



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 8/19/2004

ARC REVIEW CODE: P408191

TO: Potentially Affected Local Governments and Other Interested Parties

FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Cherokee County Capital Improvements Element and Short Term Work Program 2004 Annual Update

Review Type: Local Comprehensive Plan

Description: Annual update 2004 CIE/STWP for Cherokee County

Submitting Local Government: Cherokee County

Action Under Consideration:

Date Opened: 8/19/2004

Deadline for Comments: 9/2/2004

Earliest the Regional Review can be Completed: 10/18/2004

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
BARROW COUNTY
CHEROKEE COUNTY SCHOOLS
GORDON
CITY OF BALL GROUND
CITY OF MOUNTAIN PARK
CITY OF WALESKA
NORTH GEORGIA RDC

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY
FORSYTH COUNTY
PICKENS COUNTY
CITY OF CANTON
CITY OF NELSON
CITY OF WOODSTOCK
GEORGIA MOUNTAINS RDC

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FULTON COUNTY
DAWSON COUNTY
CITY OF ACWORTH
CITY OF HOLLY SPRINGS
CITY OF ROSWELL
COOSA VALLEY RDC
GEORGIA CONSERVANCY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 9/2/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Cherokee County	Date Received:	8/19/2004
Local Contact:	James Cain, Principal Planner Cherokee County	Public Hearing Date and Time:	9/2/2004 8:30am
Phone:	678-493-6106	E-Mail:	jcain@cherokeega.gov
Fax:	678-493-6111	Website:	http://www.cherokeega.com/
Street	130 East Main Street, Suite 108	City State, Zip:	Canton, Georgia 30114

Department of Community Affairs Review Required

Review Title:	Cherokee County Capital Improvements Element and Short Term Work Program 2004 Annual Update Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for Cherokee County.
Description:	Annual update 2004 CIE/STWP for Cherokee County

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person: Mike Alexander, Review Coordinator

E-Mail malexander@atlantaregional.com

Transmittal Resolution

Cherokee County, Georgia

WHEREAS, the Cherokee County Board of Commissioners has prepared an annual update to a Capital Improvement Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvement Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearings was held in the Courthouse on August 17, 2004 at 6:00p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2004-2008 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

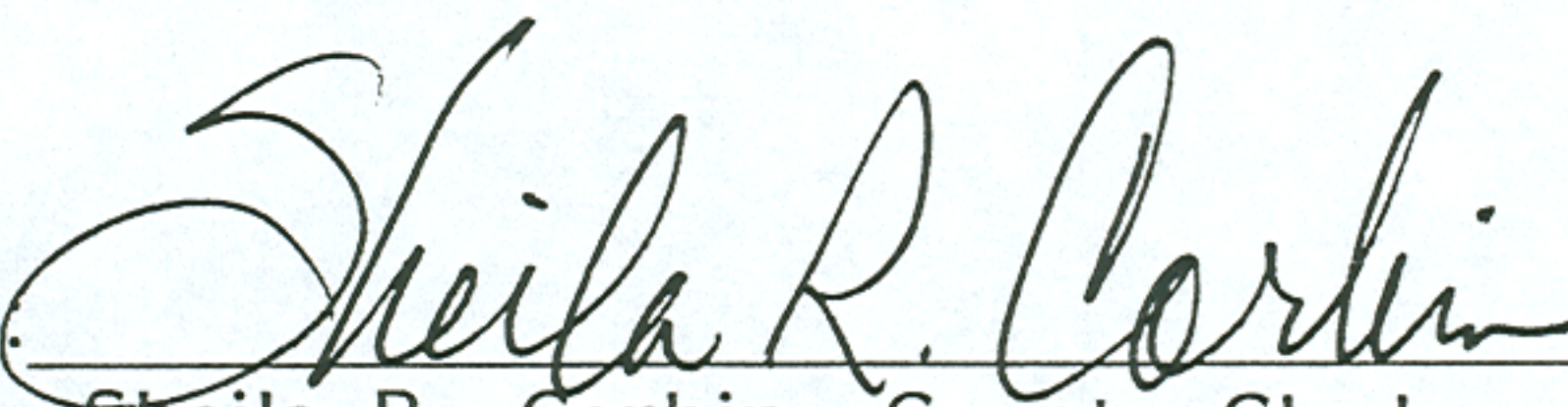
Adopted this 17th day of August, 2004.

BY:



J. Michael Byrd, Chairman, Cherokee County Board of Commissioners

ATTEST.



Sheila R. Corbin, County Clerk

CHEROKEE COUNTY		ANNUAL STWP UPDATE (2004-2008)			
Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Public Safety Facility	2000	2003	Sheriff's Department, Board of Commissioners	\$33,599,204	58% Impact Fee, 42% General Fund
Library Collection Materials	2003	2003	Library System, Board of Commissioners	\$367,845	56% Impact Fee, 44% General Fund
Fire Engine 9	2003	2003	Fire Department, Board of Commissioners	\$275,000	89% Impact Fee, 11% General Fund
Library Collection Materials	2003	2003	Library System, Board of Commissioners	\$272,344	56% Impact Fee, 44% General Fund
Fire Engine 20	2003	2003	Fire Department, Board of Commissioners	\$306,000	88% Impact Fee, 12% General Fund
Fire Station 2 Renovation/Expansion	2003	2003	Fire Department, Board of Commissioners	\$65,000	88% Impact Fee, 12% General Fund
Library Collection Materials	2003	2003	Library System, Board of Commissioners	\$194,741	55% Impact Fee, 45% General Fund
Training Van	2003	2003	Fire Department, Board of Commissioners	\$50,000	88% Impact Fee, 12% General Fund
Holly Springs Area Fire Station	2003	2004	Fire Department, Board of Commissioners	\$1,200,000	100% Impact Fee
Air Truck	2003	2004	Fire Department, Board of Commissioners	\$355,000	89% Impact Fee, 11% General Fund

