

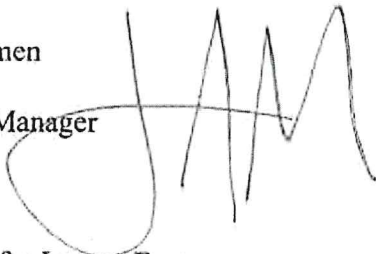
MEMORANDUM

TO: Mayor and Aldermen

FROM: Jay Melder, City Manager

DATE: February 3, 2023

RE: Recommendation for Impact Fees



The development of a citywide impact fee program has been a priority for this City Council. Over the last year and a half, we have held several workshops and public information sessions on Impact Fees, and we have followed the very heavily prescribed state-process of preparing to adopt a local Impact Fee Ordinance. We are now ready to consider the adoption of an Impact Fee Ordinance for the City of Savannah. This memo summarizes the steps we have taken thus far as well as outlines recommended options for the proposed adoption and implementation of the program.

I would like to stress, as I have in prior workshops, that the purpose of the Georgia state impact fee program is to be able to effectively fund and provide essential public infrastructure to rapidly expanding neighborhoods in a manner that does not tax existing communities. Furthermore, the impact fee program in many ways is designed to capture revenue from new single family/low density development to pay for public infrastructure needs and amenities in those new neighborhoods. To be clear, impact fees are an additional construction cost (no different from a permit or tap-in fee), and as a result impact fees will contribute to higher construction costs and will be passed down in some form or fashion to businesses, homebuyers and/or renters. Impact fees are not limited to residential properties, the fees are also applied to industrial and commercial development as well. Impact fees will also affect all new development, no matter if the developer is required to pay municipal property taxes or not (just like permits and tap-in fees). There have been many concerns on Council about over-burdening homebuyers with additional costs; this is a real concern. However, if the city decides to forego impact fees, we must find sources of funding to provide infrastructure for essential public services (i.e., public safety, roads, recreation) to these growth areas, meaning new sales tax or increased property taxes would have to be considered.

I want to also emphasize that the way the State has structured the program leaves little wiggle room to adjust to local preferences. Impact fees are a blunt instrument. If we want an effective program, we will have to adopt an impact fee ordinance that produces enough revenue to follow through on the Capital Improvement Elements in the plan, so that new communities feel that they are getting what they pay for. In contrast, if Council adopts a diluted or significantly reduced impact fee, we run the risk of over-promising and under-

delivering, while still increasing the cost of construction—and thus the cost of purchase or lease—and not have much in the way of new public infrastructure to show for it.

I have also recommended just one exemption category for Affordable Housing developments, which includes aspects to protect private homebuilders in federally designated Opportunity Zones. As you know, exemptions have a fiscal impact to the City. The city must pay the Impact Fee for every project that qualifies for an exemption, which is why I am only recommending one exemption category.

My recommendation is that City Council adopt a meaningful impact fee ordinance, at no less a rate and implementation schedule than outlined below. If Council is not willing to adopt an Impact Fee ordinance at those levels recommended or higher, then it would be my recommendation that Council not adopt an ordinance at this time.

Economic Indicators: I also want to note that many economists are predicting an economic slowdown in the US economy in 2023. According to the “Savannah 2023 Economic Trends” report, published by the Savannah Area Chamber of Commerce in partnership with the University of Georgia Terry College of Business and Georgia Southern University Parker College of Business, a mild and relatively brief recession is likely. Because of our strong economic position, the state of Georgia will fare better economically than the US during the slowdown, and the Savannah area will fare better than both the US and the state of Georgia. However, single-family home purchase and construction is predicted to be among the hardest hit industries during this projected downturn. Economists also believe though, that “beyond 2023 there is tremendous potential for more active housing markets...” For this reason, I am recommending a staged implementation, like the Impact Fee program implementation done in Atlanta, that would raise fees incrementally over a 2-year period.

I want to thank staff, especially Bridget Lidy and the team at Planning & Urban Design, for taking on the task that Council directed of us and for executing it extraordinarily well.

Overview of Impact Fees

In 1990, the Georgia Development Impact Fee Act (DIFA) was enacted into law, and it significantly affected the way local governments in Georgia pay for public services and facilities. Impact fees are one-time fees charged to land developers to help defray the costs of expanding capital facilities to serve new growth. DIFA enables local governments to charge new development for a proportionate share of infrastructure capacity it requires. However, the Act places restrictions on the categories of capital facilities for which new development can be charged. It also establishes rules under which impact fees must be calculated, collected, expended, accounted for, and administered.

