

**A RESOLUTION AND ORDINANCE OF THE
DAWSON COUNTY BOARD OF COMMISSIONERS
MODIFYING THE IMPACT FEES IMPOSED BY THE
DAWSON COUNTY IMPACT FEE ORDINANCE**

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

WHEREAS, Dawson County currently has in place the Development Impact Fee Ordinance of Dawson County, Georgia (“Impact Fee Ordinance”), which is codified in Article III; of Chapter 101 of the Dawson County Code of Ordinances; and

WHEREAS, Dawson County’s current Impact Fee Ordinance collects impact fees in accordance with a separate schedule of fees set by the County and incorporated into the Impact Fee Ordinance (Section 101-61(a)(1)); and

WHEREAS, the Dawson County Board of Commissioners has determined to review and update its Impact Fee Ordinance; and

WHEREAS, the Board desires that the County’s impact fees be more in line with the impact fees of neighboring communities; and

WHEREAS, the Board believes that modifications of the County’s impact fees will increase the County’s competitiveness in attracting target industries that will pay higher wages for the County’s citizens (such as medical, office, and manufacturing); and

WHEREAS, the Board believes that modifications of the County’s impact fees will increase the opportunity for the County to create a more balanced property tax digest; and

WHEREAS, to that end, the Board believes that impact fees as described in the attached Exhibit “A” are appropriate and in the best interest of the public health, safety and welfare; and

WHEREAS, the Board of Commissioners finds that the impact fees as described in Exhibit “A” serve a legitimate public purpose, and employ means that are reasonably necessary to achieve that purpose; and

WHEREAS, the Board finds that the impact fees as described in Exhibit “A” are reasonable in relation to the goal it seeks to achieve; and

WHEREAS, the Board desires to incorporate the newly modified impact fees and their impact into the next annual update to the Capital Improvement Element of the County’s Comprehensive Plan; and

WHEREAS, the Board has advertised and held public hearings on the question of a modification of impact fees on March 7, 2019, and on March 21, 2019; and

WHEREAS, this matter is now ready for Board of Commissioners consideration and action;

NOW THEREFORE BE IT RESOLVED AND ORDAINED BY THE DAWSON COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:

1. The findings in the above preamble are hereby adopted by the Board of Commissioners;
2. Section 101-61(a)(1) is amended by making Exhibit A hereto the "attachment A" referenced in the Section, which shall become effective immediately;
3. The Board of Commissioners directs staff to incorporate the newly modified impact fees and their impact into the next annual update to the Capital Improvement Element of the County's Comprehensive Plan

BE IT RESOLVED AND ORDAINED this 21st day of March, 2019

DAWSON COUNTY BOARD OF COMMISSIONERS



Handwritten signature of Billy Thurmond in black ink.

Billy Thurmond, Chairman

Sharon Fausett, Member

Handwritten signature of Chris Gaines in black ink.

Chris Gaines, Member

Handwritten signature of Tim Satterfield in black ink.

Tim Satterfield, Member

Julie Hughes Nix, Member

Attest:

Handwritten signature of Kister Cloud in blue ink.