CHEROKEE COUNTY		ANNUAL STWP UPDATE (2004-2008)			
Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
New Woodstock Library Facility	2003	2004	Library System, Board of Commissioners	\$4,400,000	21% Impact Fee, 29% General Fund, 50% State of Georgia
Rescue Unit (Mass Response)	2003	2004	Fire Department, Board of Commissioners	\$210,000	88% Impact Fee, 12% General Fund
Fire Engine	2003	2004	Fire Department, Board of Commissioners	\$400,000	87% Impact Fee, 13% General Fund
Fire Station 1 Expansion	2003	2005	Fire Department, Board of Commissioners	\$150,000	88% Impact Fee, 12% General Fund
Little River/Mill Creek (Biello Park)	2003	2008	CRPA, Board of Commissioners	\$4,000,000	100% Impact Fee
Waleska (Cline) City Park	2004	2004	CRPA, Board of Commissioners	\$375,000	100% Impact Fees
Library Collection Materials	2004	2004	Library System, Board of Commissioners	\$98,973	55% Impact Fee, 45% General Fund
Fire Station 19 Replacement	2004	2005	Fire Department, Board of Commissioners	\$1,500,000	81% Impact Fee, 19% General Fund
Clayton Area (Weatherby) Park	2004	2006	CRPA, Board of Commissioners	\$413,000	100% Impact Fee
Fields Landing Park Expansion (Replaces Sutalee)	2004	2008	CRPA, Board of Commissioners	\$538,000	100% County Greenspace (SPLOST)
Rose Creek Library Facility Addition	2005	2005	Library System, Board of Commissioners	\$4,000,000	42% Impact Fee, 8% General Fund, 50% State of Georgia

CHEROKEE COUNTY		ANNUAL STWP UPDATE (2004-2008)			
Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Library Collection Materials	2005	2005	Library System, Board of Commissioners	\$65,314	53% Impact Fee, 46% General Fund
Burn Trailer	2005	2006	Fire Department, Board of Commissioners	\$75,000	100% Impact Fee
Fire Department Supply Warehouse	2005	2006	Fire Department, Board of Commissioners	\$600,000	87% Impact Fee, 13% General Fund
Fire Station 13 Replacement	2005	2006	Fire Department, Board of Commissioners	\$1,200,000	81% Impact Fee, 19% General Fund
Creighton Road Park	2005	2007	CRPA, Board of Commissioners	\$375,000	100% Impact Fee
Fire Engine	2006	2006	Fire Department, Board of Commissioners	\$400,000	86% Impact Fee, 14% General Fund
Fire Engine	2006	2006	Fire Department, Board of Commissioners	\$450,000	84% Impact Fee, 16% General Fund
R.T. Jones Library Facility Addition	2006	2006	Library System, Board of Commissioners	\$1,000,000	42% Impact Fee, 8% General Fund, 50% State of Georgia
Library Collection Materials	2006	2006	Library System, Board of Commissioners	\$217,873	52% Impact Fee, 48% General Fund
Fire Engine	2006	2006	Fire Department, Board of Commissioners	\$275,000	84% Impact Fee, 16% General Fund
Fire Station 15 Relocation & Replacement	2006	2007	Fire Department, Board of Commissioners	\$1,800,000	81% Impact Fee, 19% General Fund

CHEROKEE COUNTY		ANNUAL STWP UPDATE (2004-2008)			
Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Fire-EMA Training Facility	2006	2008	Fire Department, Board of Commissioners	\$10,000,000	20% Impact Fee, 80% SPLOST
Uniform Patrol Division Precinct Office	2006	2008	Sheriff's Patrol, Board of Commissioners	\$1,295,000	58% Impact Fee, 42% General Fund
Library Collection Materials	2007	2007	Library System, Board of Commissioners	\$223,690	52% Impact Fee, 48% General Fund
Airport Crash Truck	2008	2009	Fire Department, Board of Commissioners	\$800,000	90% Impact Fees 10% Fire District
Library Collection Materials	2008	2008	Library System, Board of Commissioners	\$229,662	52% Impact Fee, 48% General Fund
Ladder Truck	2008	2008	Fire Department, Board of Commissioners	\$650,000	100% Impact Fee

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**SHORT TERM WORK PROGRAM
ACCOMPLISHMENTS 1997-2004**

LIST OF ACCOMPLISHMENTS — 1997-2004

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Project	Implementation				Status
	Completed	O G	Pending	Dropped	

Economic Development

Prepare Agriculture Business Plan		X			Policy as part of the Comprehensive Plan
Create Commercial AG Overlay Zoning				X	Dropped from STWP
Create AG Zoning Hierarchy			X		Moved to the new STWP. Will be part of the Comprehensive Plan update.
Prepare Community Improvement District Guidelines				X	Does not apply to a County.
Establish Economic Development Councils for Planning Areas	X				
Continue Quality of Life Indicators Program	X				Completed – Will continue as a Policy.
Prepare Tax Increment/Finance District Guidelines			X		Seeking to implement Tax Allocation District
Develop Intensity Level/Bonus Matrix System	X				

Natural and Historic Resources

Develop Watershed Protection Regulations	X				
Develop Conservation Subdivision Regulations	X				
Develop Etowah River Greenway		X			Part of Greenspace Program in new STWP.
Develop Steep Slope Regulations	X				
Develop Environmental Assessment Regulations for rare and endangered species	X				
Develop Environmental Awareness Education Program		X			Ongoing policy initiative.
Update Historic Resource Listings & Location Plan			X		Moved to new STWP because of lack of funding.
Develop Historic Regulations			X		Moved to new STWP because of lack of funding.
Develop Overlay Zoning for Trout Streams				X	Part 5 Regulation includes trout streams – an overlay is not necessary.
Develop Archaeological Resources Map			X		Lack of funds, moved to new STWP.