The City's Impact Fee Process

As part of the process to create an impact fee program, the Methodology Report was completed last year. This report contains the growth forecasts for the city and identifies capital projects needed to meet the City's Level of Service standards. It also presents calculations related to establishing the maximum impact fees that could be charged for the public facility categories which include roads, public safety, and parks and recreation. The forecasts and the identified capital improvement projects from this report comprise the Capital Improvements Element (CIE) which must be approved by the Coastal Regional Commission (CRC) and the Georgia Department of Community Affairs (DCA).

On September 8, 2022, Council approved the submission of the draft CIE document to the CRC and DCA. While under review by DCA, the CRC facilitated a regional review to ensure consistency with the *Development Impact Fee Compliance Requirements* and to allow for the submission of comments. A letter from the Savannah Area Homebuilders Association was also received. The CRC also hosted a regional review public hearing on October 12. Attendees included representatives from the CRC's ten-county region, CRC staff, and interested parties. No comments were received at the regional hearing.

On November 23, the city received correspondence that DCA completed its review of the CIE. They determined that our draft document did not adequately address the *Development Impact Fee Compliance Requirements*. On December 13, staff and our consultant team responded to concerns and resubmitted the CIE document to the CRC. On January 19, 2023, DCA notified the city that the revised CIE adequately addressed the State's requirements.

To complete the implementation of an impact fee program, City Council must:

1. Amend the Chatham County-Savannah Comprehensive Plan to include the CIE;
2. Adopt an impact fee ordinance; and
3. Approve a resolution for affordable housing exemptions.

Maximum Impact Fee Rate

When creating impact fee programs, consideration must be given to the maximum impact fee rate charged for the public facility categories. The fee schedule is provided in the Methodology Report and reflects the reductions for any applicable credit based upon anticipated tax contributions from new development. In addition, it includes a small administration fee. The city cannot charge more than the maximum fee in any given public facility category, yet we do have the flexibility to charge less.

The initial CIE submitted to DCA included a maximum impact fee rate of \$5,634 for a single family detached housing unit. Based on feedback during the CIE review process,

the city reduced this maximum fee to \$5,038—a nearly 10% decrease based on the following revisions to the Methodology Report:

- Addressed capacity issues with the Road Improvement Public Facility category as identified by DCA;
- Changed the discount rate on the impact fee interest-bearing account to reflect current market conditions with a higher interest rate based on feedback from the City’s Chief Financial Officer, as well as, updating the inflation rates for building and construction projects; and
- Updated the building and construction project lists to include SPLOST revenues.

A full breakdown of the maximum impact fees as provided in the Methodology Report is provided in Attachment A.

Implementation Options

Several options are proposed for the impact fee based on the survey distributed to City Council in November and feedback was provided throughout this process.

City Manager Recommendation:

The city should adopt and implement an impact fee ordinance no less than the equivalent of 1% of the average sale price of new homes in the Savannah area over the past 12-months (\$393,085) which is \$3,931. This represents a reduction of 22% from the newly projected \$5,038 maximum impact fee. (This formula was designed at the guidance of our Impact Fee consultants in consultation with the Impact Fee Advisory Committee).

To achieve this goal, the Parks and Recreation public facility category will be reduced to represent a 65.18% maximum impact fee for “Parks & Recreation Components,” and a 96.0% maximum impact fee for “Trail System” as shown in Table A. For single family detached housing, this equates to a change in the maximum fee charged single-family home in this public facility category would decrease from \$2,953 to \$1,846.

Table A: Percent of Maximum Impact Fee for the Parks & Recreation Public Facility Category

Land Use	Parks & Recreation Components	Trail System	Fire Protection	Law Enforcement	Road Improvements	Total Impact Fee	Per Foot
Residential							
Single-Family Detached Housing	\$ 1,769,849.0	\$ 76,643.1	1,055,164.0	\$ 850,237.1	\$ 178,957.8	\$ 3,930,851.1	dwelling
Duplex or Townhouse 1-3 stories	\$ 1,769,849.0	\$ 76,643.1	1,055,164.0	\$ 850,237.1	\$ 136,638.0	\$ 3,888,531.2	dwelling
Mid-Rise Multi-Family 4-10 stories	\$ 1,769,849.0	\$ 76,643.1	1,055,164.0	\$ 850,237.1	\$ 90,143.1	\$ 3,842,036.4	dwelling
Industrial							
General Light Industrial	\$ -	\$ 0.0523	\$ 0.7206	\$ 0.5807	\$ 0.0907	\$ 1.4444	square foot
Manufacturing	\$ -	\$ 0.0642	\$ 0.8844	\$ 0.7127	\$ 0.0901	\$ 1.7515	square foot
Warehousing	\$ -	\$ 0.0114	\$ 0.1582	\$ 0.1275	\$ 0.0324	\$ 0.3297	square foot
High-Cube Warehouse, short term	\$ -	\$ 0.0221	\$ 0.3053	\$ 0.2460	\$ 0.0265	\$ 0.6002	square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ 0.0221	\$ 0.3053	\$ 0.2460	\$ 0.0343	\$ 0.6080	square foot
High-Cube Hub Warehouse	\$ -	\$ 0.0232	\$ 0.3196	\$ 0.2575	\$ 0.0878	\$ 0.8882	square foot
Specialty Trade Contractor	\$ -	\$ 0.0918	\$ 1.2643	\$ 1.0188	\$ 0.1863	\$ 2.5613	square foot
Lodging							
Hotel or Conference Motel	\$ -	\$ 18.9155	\$ 280.4148	\$ 209.8387	\$ 151.6302	\$ 640.7994	room
All Suites Hotel	\$ -	\$ 31.3810	\$ 432.0298	\$ 348.1239	\$ 83.5010	\$ 895.0358	room
Motel	\$ -	\$ 4.5183	\$ 82.2056	\$ 50.1244	\$ 63.5746	\$ 180.4231	room

