of Validity.* Failure of the Board of Commissioners to
975 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.*

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.
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4. The appellant shall have 15 days after receipt of the administrator's decision to accept the decision, to provide additional information related to the appeal, or to contest the decision.
 - a. If the decision is to approve the appeal or to approve it with conditions, the appellant may accept such decision and the appeal will be approved by the administrator.
 - b. If the decision is to request additional information and the appellant provides such information, the administrator shall make a final decision to approve or deny the appeal.
 - c. If the decision by the administrator is to deny the appeal, the appellant may withdraw the appeal or may appeal the decision to the Board of Commissioners.
5. Appeals from the decision of the administrator to deny the appeal shall be made to the Board of Commissioners within 30 days of the administrator's decision. The appellant shall file a written appeal with the County Clerk. Such written appeal shall constitute an application for relief and shall be of sufficient content to set forth the basis for the appeal and the relief sought.

The record of the appeal shall consist of the original written application and submitted supporting materials, such other information submitted at the request of the administrator, and the written decision of the administrator to deny the appeal. No new material or arguments not reviewed by the administrator in consideration of the appellant's appeal may be submitted as part of the written appeal to the Board of Commissioners.

6. The Board of Commissioners shall thereafter consider the appeal at a regularly scheduled meeting within 30 days of receipt of the appeal provided that at least 2 weeks written notice of the meeting can be given to the appellant.
 - a. The Board of Commissioners shall decide the issue within a reasonable time following the meeting, but in no case later than its next regular meeting, unless the appellant agrees to an extension to a later date.
 - b. Any party making an appeal shall have the right to appear at the meeting to present evidence and may be represented by counsel.
 - c. The Board of Commissioners shall hear and consider the appeal 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 **2-5-274**

1092 **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

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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				
Residential												
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		
Port and Terminal												
Intermodal Truck Terminal	\$ -	\$ -	\$ -	\$ 0.25	\$ 0.80	\$ 0.05	\$ 1.09	\$ 0.41	\$ 2.59	per square foot		
Industrial/Agricultural												
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		
Lodging												
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		
Recreational												
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		
Institutional												
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		
Medical												
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) Restaurant	\$ -	\$ -	\$ -	\$ 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		
Residential										
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
Port and Terminal										
Intermodal Truck Terminal	\$ -	\$ -	\$ -	\$ 0.21	\$ 0.81	\$ 0.03	\$ 1.33	\$ 0.34	\$ 2.72	per square foot
Industrial/Agricultural										
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
Lodging										
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
Recreational										
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
Institutional										
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
Medical										
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.

1216 This amendment shall become effective upon the adoption of the most recently
1217 prepared Capital Improvements Element approved by the Georgia Department of
1218 Community Affairs.

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1220 **BOARD OF COMMISSIONERS,**
1221 **GLYNN COUNTY, GEORGIA**

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MICHAEL BROWNING, CHAIRMAN

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1227 ATTEST:

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DHWANI PATEL, CLERK

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EXPLANATION OF CHANGES

1264 Additions - underlined
1265 Deletions - ~~strikethrough~~

1266

1267 Article XI, Sections 2-5-263 through 2-5-275, and Attachment A are new additions to the
1268 Code of Ordinances.