Community Facilities

Parks and Recreation					
Barnett Park Expansion				X	Dropped from STWP
Fields Landing Park Expansion	X		X		Phase I Complete, Phase II Pending
Prepare and Update Recreation Master Plan		X			To Be Completed in Fall 2004
Develop Township Park System (min. 10 acres) each			X		Moved to new STWP
Little River/Mill Creek Park		X			Phase I Underway
Waleska City Park (Cline Park)		X			To Be Completed Summer 2004
Clayton Area Park (Weatherby Park)			X		Land Purchased
Sutalee Park				X	Dropped From STWP
Education					

Project	Implementation				Status
	Completed	O G	Pending	Dropped	

Construct New Schools		X			Board of Education expands system as capacity is required.
Construct Additions to Existing Schools		X			Board of Education expands system, as capacity is required.
Transportation					
Roadway Improvements		X			Ongoing as needed – See specific projects in new STWP
Continue GA DOT Commuter Rail Proposal	X				
Create Additional Fire Tax Districts				X	Dropped from STWP
Develop Ride/Share Program		X			On going as part of the County's Transportation Program
Install Park/Ride Lots		X			On going as part of the County's Transportation Program
Employ County Planner	X				
Employ Mapping Technician	X				
Develop Alternative Transportation Education Program		X			On going as part of the County's Transportation Program
Prepare Comprehensive Transportation Plan	X				
Add Interchange at I-575/Rope Mill Road		X			Scheduled for opening in 2015 per Regional Transportation Plan
Add Interchange at I-575/Mineral Springs Road				X	Dropped from STWP
Public Safety					
Public Safety Facility (New Jail)	X				Completed
Acquire Firefighting Equipment for High-Rise Buildings			X		Moved to 2004 STWP
Fire-EMA Training Facility			X		Moved to 2004 STWP
Holly Springs Area Fire Station		X			Under Construction
Towne Lake Area Fire Station				X	Dropped from STWP
Clayton Area Fire Station			X		Added back to 2004 STWP
Fire Station 2 Renovation/Expansion	X				Completed
Fire Engine			X		Moved to 2004 STWP
Rescue Unit (Mass Response)		X			Under Construction
Fire Engine 20	X				Completed
Fire Engine 9	X				Completed
Fire Station 1 Expansion			X		Added to STWP
Fire Department Supply Warehouse			X		Added to STWP
Fire Station 19 Expansion Replacement Station		X			Under Construction
Fire Station 13 Expansion Replacement Station			X		Moved to 2004 STWP, Changed to Replacement Station

Project	Implementation				Status
	Completed	O G	Pending	Dropped	

Fire Station 15 Relocation & Replacement			X		Moved to 2004 STWP, Relocation as Replacement Station
Fire Engine			X		Moved to 2004 STWP
Fire Engine			X		Moved to 2004 STWP
Training Van	X				Completed
Air Truck		X			Under Construction
Libraries					
R.T. Jones Library Facility Addition		X			Projected to begin in 2006
Library Collection Materials		X			Impact Fee Projects delayed due to Court Constraints - See CIE Update 2003
New Woodstock Library Facility		X			Under construction-To be completed January 2005
Rose Creek Library Facility Addition			X		Projected to begin in 2005
Water and Sewage					
Expand Sewer Service Area		X			On-going projects in new STWP
Consolidate Water/Sewer Operations with one (1) Agency		X			On-going projects in new STWP

Housing

Continue Zoning Property for Affordable Housing	X				
Upgrade Dilapidated Housing		X			On-going projects in new STWP
Construct Housing for the Elderly & Handicapped				X	County in process of creating senior living facilities ordinance to facilitate appropriate elderly housing
Develop Housing Information Manual				X	Dropped from STWP

Land Use

Amend Sign Regulations	X				
Develop New Township Regulations	X				
Develop Transfer of Development Rights Regulations			X		Moved to STWP as part of Comprehensive Plan update
Establish Conservation Subdivisions	X				
Establish Corridor Planning Areas		X			On-going projects in new STWP
Continue Development of Supplementary Regulations for each Planning Area		X			Moved to STWP as part of Comprehensive Plan update
Establish Township Planning Area	X				
Digitize All Maps with Comp Plan	X				
Establish Comp Plan Amendment Process	X				
Amend PUD Regulations	X				Traditional Neighborhood Development replaced Planned Unit Development regulations
Develop Landscape Regulations	X				County's Overlay Land Use Ordinances incorporate landscaping requirements
Develop Service Delivery Boundaries Agreements with Cities of Cherokee	X				
Develop Tree Preservation Regulations	X				
Construct Records Retention Center			X		

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Project	Implementation				Status
	Completed	O G	Pending	Dropped	
Develop cemetery location map	X				

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CAPITAL IMPROVEMENTS ELEMENT