Percent of Maximum	65.18%	96.0%	100.0%	100.0%	100.0%
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A full breakdown of the Proposed Maximum Impact Fees with Reduction in Parks & Recreation and Trails is provided in Attachment B.

Table B shows the number of new housing units projected over the next five years. It also compares the projected revenue generated with no reduction calculated at approximately \$16.6 million. The reduced maximum impact fee result in revenue projections decreasing to \$12.9 million—a reduction of \$3.6 million.

If this option is exercised and the maximum impact fee is reduced, it will prolong the collections of the projects identified on the Annual Work Plan and CIE. Strain will also be placed on other funding sources like the General Fund and/or SPLOST.

Table B: Projected Revenue Comparisons for Reduced Maximum Impact Fee

Year	Projected Total Number of Housing Units	Number of New Housing Units	Estimated Revenue at the Maximum Fee Amount (\$5,038)	Estimated Revenue at the Reduced Maximum Fee Amount (\$3,930)
2023	70,407	589	\$2,967,382.00	\$2,314,770.00
2024	71,298	891	\$4,488,858.00	\$3,501,630.00
2025	71,898	600	\$3,022,800.00	\$2,358,000.00
2026	72,504	606	\$3,053,028.00	\$2,381,580.00
2027	73,115	611	\$3,078,218.00	\$2,401,230.00
Total Revenue			\$16,610,286.00	\$12,957,210.00

Lost Revenue Based on Reduced Maximum Impact Fee Proposal	\$ 3,653,076.00
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Affordable Housing Exemption. As part of the implementation of impact fees, it is also recommended that affordable housing qualify for a 25% exemption from the maximum impact fees subject to available replacement funds from the City.

The exemption would apply to:

- All low-income housing tax credit (LIHTC) and similarly financed housing that has long term affordability requirements imposed by the federal, state, or local governments;
- Housing properties constructed in the Federally Designated Opportunity Zone; and
- Single family or multifamily properties where:
 - Rents are at or below Fair Market Rents (FMRs) for a period of 15 years with deed restrictions; or
 - Sale price of homes are at or below 80% of Federal Housing Administration (FHA) limits for a period of 15 years with deed restrictions.

There is a bill currently being considered at the State House that would eliminate all Impact Fee requirements for Affordable Housing developments. Governor Kemp recently expressed his support for this measure as well. This would be a welcomed change in the impact fee law.

Recommended Phased Implementation. It is also recommended that we adopt an implementation schedule no less steep than the City of Atlanta’s example (which is a three-year implementation that ramps fees up from 50% to 100% over a two-year period). Recommended Implementation Schedule below:

- Year 1: 50% of impact fee of \$1,966
- Year 2: 75% of impact fee of \$2,948
- Year 3: 100% of impact fee of \$3,931

Alternatively, you may decide you would like to adopt an implementation schedule that is more aggressive. If so, I would recommend the following:

- Year 1: 50% of impact fee of \$1,966
- Year 2: 100% of impact fee of \$3,931

Next Steps. If the implementation of the impact fee program is pursued, several items need to occur. The Planning Commission will provide a recommendation to City Council on the CIE since it is an amendment to the Chatham County-Savannah Comprehensive Plan. In addition, City Council must hold two public hearings, and 1st and 2nd readings for the impact fee ordinance. A resolution for the affordable housing exemption must also be considered. The proposed schedule for this process is as follows:

- February 7:
 - Planning Commission considers CIE
 - 1st Public Hearing and 1st Reading for the Impact Fee Ordinance

