

IN RE: AMENDMENT TO THE DEVELOPMENT IMPACT FEE ORDINANCE OF SPALDING COUNTY

**RESOLUTION AMENDING
THE IMPACT FEE ORDINANCE OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County; and

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Development Impact Fee Ordinance of Spalding County, Georgia on January 18, 2005; and

WHEREAS, the City Manager has deemed it advisable to recommend amendment to the Development Impact Fee Ordinance of Spalding County by replacing the current Attachment A: Fee Schedule with a new Attachment A: Fee Schedule; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Impact Fee Ordinance of Spalding County, Georgia is of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Impact Fee Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1: The Impact Fee Ordinance of Spalding County, codified in the Spalding County Code of Ordinances under Chapter 6 – Development Impact Fees, Section 8-6005, Fee Assessment and Payment, Subsection (a), Fee Schedule, Paragraph (1), is hereby amended to read as follows:

Sec. 8-6005. - Fee assessment and payment.

(a) Fee schedule.

(1) Payment of a development impact fee pursuant to the fee schedule adopted by the Board of Commissioners and attached to this Ordinance as Attachment A for a property located inside of Spalding County, shall constitute full and complete payment of the project's proportionate share of system improvements and shall be deemed to be in compliance with the requirements of this ordinance.

Section 2: To delete and replace Attachment A of the Impact Fee Ordinance of Spalding County, codified in the Spalding County Code of Ordinances under Chapter 6 – Development Impact Fees, and to replace it with a new Attachment A, as appended to this Amendment, in its entirety.

Section 3: The foregoing amendment of the Zoning Ordinance of Spalding County, Georgia shall become effective immediately upon adoption of this resolution.

Section 6: All Ordinances or resolutions in conflict herewith shall be and are hereby repealed.

ATTACHMENT A: IMPACT FEE SCHEDULE

ITE Code	Land Use	Outside City of Griffin		Inside City of Griffin	
		Total Impact Fee	Unit of Measure	Total Impact Fee	Unit of Measure
Residential (200-299)					
210	Single-Family Detached Housing	\$ 1,736.8438	per dwelling	\$ 1,324.2490	per dwelling
220	Apartment	\$ 1,736.8438	per dwelling	\$ 1,324.2490	per dwelling
230	Residential Condominium/Townhouse	\$ 1,736.8438	per dwelling	\$ 1,324.2490	per dwelling
Port and Terminal (000-099)					
030	Intermodal Truck Terminal	\$ 0.3414	per square foot	\$ 0.1383	per square foot
Industrial (100-199)					
110	General Light Industrial	\$ 0.5570	per square foot	\$ 0.2258	per square foot
120	General Heavy Industrial	\$ 0.4415	per square foot	\$ 0.1790	per square foot
140	Manufacturing	\$ 0.4327	per square foot	\$ 0.1754	per square foot
150	Warehousing	\$ 0.2210	per square foot	\$ 0.0896	per square foot
151	Mini-Warehouse	\$ 0.0186	per square foot	\$ 0.0075	per square foot
152	High-Cube Warehouse	\$ 0.0184	per square foot	\$ 0.0074	per square foot
Lodging (300-399)					
310	Hotel	\$ 137.4973	per room	\$ 55.7334	per room
311	All Suites Hotel	\$ 120.6677	per room	\$ 48.9116	per room
320	Motel	\$ 106.0670	per room	\$ 42.9934	per room
Recreational (400-499)					
430	Golf Course	\$ 59.2754	per acre	\$ 24.0268	per acre
437	Bowling Alley	\$ 0.2414	per square foot	\$ 0.0978	per square foot
443	Movie Theater	\$ 0.3546	per square foot	\$ 0.1437	per square foot
460	Arena	\$ 804.3711	per acre	\$ 326.0451	per acre
480	Amusement Park	\$ 2,194.9070	per acre	\$ 889.6873	per acre
490	Tennis Courts	\$ 58.8587	per acre	\$ 23.8578	per acre
491	Racquet/Tennis Club	\$ 0.0741	per square foot	\$ 0.0300	per square foot
492	Health/Fitness Center	\$ 0.1702	per square foot	\$ 0.0690	per square foot
495	Recreational Community Center	\$ 0.2996	per square foot	\$ 0.1215	per square foot
Institutional (500-599)					
520	Private Elementary School	\$ 0.2370	per square foot	\$ 0.0961	per square foot
530	Private High School	\$ 0.1576	per square foot	\$ 0.0638	per square foot
560	Church/Place of Worship	\$ 0.0838	per square foot	\$ 0.0339	per square foot
565	Day Care Center	\$ 0.6800	per square foot	\$ 0.2757	per square foot
566	Cemetery	\$ 19.6509	per acre	\$ 7.9653	per acre
Medical (600-699)					
610	Hospital	\$ 0.7089	per square foot	\$ 0.2874	per square foot
620	Nursing Home	\$ 0.5626	per square foot	\$ 0.2280	per square foot
630	Clinic	\$ 0.9476	per square foot	\$ 0.3841	per square foot
Office (700-799)					
710	General Office Building	\$ 0.8017	per square foot	\$ 0.3249	per square foot
714	Corporate Headquarters Building	\$ 0.8266	per square foot	\$ 0.3350	per square foot
715	Single-Tenant Office Building	\$ 0.7599	per square foot	\$ 0.3080	per square foot
720	Medical-Dental Office Building	\$ 0.9786	per square foot	\$ 0.3966	per square foot
760	Research and Development Center	\$ 0.7065	per square foot	\$ 0.2864	per square foot
770	Business Park	\$ 0.7431	per square foot	\$ 0.3012	per square foot