2004 UPDATE

CHEROKEE COUNTY	Annual Impact Fee Financial Report - 2003*
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Public Facility	Libraries	Fire Protection	Sheriff's Patrol	Public Safety Facility	Parks/Recreation	Transportation	TOTAL
Impact Fee Fund Balance Jan 1, 2003	\$936,156	\$2,605,196	\$204,611	\$1,415,680	\$1,765,401	\$1,730,616	\$8,657,661
Impact Fees Collected (January 2003 through December 2003)	\$288,156	\$670,782	\$42,561	\$454,160	\$371,739	\$420,617	\$2,248,016
Accrued Interest	\$21,426	\$78,250	\$6,212	\$42,081	\$43,110	\$54,241	\$245,320
Administrative/Other Costs	\$10,384	\$27,784	\$2,096	\$15,859	\$18,126	\$18,245	\$92,494
(Administrative/Other Costs)	(\$1,406)	(\$3,763)	(\$284)	(\$2,148)	(\$2,455)	(\$2,471)	(\$12,527)
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Project Expenditures)	(\$500,000)	(\$448,983)	\$0	(\$205,366)	(\$927,096)	\$0	(\$2,081,445)
Impact Fee Fund Balance Jan 1, 2003	\$754,715	\$2,929,266	\$255,196	\$1,720,266	\$1,268,825	\$2,221,248	\$9,149,518
Impact Fees Encumbered	\$754,715	\$2,929,266	\$255,196	\$1,720,266	\$1,268,825	\$2,221,248	\$9,149,519

*This annual report covers the last completed fiscal year - January to December, 2003.

CHEROKEE COUNTY	Capital Improvements Project Update 2004-2008*
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Public Facility: Libraries								
Service Area: County-wide								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Encumbered	Status/Remarks
New Woodstock Library Facility Replacement	2003	2005	\$4,400,000	21%	General Fund, State of Georgia		\$314,667	Delayed from 2002
Library Collection Materials	2003	2003	\$367,845	56%	General Fund	\$205,993		
Library Collection Materials	2003	2003	\$272,344	56%	General Fund	\$152,513		Delayed from 2002
Library Collection Materials	2003	2003	\$194,741	55%	General Fund	107,108		
Library Collection Materials	2004	2004	\$98,973	55%	General Fund	\$34,386	\$20,048	
Rose Creek Library Facility Addition	2005	2005	\$4,000,000	42%	General Fund, State of Georgia			Delayed from 2002
Library Collection Materials	2005	2005	\$65,314	53%	General Fund			
R.T. Jones Library Facility Addition	2006	2006	\$1,000,000	42%	General Fund, State of Georgia		\$420,000	Delayed from 2001
Library Collection Materials	2006	2006	\$217,873	52%	General Fund			
Library Collection Materials	2007	2007	\$223,690	52%	General Fund			
Library Collection Materials	2008	2008	\$229,662	52%	General Fund			
Southwest Area Facility	2008	2011	\$4,000,000	10%	General Fund, State of Georgia			
Total of Costs, Expenditures & Impact Fees Encumbered			\$15,070,442			\$500,000	\$754,715	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2003.

CHEROKEE COUNTY	Capital Improvements Project Update 2004-2008*
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Public Facility:		Fire Protection						
Service Area:		County-wide except Canton and Woodstock						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Encumbered	Status/Remarks
Station 2 Renovation/Expansion	2003	2004	\$65,000	88%	General Fund	\$57,200	\$0	Completed
Fire Engine 9	2003	2003	\$275,000	89%	Fire District	\$244,750	\$0	Completed
Fire Engine 20	2003	2003	\$306,000	87%	General Fund	\$90,503	\$178,777	Completed
Training Van	2003	2003	\$50,000	88%	General Fund	\$0	\$44,000	Completed
Holly Springs Fire Station 8	2003	2004	\$1,200,000	100%	None	\$46,024	\$85,976	Delayed from 2001
Rescue Unit (Mass Response)	2003	2004	\$210,000	88%	General Fund	\$0	\$184,800	Delayed from 2001
Air Truck	2003	2004	\$355,000	89%	General Fund	\$0	\$315,950	Delayed from 2003
Fire Engine	2003	2004	\$400,000	87%	General Fund	\$0	\$348,000	
Station 1 Expansion	2003	2005	\$150,000	88%	Fire District	\$10,506	\$121,494	
Station 19 Replacement	2004	2005	\$1,500,000	81%	General Fund	\$0	\$1,215,000	
Burn Trailer	2005	2005	\$75,000	100%	None		\$75,000	
Supply Warehouse	2005	2006	\$600,000	90%	General Fund	\$0	\$360,269	
Station 13 Replacement	2005	2006	\$1,200,000	81%	General Fund	\$0	\$0	
Fire Engine	2006	2006	\$400,000	86%	General Fund	\$0	\$0	
Fire Engine	2006	2006	\$450,000	84%	General Fund	\$0	\$0	
Station 15 Relocation & Replac	2006	2007	\$1,800,000	81%	General Fund	\$0	\$0	
Fire-EMA Training Facility	2006	2008	\$10,000,000	20%	SPLOST	\$0	\$0	
Fire Engine x 2	2007	2007	\$800,000	90%	Fire District	\$0	\$0	
Fire Engine x 2	2008	2008	\$800,000	90%	Fire District	\$0	\$0	
Ladder Truck	2008	2008	\$650,000	100%	None	\$0	\$0	
Airport Crash Truck	2008	2008	\$800,000	90%	Fire District	\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$22,086,000			\$448,983	\$2,928,466	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2003.

CHEROKEE COUNTY	Capital Improvements Project Update 2004-2008*
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Public Facility:	Public Safety Facility							
Service Area:	County-wide (except fire administration)							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Encumbered	Status/Remarks
Public Safety Facility	2000	2003	\$33,599,204	58%	General Fund	\$205,366	\$1,720,266	Completed
Total of Costs, Expenditures & Impact Fees Encumbered			\$33,599,204			\$205,366	\$1,720,266	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2003.