- February 23:
 - 2nd Public Hearing and 2nd Reading for the Impact Fee Ordinance
 - City Council considers CIE Resolution
 - City Council considers Affordable Housing Exemption Resolution

- April 31
 - Finalize Administrative Procedures

- May 1
 - Implement Impact Fee Program

Appendix A: Maximum Impact Fee as Outlined in the Methodology Report (01.25.2023)

ITE Code	Land Use	Parks & Recreation Components	Trail System	Fire Protection	Law Enforcement	Road Improvements	Total Fee per Unit	Unit of Measure
<i>Residential (200-299)</i>								
210	Single-Family Detached Housing	2,874,0647	79,8366	1,055,1640	850,2371	176,9578	5,036,2602	per dwelling
215	Duplex or Townhouse 1-3 stories	2,874,0647	79,8366	1,055,1640	850,2371	136,6360	4,995,9404	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	2,874,0647	79,8366	1,055,1640	850,2371	90,1431	4,949,4455	per dwelling
<i>Industrial (300-399)</i>								
110	General Light Industrial		0,0645	0,7207	0,5807	0,0907	1,4466	per square foot
140	Manufacturing		0,0669	0,8845	0,7127	0,0901	1,7542	per square foot
150	Warehousing		0,0120	0,1583	0,1275	0,0325	0,3302	per square foot
154	High-Cube Warehouse, short-term		0,0231	0,3054	0,2461	0,0266	0,6012	per square foot
156	High-Cube Warehouse, fulfillment center		0,0231	0,3054	0,2461	0,0343	0,6089	per square foot
156	High-Cube Hub Warehouse		0,0242	0,3196	0,2576	0,0879	0,6803	per square foot
180	Specialty Trade Contractor		0,0957	1,2644	1,0188	0,1864	2,5652	per square foot
<i>Lodging (300-399)</i>								
310	Hotel or Conference Motel		19,7037	260,4148	209,8368	151,6302	641,5876	per room
311	All Sutes Hotel		32,6886	432,0299	348,1239	83,5010	896,3434	per room
320	Motel		4,7067	62,2056	50,1245	63,5746	180,6114	per room
<i>Recreational (400-499)</i>								
445	Movie Theater		0,0601	0,6621	0,5335	1,4820	2,7277	per square foot
480	Amusement Park		0,0786	1,0392	0,8374	1,013,5883	1,015,5436	per acre
491	Racquet/Tennis Club		0,0168	0,2220	0,1789	0,4120	0,8296	per square foot
495	Recreational Community Center		0,0374	0,4943	0,3983	0,5469	1,4769	per square foot
<i>Institutional (500-599)</i>								
520	Private Elementary School		0,7957	10,5160	8,4737	0,2928	20,0781	per employee
530	Private School (K-8)		0,7957	10,5160	8,4737	0,2928	20,0781	per employee
532	Private School (K-12)		0,5610	7,6790	6,1876	0,2138	14,6615	per employee
534	Private High School (K-8)		0,5347	7,0566	5,6943	0,1968	13,4925	per employee
560	Church/Place of Worship		0,0134	0,1774	0,1430	0,1442	0,4781	per square foot
565	Day Care Center		0,0788	1,0410	0,8388	0,9037	2,8623	per square foot
566	Cemetery		3,6863	48,7206	39,2564	114,2446	205,9099	per acre
<i>Medical (600-699)</i>								
610	Hospital		0,1010	1,3352	1,0759	0,2044	2,7165	per square foot
620	Nursing Home		0,0721	0,9531	0,7680	0,1281	1,9213	per square foot
630	Clinic		0,0957	1,2643	1,0197	0,2196	3,0922	per square foot
640	Veteran Clinic		0,0699	0,7919	0,6381	0,4086	1,8976	per square foot

* Total Fee per Unit includes administration and OE preparation fees

ITE Code	Land Use	Parks & Recreation Components	Trail System	Fire Protection	Law Enforcement	Road Improvements	Total Fee per Unit*	Unit of Measure
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Office (700-799)

710	General Office Building		0.1151	1.5214	1.2260	0.2057	3.0682	per square foot
712	Small Office Building		0.0647	0.8557	0.6895	0.2731	1.8830	per square foot
714	Corporate Headquarters Building		0.1217	1.6085	1.2961	0.1509	3.1772	per square foot
715	Single-Tenant Office Building		0.1201	1.5867	1.2785	0.2480	3.2333	per square foot
720	Medical-Dental Office Building		0.1462	1.9318	1.5566	0.6832	4.3177	per square foot
750	Office Park		0.1106	1.4615	1.1777	0.2101	2.9599	per square foot
760	Research and Development Center		0.1163	1.5367	1.2382	0.2103	3.1014	per square foot
770	Business Park		0.1089	1.4392	1.1597	0.2361	2.9438	per square foot