Clerk to the Board

Attachment A: IMPACT FEE SCHEDULE

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
	Residential (200-299)						
210	Single-Family Detached Housing	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 82.4406	\$ 2,567.2081	per dwelling
220	Apartment	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 57.5887	\$ 2,542.3562	per dwelling
230	Residential Condominium/Townhouse	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 50.3139	\$ 2,535.0814	per dwelling
	Port and Terminal (000-099)						
030	Intermodal Truck Terminal	\$ -	\$ -	\$ 0.1107	\$ 0.0787	\$ 0.1893	per square foot
	Industrial/Agricultural (100-199)						
110	General Light Industrial	\$ -	\$ -	\$ 0.1805	\$ 0.0554	\$ 0.2359	per square foot
120	General Heavy Industrial	\$ -	\$ -	\$ 0.1430	\$ 0.0119	\$ 0.1549	per square foot
140	Manufacturing	\$ -	\$ -	\$ 0.1402	\$ 0.0304	\$ 0.1706	per square foot
150	Warehousing	\$ -	\$ -	\$ 0.0716	\$ 0.0283	\$ 0.0999	per square foot
151	Mini-Warehouse	\$ -	\$ -	\$ 0.0060	\$ 0.0199	\$ 0.0259	per square foot
152	High-Cube Warehouse	\$ -	\$ -	\$ 0.0059	\$ 0.0134	\$ 0.0193	per square foot
	Lodging (300-399)						
310	Hotel or Conference Motel	\$ -	\$ -	\$ 44.5456	\$ 70.7505	\$ 115.2961	per room
311	All Suites Hotel	\$ -	\$ -	\$ 39.0932	\$ 42.4340	\$ 81.5273	per room
320	Motel	\$ -	\$ -	\$ 34.3630	\$ 48.7557	\$ 83.1187	per room
	Recreational (400-499)						
430	Golf Course	\$ -	\$ -	\$ 19.2037	\$ 37.0977	\$ 56.3014	per acre
437	Bowling Alley	\$ -	\$ -	\$ 0.0782	\$ 0.2449	\$ 0.3230	per square foot
443	Movie Theater	\$ -	\$ -	\$ 0.1149	\$ 0.5735	\$ 0.6884	per square foot
460	Arena	\$ -	\$ -	\$ 260.5956	\$ 245.3358	\$ 505.9314	per acre
480	Amusement Park	\$ -	\$ -	\$ 711.0935	\$ 557.6551	\$ 1,268.7486	per acre
490	Tennis Courts	\$ -	\$ -	\$ 19.0687	\$ 119.6877	\$ 138.7564	per acre
491	Racquet/Tennis Club	\$ -	\$ -	\$ 0.0240	\$ 0.1031	\$ 0.1271	per square foot
492	Health/Fitness Center	\$ -	\$ -	\$ 0.0551	\$ 0.2419	\$ 0.2970	per square foot
495	Recreational Community Center	\$ -	\$ -	\$ 0.0971	\$ 0.2485	\$ 0.3455	per square foot
	Institutional (500-599)						
520	Private Elementary School	\$ -	\$ -	\$ 0.0768	\$ 0.1067	\$ 0.1835	per square foot
530	Private High School	\$ -	\$ -	\$ 0.0511	\$ 0.0947	\$ 0.1457	per square foot
560	Church/Place of Worship	\$ -	\$ -	\$ 0.0272	\$ 0.0709	\$ 0.0980	per square foot
565	Day Care Center	\$ -	\$ -	\$ 0.2203	\$ 0.0685	\$ 0.2888	per square foot
566	Cemetery	\$ -	\$ -	\$ 6.3664	\$ 36.8643	\$ 43.2307	per acre
	Medical (600-699)						
610	Hospital	\$ -	\$ -	\$ 0.2297	\$ 0.0880	\$ 0.3177	per square foot
620	Nursing Home	\$ -	\$ -	\$ 0.1823	\$ 0.0493	\$ 0.2315	per square foot
630	Clinic	\$ -	\$ -	\$ 0.3070	\$ 0.2093	\$ 0.5163	per square foot
	Office (700-799)						
710	General Office Building	\$ -	\$ -	\$ 0.2598	\$ 0.0877	\$ 0.3475	per square foot
714	Corporate Headquarters Building	\$ -	\$ -	\$ 0.2678	\$ 0.0635	\$ 0.3312	per square foot
715	Single-Tenant Office Building	\$ -	\$ -	\$ 0.2462	\$ 0.0926	\$ 0.3388	per square foot
720	Medical-Dental Office Building	\$ -	\$ -	\$ 0.3171	\$ 0.2873	\$ 0.6043	per square foot
760	Research and Development Center	\$ -	\$ -	\$ 0.2289	\$ 0.0645	\$ 0.2934	per square foot
770	Business Park	\$ -	\$ -	\$ 0.2408	\$ 0.0989	\$ 0.3397	per square foot