CHEROKEE COUNTY	Capital Improvements Project Update 2004-2008*							
Public Facility:	Parks and Recreation							
Service Area:	County-wide							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Encumbered	Status/Remarks
Clayton Area (Weatherby) Park	2004	2006	\$413,000	100%	County	\$0	\$413,000	Delayed from 2001
Waleska (Cline) City Park	2004	2004	\$375,000	100%	General Fund	\$0	\$375,000	
Fields Landing Park Expansion	2004	2008	\$538,000	0%	County SPLOST Greenspace	**\$197,004	**\$340,996	(Replaces Sutalee Park)
Little River/Mill Creek Park (Biello Park)	2003	2008	\$4,000,000	100%	General Fund	\$730,092	\$139,829	
Creighton Road Park	2005	2007	\$375,000	83%	General Fund	\$0	\$58,254	
Total of Costs, Expenditures & Impact Fees Encumbered			\$5,701,000			\$927,096	\$1,268,825	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2003.

**Reflects dollars for current Fields Landing Park, Not expansion

CHEROKEE COUNTY	Capital Improvements Project Update 2004-2008*
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Public Facility:	Transportation							
Service Area:	County-wide							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Encumbered	Status/Remarks
Towne Lake Parkway (road improvement)	2000	2001	\$4,577,900	42%	GADOT, General Fund	\$0	\$277,656	Completed
Business 5 (road widening and relocation)	2000	2001	\$5,430,756	22%	GADOT, General Fund	\$0	\$277,656	Completed
Riverstone Boulevard (new road construction)	2000	2001	\$1,145,349	22%	GADOT, General Fund	\$0	\$277,656	Completed
Bell Ferry Road (design and safety planning)	2000	2001	\$784,956	46%	General Fund	\$0	\$277,656	Completed
Rope Mill Road (new road construction)	2000	2001	\$5,252,228	15%	GADOT, General Fund	\$0	\$277,656	Completed
Reinhardt College Road (new road construction)	2000	2001	\$718,580	21%	GADOT, General Fund	\$0	\$277,656	Completed
Eagle Drive (road widening)	2000	2001	\$5,504,074	35%	GADOT, General Fund	\$0	\$277,656	Completed
East Cherokee Drive (road widening)	2000	2001	\$4,800,000	23%	GADOT, General Fund	\$0	\$277,656	Completed
Total of Costs, Expenditures & Impact Fees Encumbered			\$28,213,843			\$0	\$2,221,248	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through December 2003.

CHEROKEE COUNTY		Capital Improvements Project Update 2004-2008*						
Public Facility:		Sheriff's Patrol						
Service Area:		Unincorporated county						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Encumbered	Status/Remarks
Uniform Patrol Division Precinct Office	2006	2008	\$1,295,000	58%	General Fund	\$0	\$255,197	
Total of Costs, Expenditures & Impact Fees Encumbered			\$1,295,000			\$0	\$255,197	

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**SHORT TERM WORK PROGRAM
2004-2008**

Short-Term Work Program 2004 to 2008 Comprehensive Plan Work Program, Cherokee County, Georgia

Project Description	2004	2005	2006	2007	2008	Estimated Total Cost	Funding Source	Responsible Party
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Natural and Historic Resources

Develop the Etowah River Greenway	X	X	X	X	X	\$2,000,000	County Greenspace Program	Board of Commissioners
Develop Environmental Awareness Program	X	X	X	X	X	\$10,000	US EPA, Ga DNR	BOC, Planning & Zoning
Update Historic Resource Listing and Location Plan	X					\$20,000	County, ARC, Ga DNR	BOC, Planning & Zoning
Develop Historic Regulations		X				\$5,000	County, Ga DNR	BOC, Planning & Zoning
Develop Archaeological Resource Map	X					\$2,500	County	BOC, Planning & Zoning

Economic Development

Create AG Zoning Hierarchy	X					\$2,500	County	BOC, Planning & Zoning
Prepare Agriculture Business Plan	X					\$5,000	Farm Bureau, Chamber of Commerce	Farm Bureau, Chamber of Commerce

Housing

Upgrade Dilapidated Housing	X	X	X	X	X	n/a	County, CDBG, private	BOC, private developers
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Community Facilities

Clayton Area Park (Weatherby Park)	X	X	X			\$413,000	100% Impact Fee	CRPA, BOC
Waleska City Park (Cline Park)	X					\$375,000	100% Impact Fees	CRPA, BOC
Little River/Mill Creek Park (Biello Park)	X	X	X	X	X	\$4,000,000	100% Impact Fee	CRPA, BOC

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Project Description	2004	2005	2006	2007	2008	Estimated Total Cost	Funding Source	Responsible Party
Creighton Road Park		X	X	X		\$375,000	100% Impact Fees,	CRPA, BOC
Fields Landing Park Expansion (Replaces Suttalee Project)	X	X	X	X	X	\$538,000	SPLOST, Greenspace	CRPA, BOC
Develop Township Park System (min 10 acres) each			X	X	X	\$750,000	CRPA, County	CRPA, BOC
Prepare and Update Recreation Master Plan	X					\$75,000	CRPA, County	CRPA, BOC
Roadway Improvements	X	X	X	X	X	\$60,000,000	GDOT, General Fund	BOC
Develop Ride/Share Program	X	X	X	X	X	\$15,000	County, ARC	Planning & Zoning, Engineering
Extend Cherokee County Airport Runway	X	X	X			\$5,000,000	Airport Authority	Airport Authority, FAA
Install Park/Ride Lots	X	X	X	X	X	\$25,000 per lot	County, ARC	Engineering, BOC
Develop Alternative Transportation Education Program	X	X	X	X	X	\$30,000	County, ARC	Engineering, ARC
Add Interchange at I-575/Rope Mill Road				X	X	\$12,000,000	GDOT, General Fund	BOC, City of Woodstock
Uniform Patrol Division Precinct Office			X	X	X	\$1,295,000	58% Impact Fees, 42% General Fund	Sheriff's Department, BOC
Expansion of Adult Detention Center					X	\$20,088,750	General Fund	Sheriff's Department, BOC
Acquire Firefighting Equipment for High-Rise Buildings	X	X	X			\$850,000	County	Fire Department, BOC
Fire-EMA Training Facility			X	X	X	\$10,000,000	20% Impact Fee, 80% SPLOST	Fire Department, BOC
Holly Springs Area Fire Station	X					\$1,200,000	100% Impact Fee	Fire Department, BOC
Fire Station 2 Renovation/Expansion	X					\$65,000	88% Impact Fee, 12% General Fund	Fire Department, BOC
Fire Engine	X					\$400,000	88% Impact Fee, 12% General Fund	Fire Department, BOC
Rescue Unit (Mass Response)	X					\$210,000	88% Impact Fee, 12% General Fund	Fire Department, BOC