Retail (800-899)

812	Building Materials and Lumber Store		0.0243	0.3217	0.2592	0.3236	0.9289	per square foot
814	Variety Store		0.0236	0.3113	0.2508	1.2061	1.7937	per square foot
815	Free-Standing Discount Store		0.0773	1.0222	0.8237	1.0223	2.9456	per square foot
816	Hardware/Paint Store		0.0103	0.1362	0.1098	0.1531	0.4084	per square foot
817	Nursery (Garden Center)		0.1103	1.4580	1.1748	1.2924	4.0355	per square foot
818	Nursery (Wholesale)		0.0569	0.7790	0.6277	0.7401	2.2057	per square foot
820	Shopping Center		0.0751	0.9930	0.8001	0.7024	2.5706	per square foot
822	Strip Retail Plaza		0.0751	0.9930	0.8001	1.0333	2.9016	per square foot
840	Automobile Sales (New)		0.0879	1.1618	0.9061	0.5283	2.7141	per square foot
841	Automobile Sales Used		0.0767	1.0134	0.8166	0.5135	2.4202	per square foot
842	Recreation Vehicle Sales		0.0224	0.2966	0.2390	0.0949	0.6528	per square foot
843	Auto Parts Store		0.0339	0.4487	0.3615	1.0356	1.8798	per square foot
848	Tire Store		0.0453	0.5982	0.4821	0.5255	1.6511	per square foot
850	Supermarket		0.0757	1.0000	0.8058	1.7808	3.6622	per square foot
857	Discount Club		0.0466	0.6161	0.4965	0.8058	1.9650	per square foot
861	Sporting Goods Superstore		0.1894	2.5032	2.0171	0.4513	5.1609	per square foot
880	Pharmacy/Drugstore - no drive-through		0.0554	0.7325	0.5902	1.7095	3.0876	per square foot
881	Pharmacy/Drugstore w/drive-through		0.0591	0.7805	0.6289	2.0572	3.5257	per square foot
880	Furniture Store		0.0204	0.2694	0.2171	0.1196	0.6264	per square foot

Services (900-999)

912	Drive-in Bank		0.1084	1.4330	1.1547	1.9044	4.6005	per square foot
930	Fast Casual Restaurant		0.1783	2.3567	1.8990	1.8435	6.2774	per square foot
931	Fine Dining Restaurant		0.1783	2.3567	1.8990	1.5911	6.0250	per square foot
932	High-Turnover (Sit-Down) Restaurant		0.1783	2.3567	1.8990	2.0344	6.4684	per square foot
934	Fast-Food Restaurant		0.3713	4.9077	3.9545	8.8716	18.1051	per square foot
941	Quick Lubrication Vehicle Shop		0.1538	2.0322	1.6375	1.3203	5.1438	per square foot
943	Automobile Parts & Service		0.0513	0.6782	0.5465	0.3150	1.5910	per square foot
944	Gasoline/Service Station		6.9174	91.4242	73.6684	172.0100	344.0200	per pump
945	Convenience Store w/gas (< 5501 sf)		10.3405	136.6659	110.1236	257.1300	514.2600	per pump
945	Convenience Store w/gas (> 5500 sf)		13.9044	183.7679	148.0777	345.7500	691.5000	per pump
947	Self-Service Car Wash		4.3432	57.4026	46.2542	108.0000	216.0000	per stall
949	Car Wash & Detail Center		6.2816	83.0211	66.8973	156.2000	312.4000	per stall
950	Truck Stop		9.0082	119.0571	95.9347	224.0000	448.0000	per pump

* Total Fee per Unit includes administration and CIE preparation fees.

Appendix B: Proposed Maximum Impact Fee with Reduction in Parks & Recreation and Trails