Attachment A: Impact Fee Schedule continued

ITE Code	Land Use	Outside City of Griffin		Inside City of Griffin	
		Total Impact Fee	Unit of Measure	Total Impact Fee	Unit of Measure
Retail (800-899)					
812	Building Materials and Lumber Store	\$ 0.3393	per square foot	\$ 0.1375	per square foot
813	Free-Standing Discount Superstore	\$ 0.2317	per square foot	\$ 0.0939	per square foot
814	Variety Store	\$ 0.2317	per square foot	\$ 0.0939	per square foot
815	Free-Standing Discount Store	\$ 0.4790	per square foot	\$ 0.1942	per square foot
816	Hardware/Paint Store	\$ 0.2326	per square foot	\$ 0.0943	per square foot
817	Nursery (Garden Center)	\$ 0.7529	per square foot	\$ 0.3052	per square foot
818	Nursery (Wholesale)	\$ 0.4022	per square foot	\$ 0.1631	per square foot
820	Shopping Center	\$ 0.4030	per square foot	\$ 0.1634	per square foot
823	Factory Outlet Center	\$ 0.4030	per square foot	\$ 0.1634	per square foot
826	Specialty Retail Center	\$ 0.4783	per square foot	\$ 0.1938	per square foot
841	Automobile Sales	\$ 0.3688	per square foot	\$ 0.1494	per square foot
843	Auto Parts Store	\$ 0.2317	per square foot	\$ 0.0939	per square foot
848	Tire Store	\$ 0.3089	per square foot	\$ 0.1252	per square foot
849	Tire Superstore	\$ 0.3089	per square foot	\$ 0.1252	per square foot
850	Supermarket	\$ 0.2809	per square foot	\$ 0.1139	per square foot
851	Convenience Market (Open 24 Hours)	\$ 0.4344	per square foot	\$ 0.1761	per square foot
853	Convenience Market w/Gasoline Pumps	\$ 0.4344	per square foot	\$ 0.1761	per square foot
854	Discount Supermarket	\$ 0.5433	per square foot	\$ 0.2202	per square foot
860	Wholesale Market	\$ 0.1978	per square foot	\$ 0.0802	per square foot
857	Discount Club	\$ 0.3132	per square foot	\$ 0.1270	per square foot
862	Home Improvement Superstore	\$ 0.2317	per square foot	\$ 0.0939	per square foot
863	Electronics Superstore	\$ 0.2317	per square foot	\$ 0.0939	per square foot
876	Apparel Store	\$ 0.4030	per square foot	\$ 0.1634	per square foot
875	Department Store	\$ 0.4778	per square foot	\$ 0.1936	per square foot
880	Pharmacy/Drugstore	\$ 0.4030	per square foot	\$ 0.1634	per square foot
890	Furniture Store	\$ 0.1001	per square foot	\$ 0.0405	per square foot
Services (900-999)					
912	Drive-in Bank	\$ 1.1556	per square foot	\$ 0.4684	per square foot
931	Quality Restaurant	\$ 1.8004	per square foot	\$ 0.7298	per square foot
932	High-Turnover (Sit-Down) Restaurant	\$ 1.8004	per square foot	\$ 0.7298	per square foot
934	Fast-Food Restaurant	\$ 2.6306	per square foot	\$ 1.0663	per square foot
941	Quick Lubrication Vehicle Shop	\$ 506.8046	per service bay	\$ 205.4290	per service bay
944	Gasoline/Service Station	\$ 38.6137	per pump	\$ 15.6518	per pump
945	Gasoline Station w/Convenience Market	\$ 0.0521	per pump	\$ 0.0211	per pump
947	Self-Service Car Wash	\$ 48.2670	per stall	\$ 19.5646	per stall

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

n/a - not applicable. Fee taken from the *Calculation of Housing Unit Fee* table.

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