Project Description	2004	2005	2006	2007	2008	Estimated Total Cost	Funding Source	Responsible Party
Fire Engine 20	X					\$306,000	87% Impact Fee, 13% General Fund	Fire Department, BOC
Fire Engine 9	X					\$275,000	89% Impact Fee, 11% General Fund	Fire Department, BOC
Fire Station 1 Expansion	X	X				\$150,000	88% Impact Fee, 12% Fire District Fund	Fire Department, BOC
Fire Department Supply Warehouse		X				\$600,000	90% Impact Fee, 10% Fire District Fund	Fire Department, BOC
Fire Station 19 Replacement Station	X	X				\$1,500,000	81% Impact Fee, 19% General Fund	Fire Department, BOC
Fire Station 13 Replacement Station		X	X			\$1,200,000	81% Impact Fee, 19% General Fund	Fire Department, BOC
Fire Station 15 Relocation & Replacement Station			X	X		\$1,800,000	81% Impact Fee, 19% General Fund	Fire Department, BOC
Fire Engine			X			\$400,000	86% Impact Fee, 14% General Fund	Fire Department, BOC
Fire Engine				X		\$450,000	84% Impact Fee, 16% General Fund	Fire Department, BOC
Air Truck						\$300,000	89% Impact Fee, 11% General Fund	Fire Department, BOC
Fire Engine x 2				X		\$800,000	90% Impact Fees, 10% Fire District	Fire Department, BOC
Fire Engine x 2					X	\$800,000	90% Impact Fee, 10% Fire District	Fire Department, BOC
Airport Crash Truck					X	\$800,000	90% Impact Fee, 10% Fire District Fund	Fire Department, BOC
Fire Station 3 Replacement		X	X			\$1,500,000	General Fund	Fire Department, BOC

Project Description	2004	2005	2006	2007	2008	Estimated Total Cost	Funding Source	Responsible Party
Fire Station 5 Replacement					X	\$1,800,000	General Fund	Fire Department, BOC
Fire Station 6 Replacement (Clayton Area)					X	\$1,700,000	General Fund	Fire Department, BOC
Fire Station 7 Renovation			X			\$200,000	General Fund	Fire Department, BOC
Fire Station 17 Renovation			X			\$200,000	General Fund	Fire Department, BOC
Fire Station 20 Driveway			X			\$250,000	General Fund	Fire Department, BOC
Fire Station 32 Renovation			X			\$200,000	General Fund	Fire Department, BOC
Air Truck Rechassis			X			\$70,000	SPLOST	Fire Department, BOC
Burn Trailer		X				\$75,000	100% Impact Fee	Fire Dept, BOC
Ladder Truck					X	\$650,000	100% Impact Fee	Fire Dept, BOC
R.T. Jones Library Facility Addition			X			\$1,000,000	42% Impact Fee, 8% General Fund, 50% State of Georgia	Library System, BOC
Library Collection Materials	X	X	X	X	X	\$ 835,512	53% Impact Fee, 47% General Fund	Library System, BOC
New Woodstock Library Facility	X					\$4,400,000	21% Impact Fee, 29% General Fund, 50% State of Georgia	Library System, BOC
Rose Creek Library Facility Addition		X				\$4,000,000	42% Impact Fee, 8% General Fund, 50% State of Georgia	Library System, BOC
Expand Sewer Service Area	X	X	X	X	X	\$60,000,000	CCWSA	County Water & Sewer Authority
Consolidate Water/Sewer Operations with one (1) Agency	X	X	X	X	X	n/a	CCWSA	County Water & Sewer Authority
Construct Records Retention Center			X			\$100,000	County	BOC
Construct New Schools	X	X	X	X	X	\$41,000,000	Tax, bonds	Board of Education
Construct Additions to Existing Schools	X	X	X	X	X	\$235,000,000	Tax, bonds	Board of Education

Project Description	2004	2005	2006	2007	2008	Estimated Total Cost	Funding Source	Responsible Party
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Land Use & GIS

Develop Transfer of Development Rights Regulations	X					\$10,000	County	BOC, Planning & Zoning
Establish Corridor Planning Areas	X	X	X	X	X	n/a	County	BOC, Planning & Zoning
Continue Development of Supplementary Regulations for each Planning Area	X	X	X	X	X	\$5,000 per planning area	County	BOC, Planning & Zoning