Land Use	Parks & Recreation Components	Trail System	Fire Protection	Law Enforcement	Road Improvements	Total Impact Fee	Fee Each
Residential							
Single-Family Detached Housing	\$ 1,769.8490	\$ 76.6431	\$ 1,055.1640	\$ 850.2371	\$ 178.9578	\$ 3,930.8511	dwelling
Duplex or Townhouse 1-3 stories	\$ 1,769.8490	\$ 76.6431	\$ 1,055.1640	\$ 850.2371	\$ 136.6380	\$ 3,888.5312	dwelling
Mid-Rise Multi-Family 4-10 stories	\$ 1,769.8490	\$ 76.6431	\$ 1,055.1640	\$ 850.2371	\$ 90.1431	\$ 3,842.0364	dwelling
Industrial							
General Light Industrial	\$ -	\$ 0.0523	\$ 0.7206	\$ 0.5807	\$ 0.0907	\$ 1.4444	square foot
Manufacturing	\$ -	\$ 0.0642	\$ 0.8844	\$ 0.7127	\$ 0.0901	\$ 1.7515	square foot
Warehousing	\$ -	\$ 0.0114	\$ 0.1582	\$ 0.1275	\$ 0.0324	\$ 0.3297	square foot
High-Cube Warehouse, short term	\$ -	\$ 0.0221	\$ 0.3053	\$ 0.2460	\$ 0.0265	\$ 0.6002	square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ 0.0221	\$ 0.3053	\$ 0.2460	\$ 0.0343	\$ 0.6080	square foot
High-Cube Hub Warehouse	\$ -	\$ 0.0232	\$ 0.3196	\$ 0.2575	\$ 0.0878	\$ 0.6882	square foot
Specialty Trade Contractor	\$ -	\$ 0.0918	\$ 1.2643	\$ 1.0188	\$ 0.1863	\$ 2.5613	square foot
Lodging							
Hotel or Conference Motel	\$ -	\$ 18.9155	\$ 260.4148	\$ 209.8387	\$ 151.6302	\$ 640.7994	room
All Suites Hotel	\$ -	\$ 31.3810	\$ 432.0298	\$ 348.1239	\$ 83.5010	\$ 895.0358	room
Motel	\$ -	\$ 4.5183	\$ 62.2056	\$ 50.1244	\$ 63.5746	\$ 180.4231	room
Recreational							
Movie Theater	\$ -	\$ 0.0480	\$ 0.6621	\$ 0.5335	\$ 1.4819	\$ 2.7257	square foot
Amusement Park	\$ -	\$ 0.0754	\$ 1.0392	\$ 0.8374	\$ 1,013.5882	\$ 1,015.5404	acre
Racquet/Tennis Club	\$ -	\$ 0.0161	\$ 0.2219	\$ 0.1788	\$ 0.4120	\$ 0.8289	square foot
Recreational Community Center	\$ -	\$ 0.0359	\$ 0.4943	\$ 0.3983	\$ 0.5469	\$ 1.4754	square foot
Institutional							
Private Elementary School	\$ -	\$ 0.7638	\$ 10.5160	\$ 8.4736	\$ 0.2928	\$ 20.0463	employee
Private School (K-8)	\$ -	\$ 0.7638	\$ 10.5160	\$ 8.4736	\$ 0.2928	\$ 20.0463	employee
Private School (K-12)	\$ -	\$ 0.5577	\$ 7.6790	\$ 6.1876	\$ 0.2138	\$ 14.6382	employee
Private High School (K-8)	\$ -	\$ 0.5133	\$ 7.0667	\$ 5.6942	\$ 0.1967	\$ 13.4711	employee
Church/Place of Worship	\$ -	\$ 0.0128	\$ 0.1774	\$ 0.1429	\$ 0.1442	\$ 0.4775	square foot
Day Care Center	\$ -	\$ 0.0756	\$ 1.0409	\$ 0.8388	\$ 0.9037	\$ 2.8591	square foot
Cemetery	\$ -	\$ 3.5388	\$ 48.7205	\$ 39.2584	\$ 114.2445	\$ 205.7624	acre
Medical							
Hospital	\$ -	\$ 0.0969	\$ 1.3351	\$ 1.0758	\$ 0.2043	\$ 2.7124	square foot
Nursing Home	\$ -	\$ 0.0692	\$ 0.9531	\$ 0.7680	\$ 0.1280	\$ 1.9184	square foot
Clinic	\$ -	\$ 0.0918	\$ 1.2642	\$ 1.0187	\$ 0.7135	\$ 3.0883	square foot
Veterinary Clinic	\$ -	\$ 0.0575	\$ 0.7918	\$ 0.6380	\$ 0.4080	\$ 1.8954	square foot