Attachment A: IMPACT FEE SCHEDULE continued

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
	Retail (800-899)						
812	Building Materials and Lumber Store	\$ -	\$ -	\$ 0.1100	\$ 0.3161	\$ 0.4261	per square foot
813	Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.3290	\$ 0.4040	per square foot
814	Variety Store	\$ -	\$ -	\$ 0.0751	\$ 0.2712	\$ 0.3462	per square foot
815	Free-Standing Discount Store	\$ -	\$ -	\$ 0.1552	\$ 0.3018	\$ 0.4569	per square foot
816	Hardware/Paint Store	\$ -	\$ -	\$ 0.0754	\$ 0.1773	\$ 0.2527	per square foot
817	Nursery (Garden Center)	\$ -	\$ -	\$ 0.2439	\$ 0.4767	\$ 0.7206	per square foot
818	Nursery (Wholesale)	\$ -	\$ -	\$ 0.1303	\$ 0.2730	\$ 0.4034	per square foot
820	Shopping Center	\$ -	\$ -	\$ 0.1306	\$ 0.2783	\$ 0.4089	per square foot
823	Factory Outlet Center	\$ -	\$ -	\$ 0.1306	\$ 0.1862	\$ 0.3167	per square foot
826	Specialty Retail Center	\$ -	\$ -	\$ 0.1550	\$ 0.3103	\$ 0.4652	per square foot
841	Automobile Sales	\$ -	\$ -	\$ 0.1195	\$ 0.2205	\$ 0.3400	per square foot
843	Auto Parts Store	\$ -	\$ -	\$ 0.0751	\$ 0.2354	\$ 0.3105	per square foot
848	Tire Store	\$ -	\$ -	\$ 0.1001	\$ 0.1440	\$ 0.2441	per square foot
849	Tire Superstore	\$ -	\$ -	\$ 0.1001	\$ 0.1461	\$ 0.2461	per square foot
850	Supermarket	\$ -	\$ -	\$ 0.0910	\$ 0.3800	\$ 0.4710	per square foot
851	Convenience Market (Open 24 Hrs)	\$ -	\$ -	\$ 0.1408	\$ 1.2781	\$ 1.4189	per square foot
853	Convenience Market w/Gas Pumps	\$ -	\$ -	\$ 0.1408	\$ 1.1718	\$ 1.3126	per square foot
854	Discount Supermarket	\$ -	\$ -	\$ 0.1760	\$ 0.4084	\$ 0.5844	per square foot
860	Wholesale Market	\$ -	\$ -	\$ 0.0641	\$ 0.0355	\$ 0.0996	per square foot
857	Discount Club	\$ -	\$ -	\$ 0.1015	\$ 0.2204	\$ 0.3219	per square foot
862	Home Improvement Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.0824	\$ 0.1575	per square foot
863	Electronics Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.1051	\$ 0.1802	per square foot
876	Apparel Store	\$ -	\$ -	\$ 0.1306	\$ 0.2812	\$ 0.4118	per square foot
875	Department Store	\$ -	\$ -	\$ 0.1548	\$ 0.0969	\$ 0.2517	per square foot
880	Pharmacy/Drugstore	\$ -	\$ -	\$ 0.1306	\$ 0.3114	\$ 0.4419	per square foot
890	Furniture Store	\$ -	\$ -	\$ 0.0325	\$ 0.0088	\$ 0.0412	per square foot
	Services (900-999)						
912	Drive-in Bank	\$ -	\$ -	\$ 0.3744	\$ 0.2817	\$ 0.6561	per square foot
931	Quality Restaurant	\$ -	\$ -	\$ 0.5833	\$ 0.2954	\$ 0.8787	per square foot
932	High-Turnover (Sit-Down) Restauant	\$ -	\$ -	\$ 0.5833	\$ 0.4176	\$ 1.0009	per square foot
934	Fast-Food Restaurant	\$ -	\$ -	\$ 0.8522	\$ 1.1602	\$ 2.0124	per square foot
941	Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 164.1916	\$ 287.5038	\$ 451.6954	per service bay
944	Gasoline/Service Station	\$ -	\$ -	\$ 12.5099	\$ 291.9388	\$ 304.4487	per pump
945	Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ 0.0169	\$ 197.3493	\$ 197.3662	per pump
947	Self-Service Car Wash	\$ -	\$ -	\$ 15.6373	\$ 374.1029	\$ 389.7401	per stall

* ITE Code means the land use code assigned in the *Trip Generation* manual published by the Institute of Transportation Engineers, 9th Edition.

Note: "Square foot" means square foot of gross building floor area.