Appendix A. Cherokee County Impact Fee Schedule, 2004-05

ITE Code	Land Use Category	Unit of Measure	Library	Fire Protection	Sheriff's Patrol	Parks & Recreation	Public Safety Facility	Roads	Subtotal	Adminis- tration (3%)	CIE Prep (0.71%)	TOTAL
<i>Port and Terminal</i>												
030	Truck Terminal	acres		\$1,820.42	\$92.99		\$1,200.50	\$990.07	\$4,103.98	\$123.12	\$29.14	\$4,256.23
<i>Industrial</i>												
110	General Light Industrial	1000 sq. ft.		\$358.58	\$18.32		\$236.47	\$84.26	\$697.63	\$20.93	\$4.95	\$723.51
120	General Heavy Industrial	1000 sq. ft.		\$284.21	\$14.52		\$187.43	\$18.13	\$504.29	\$15.13	\$3.58	\$523.00
140	Manufacturing	1000 sq. ft.		\$282.62	\$14.44		\$186.38	\$46.18	\$529.62	\$15.89	\$3.76	\$549.27
150	Warehousing	1000 sq. ft.		\$198.11	\$10.12		\$130.64	\$59.96	\$398.83	\$11.96	\$2.83	\$413.63
151	Mini-Warehouse	1000 sq. ft.		\$6.90	\$0.35		\$4.55	\$30.22	\$42.03	\$1.26	\$0.30	\$43.59
<i>Residential</i>												
210	Single-Family Detached Housing	dwelling	\$212.12	\$466.34	\$23.82	\$277.21	\$307.53	\$125.75	\$1,412.78	\$42.38	\$10.03	\$1,465.20
220	Apartment	dwelling	\$212.12	\$466.34	\$23.82	\$277.21	\$307.53	\$87.12	\$1,374.15	\$41.22	\$9.76	\$1,425.13
230	Residential Condominium/Townhouse	dwelling	\$212.12	\$466.34	\$23.82	\$277.21	\$307.53	\$77.00	\$1,364.03	\$40.92	\$9.68	\$1,414.64
<i>Lodging</i>												
310	Hotel	room		\$96.65	\$4.94		\$63.73	\$69.15	\$234.47	\$7.03	\$1.66	\$243.17
311	All Suites Hotel	room		\$110.31	\$5.63		\$72.75	\$48.38	\$237.07	\$7.11	\$1.68	\$245.86
312	Business Hotel	room		\$15.54	\$0.79		\$10.25	\$56.36	\$82.95	\$2.49	\$0.59	\$86.03
320	Motel	room		\$110.49	\$5.64		\$72.87	\$70.63	\$259.63	\$7.79	\$1.84	\$269.26
<i>Recreational</i>												
416	Campground/Recreational Vehicle Park	camp sites		\$10.41	\$0.53		\$6.86	\$830.75	\$848.56	\$25.46	\$6.02	\$880.04
430	Golf Course	acres		\$38.16	\$1.95		\$25.17	\$56.29	\$121.57	\$3.65	\$0.86	\$126.08
435	Multipurpose Recreational Facility	acres		\$77.68	\$3.97		\$51.23	\$1,009.45	\$1,142.34	\$34.27	\$8.11	\$1,184.72
443	Movie Theater	1000 sq. ft.		\$232.70	\$11.89		\$153.45	\$871.85	\$1,269.89	\$38.10	\$9.02	\$1,317.00
460	Arena	acres		\$517.85	\$26.45		\$341.50	\$372.26	\$1,258.06	\$37.74	\$8.93	\$1,304.73
480	Amusement Park	acres		\$1,413.06	\$72.18		\$931.86	\$846.16	\$3,263.26	\$97.90	\$23.17	\$3,384.32
491	Tennis Courts	acres		\$37.89	\$1.94		\$24.99	\$181.61	\$246.42	\$7.39	\$1.75	\$255.57
492	Racquet Club	1000 sq. ft.		\$56.64	\$2.89		\$37.35	\$191.44	\$288.32	\$8.65	\$2.05	\$299.01
494	Bowling Alley	1000 sq. ft.		\$155.37	\$7.94		\$102.46	\$372.26	\$638.03	\$19.14	\$4.53	\$661.70
495	Recreational Community Center	1000 sq. ft.		\$130.45	\$6.66		\$86.03	\$255.55	\$478.69	\$14.36	\$3.40	\$496.45
<i>Institutional</i>												
521	Private School (K-12)	1000 sq. ft.		\$1,256.66	\$64.19		\$828.72	\$57.82	\$2,207.39	\$66.22	\$15.67	\$2,289.28 *
560	Church/Synagogue	1000 sq. ft.		\$80.02	\$4.09		\$52.77	\$107.73	\$244.60	\$7.34	\$1.74	\$253.68 *