Land Use	Parks & Recreation	Trail System	Fire Protection	Law Enforcement	Road Improvements	Total Impact Fee	For Each
Office							
General Office Building	\$ -	\$ 0.1105	\$ 1.5214	\$ 1.2259	\$ 0.2057	\$ 3.0636	square foot
Small Office Building	\$ -	\$ 0.0621	\$ 0.8556	\$ 0.6894	\$ 0.2730	\$ 1.8803	square foot
Corporate Headquarters Building	\$ -	\$ 0.1168	\$ 1.6085	\$ 1.2961	\$ 0.1508	\$ 3.1723	square foot
Single-Tenant Office Building	\$ -	\$ 0.1152	\$ 1.5866	\$ 1.2785	\$ 0.2480	\$ 3.2284	square foot
Medical-Dental Office Building	\$ -	\$ 0.1403	\$ 1.9317	\$ 1.5565	\$ 0.6831	\$ 4.3118	square foot
Office Park	\$ -	\$ 0.1061	\$ 1.4615	\$ 1.1776	\$ 0.2100	\$ 2.9554	square foot
Research and Development Center	\$ -	\$ 0.1116	\$ 1.5366	\$ 1.2382	\$ 0.2102	\$ 3.0967	square foot
Business Park	\$ -	\$ 0.1045	\$ 1.4391	\$ 1.1596	\$ 0.2360	\$ 2.9394	square foot
Retail							
Building Materials and Lumber Store	\$ -	\$ 0.0233	\$ 0.3217	\$ 0.2592	\$ 0.3235	\$ 0.9278	square foot
Variety Store	\$ -	\$ 0.0226	\$ 0.3112	\$ 0.2508	\$ 1.2081	\$ 1.7927	square foot
Free-Standing Discount Store	\$ -	\$ 0.0742	\$ 1.0222	\$ 0.8237	\$ 1.0223	\$ 2.9425	square foot
Hardware/Paint Store	\$ -	\$ 0.0098	\$ 0.1362	\$ 0.1097	\$ 0.1531	\$ 0.4090	square foot
Nursery (Garden Center)	\$ -	\$ 0.1059	\$ 1.4580	\$ 1.1748	\$ 1.2923	\$ 4.0311	square foot
Nursery (Wholesale)	\$ -	\$ 0.0565	\$ 0.7789	\$ 0.6276	\$ 0.7401	\$ 2.2033	square foot
Shopping Center	\$ -	\$ 0.0721	\$ 0.9929	\$ 0.8001	\$ 0.7023	\$ 2.5675	square foot
Strip Retail Plaza	\$ -	\$ 0.0721	\$ 0.9929	\$ 0.8001	\$ 1.0333	\$ 2.8985	square foot
Automobile Sales (New)	\$ -	\$ 0.0843	\$ 1.1617	\$ 0.9361	\$ 0.5283	\$ 2.7106	square foot
Automobile Sales (Used)	\$ -	\$ 0.0736	\$ 1.0134	\$ 0.8165	\$ 0.5135	\$ 2.4171	square foot
Recreation Vehicle Sales	\$ -	\$ 0.0215	\$ 0.2965	\$ 0.2389	\$ 0.0948	\$ 0.6519	square foot
Auto Parts Store	\$ -	\$ 0.0325	\$ 0.4486	\$ 0.3615	\$ 1.0356	\$ 1.8784	square foot
Tire Store	\$ -	\$ 0.0434	\$ 0.5982	\$ 0.4820	\$ 0.5254	\$ 1.6492	square foot
Supermarket	\$ -	\$ 0.0726	\$ 0.9999	\$ 0.8057	\$ 1.7808	\$ 3.6592	square foot
Discount Club	\$ -	\$ 0.0447	\$ 0.6161	\$ 0.4964	\$ 0.8057	\$ 1.9630	square foot
Sporting Goods Superstore	\$ -	\$ 0.1818	\$ 2.5032	\$ 2.0170	\$ 0.4512	\$ 5.1533	square foot
Pharmacy/Drugstore - no drive-through	\$ -	\$ 0.0532	\$ 0.7324	\$ 0.5902	\$ 1.7094	\$ 3.0853	square foot
Pharmacy/Drugstore w/drive-through	\$ -	\$ 0.0566	\$ 0.7805	\$ 0.6289	\$ 2.0571	\$ 3.5233	square foot
Furniture Store	\$ -	\$ 0.0195	\$ 0.2693	\$ 0.2170	\$ 0.1195	\$ 0.6255	square foot
Services							
Drive-in Bank	\$ -	\$ 0.1040	\$ 1.4329	\$ 1.1546	\$ 1.9043	\$ 4.5961	square foot
Fast Casual Restaurant	\$ -	\$ 0.1711	\$ 2.3566	\$ 1.8989	\$ 1.8434	\$ 6.2703	square foot
Fine Dining Restaurant	\$ -	\$ 0.1711	\$ 2.3566	\$ 1.8989	\$ 1.5910	\$ 6.0179	square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ 0.1711	\$ 2.3566	\$ 1.8989	\$ 2.0343	\$ 6.4612	square foot
Fast-Food Restaurant	\$ -	\$ 0.3564	\$ 4.9076	\$ 3.9545	\$ 8.8716	\$ 18.0902	square foot
Quick Lubrication Vehicle Shop	\$ -	\$ 0.1476	\$ 2.0322	\$ 1.6375	\$ 1.3202	\$ 5.1376	square foot
Automobile Parts & Service	\$ -	\$ 0.0492	\$ 0.6781	\$ 0.5464	\$ 0.3150	\$ 1.5889	square foot
Gasoline/Service Station	\$ -	\$ 6.6407	\$ 91.4241	\$ 73.6683	\$ 172.0100	\$ 343.7433	pump
Convenience Store w/gas (< 5501 sf)	\$ -	\$ 9.9269	\$ 136.6659	\$ 110.1235	\$ 257.1300	\$ 513.8463	pump
Convenience Store w/gas (> 5500 sf)	\$ -	\$ 13.3482	\$ 183.7678	\$ 148.0777	\$ 345.7500	\$ 690.9438	pump
Self-Service Car Wash	\$ -	\$ 4.1695	\$ 57.4025	\$ 46.2542	\$ 108.0000	\$ 215.8262	stall
Car Wash & Detail Center	\$ -	\$ 6.0303	\$ 83.0210	\$ 66.8972	\$ 156.2000	\$ 312.1487	stall
Truck Stop	\$ -	\$ 8.6478	\$ 119.0571	\$ 95.9346	\$ 224.0000	\$ 447.6396	pump

NOTE: Impact fee amounts are shown to four decimal places for accuracy. The fee applicable to a particular building permit will be rounded down to the nearest penny.

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



Serving the Cities and Counties of Coastal Georgia since 1964

January 19, 2022

Mayor Van R. Johnson, II
P.O. Box 1027
2 East Bay Street
Savannah, GA 31401

RE: City of Savannah Draft Capital Improvement Element

Mayor Johnson:

The Department of Community Affairs (DCA) has notified the Coastal Regional Commission (CRC) that they have determined the City of Savannah draft CIE adequately addresses the *Development Impact Fee Compliance Requirements*. DCA has also included advisory comments for the plan preparer.

In accordance with the *Development Impact Fee Compliance Requirements*, the next step is for the city to fulfill any remaining public feedback requirements and adopt the plan. Following adoption, please transmit a final version of the CIE and adoption resolution to the CRC.

If you have any questions, please contact me by calling (912) 223-9258 or by emailing acarpenter@crc.ga.gov.

Sincerely,

A handwritten signature in cursive script that reads "Aaron Carpenter".

Aaron Carpenter
Planning Director

Attachments

c: Joseph A. Melder, Savannah City Manager
Bridget Lidy, Savannah Planning and Urban Design Director
Juli Yoder, DCA

Subject: City of Savannah CIE: Approved w/Advisory
Date: Wednesday, January 18, 2023 at 4:45:39 PM Eastern Standard Time
From: Juli M Yoder
To: Aaron Carpenter
CC: Planning, Zane Grennell
Attachments: image001.jpg

Aaron,

Our staff has reviewed the new Capital Improvement Element (CIE) for the City of Savannah and finds that it adequately addresses the Local Planning Requirements. The next step is for the local government to adopt the CIE. We also have advisory comments for the plan preparer. As soon as your office provides written notice that the CIE Amendment has been adopted and provides DCA with a digital copy of the final adopted version of the new CIE, we will update our records to reflect the changes in the amendment.

Advisory Comments:

Trail System

- Whereas it is acceptable to break apart fee programs into more specific categories (i.e. Public Safety into Police and Fire Services), the logic purposed for Parks and Recreation and Trail Systems is still unclear. As stated in your response comments, the City intends to have "Trail System", "as a sub-category due to the unique nature of the project type", yet it is broken out in the narrative as if it is, in fact, its own programmed category. A typical CIE would either have the *Tide to Town* project simply listed within the tables of Parks and Recreation section and have the project listed in the Community Work Program - or have the Trail System as its own separate category with separate collections, calculations, and methodology. In its current format, the narrative suggests it is, in fact, its own separate category. DCA has interpreted the "Trail System" category to be a separate collection category from "Parks and Recreation", both under the *Parks and Recreation* umbrella from statute. Just like "Police" and "Fire" services are separate collection categories, but both under the *Public Safety* umbrella from statute. "Trail Systems" appear to be a separate collection category because:
 - It has separate level of service standards from "Parks and Recreation" – which leads to a different methodology and fee collections.
 - "Trail Systems" is listed as a separate category on page 7 (Table 1) in the document.

Because of this, we do expect to see "Trail Systems" reported on separately from the "Parks and Recreation" collection category in the following annual updates.

Other

- We noticed "Appendix E: Exemptions Policy" was added to this copy and that the "Property Tax Credits" section has been removed. We just wanted to bring this to your attention.

Thanks,



 Georgia
Community Affairs

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Juli M Yoder, AICP

Principal Planner | Manager, Office of Planning
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329