ITE Code	Land Use Category	Unit of Measure	Library	Fire Protection	Sheriff's Patrol	Parks & Recreation	Public Safety Facility	Roads	Subtotal	Adminis- tration (3%)	CIE Prep (0.71%)	TOTAL
565	Day Care Center	1000 sq. ft.		\$394.82	\$20.17		\$260.37	\$770.69	\$1,446.06	\$43.38	\$10.27	\$1,499.70 *
566	Cemetery	acres		\$12.65	\$0.65		\$8.34	\$55.94	\$77.58	\$2.33	\$0.55	\$80.46
591	Lodge/Fraternal Organization	employee		\$155.37	\$7.94		\$102.46	\$554.64	\$820.40	\$24.61	\$5.82	\$850.84 *
<i>Medical</i>												
610	Hospital	1000 sq. ft.		\$504.27	\$25.76		\$332.55	\$169.78	\$1,032.36	\$30.97	\$7.33	\$1,070.66
620	Nursing Home	bed		\$100.62	\$5.14		\$66.36	\$25.72	\$197.84	\$5.94	\$1.40	\$205.18
630	Clinic	employee		\$155.37	\$7.94		\$102.46	\$78.41	\$344.18	\$10.33	\$2.44	\$356.95
<i>Office</i>												
710	General Office Building	1000 sq. ft.		\$515.25	\$26.32		\$339.78	\$133.10	\$1,014.45	\$30.43	\$7.20	\$1,052.08
714	Corporate Headquarters Building	1000 sq. ft.		\$528.39	\$26.99		\$348.45	\$93.33	\$997.16	\$29.91	\$7.08	\$1,034.16 *
715	Single-Tenant Office Building	1000 sq. ft.		\$496.58	\$25.37		\$327.48	\$139.87	\$989.29	\$29.68	\$7.02	\$1,025.99
720	Medical-Dental Office Building	1000 sq. ft.		\$630.02	\$32.18		\$415.47	\$365.56	\$1,443.23	\$43.30	\$10.25	\$1,496.78
760	Research and Development Center	1000 sq. ft.		\$454.89	\$23.24		\$299.98	\$98.04	\$876.15	\$26.28	\$6.22	\$908.65 *
<i>Retail</i>												
812	Building Materials and Lumber Store	1000 sq. ft.		\$228.42	\$11.67		\$150.64	\$422.65	\$813.38	\$24.40	\$5.77	\$843.55
813	Free-Standing Discount Superstore	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$462.79	\$717.93	\$21.54	\$5.10	\$744.56
814	Specialty Retail Center	1000 sq. ft.		\$282.60	\$14.44		\$186.36	\$261.86	\$745.25	\$22.36	\$5.29	\$772.90
815	Free-Standing Discount Store	1000 sq. ft.		\$305.08	\$15.58		\$201.19	\$453.91	\$975.77	\$29.27	\$6.93	\$1,011.97
816	Hardware/Paint Store	1000 sq. ft.		\$149.76	\$7.65		\$98.76	\$269.58	\$525.76	\$15.77	\$3.73	\$545.26
817	Nursery (Garden Center)	1000 sq. ft.		\$253.31	\$12.94		\$167.05	\$384.01	\$817.31	\$24.52	\$5.80	\$847.63
818	Nursery (Wholesale)	1000 sq. ft.		\$258.95	\$13.23		\$170.77	\$415.09	\$858.04	\$25.74	\$6.09	\$889.87
820	Shopping Center	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$178.38	\$622.21	\$18.67	\$4.42	\$645.30
823	Factory Outlet Center	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$283.01	\$726.84	\$21.81	\$5.16	\$753.80
831	Quality Restaurant	1000 sq. ft.		\$1,159.05	\$59.21		\$764.35	\$969.19	\$2,951.80	\$88.55	\$20.96	\$3,061.32
832	High-Turnover (Sit-Down) Restaurant	1000 sq. ft.		\$1,159.05	\$59.21		\$764.35	\$1,353.01	\$3,335.62	\$100.07	\$23.68	\$3,459.37
834	Fast-Food Restaurant	1000 sq. ft.		\$1,693.52	\$86.51		\$1,116.81	\$3,520.27	\$6,417.11	\$192.51	\$45.56	\$6,655.19
835	Fast Food (no interior dining) Restaurant	1000 sq. ft.		\$1,159.05	\$59.21		\$764.35	\$1,597.06	\$3,579.67	\$107.39	\$25.42	\$3,712.47
837	Quick Lubrication Vehicle Shop	service bay		\$326.28	\$16.67		\$215.17	\$436.25	\$994.36	\$29.83	\$7.06	\$1,031.25
841	New Car Sales	1000 sq. ft.		\$275.61	\$14.08		\$181.75	\$389.27	\$860.71	\$25.82	\$6.11	\$892.64
843	Auto Parts Store	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$675.20	\$930.34	\$27.91	\$6.61	\$964.85
847	Self-Service Car Wash	stall		\$31.07	\$1.59		\$20.49	\$567.65	\$620.80	\$18.62	\$4.41	\$643.83
848	Tire Store	1000 sq. ft.		\$198.87	\$10.16		\$131.15	\$271.24	\$611.42	\$18.34	\$4.34	\$634.10
849	Wholesale Tire Store	1000 sq. ft.		\$198.87	\$10.16		\$131.15	\$222.05	\$562.23	\$16.87	\$3.99	\$583.09
850	Supermarket	1000 sq. ft.		\$197.28	\$10.08		\$130.10	\$923.10	\$1,260.56	\$37.82	\$8.95	\$1,307.33
851	Convenience Market (Open 24 Hours)	1000 sq. ft.		\$279.66	\$14.29		\$184.43	\$3,878.88	\$4,357.25	\$130.72	\$30.94	\$4,518.91
852	Convenience Market (Open 15-16 Hours)	1000 sq. ft.		\$271.90	\$13.89		\$179.31	\$3,333.36	\$3,798.44	\$113.95	\$26.97	\$3,939.37
853	Convenience Market with Gasoline Pumps	1000 sq. ft.		\$279.66	\$14.29		\$184.43	\$4,444.47	\$4,922.85	\$147.69	\$34.95	\$5,105.49
860	Wholesale Market	1000 sq. ft.		\$127.36	\$6.51		\$83.99	\$53.94	\$271.80	\$8.15	\$1.93	\$281.88
861	Discount Club	1000 sq. ft.		\$201.63	\$10.30		\$132.97	\$335.04	\$679.94	\$20.40	\$4.83	\$705.16
862	Home Improvement Superstore	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$345.42	\$600.55	\$18.02	\$4.26	\$622.83

ITE Code	Land Use Category	Unit of Measure	Library	Fire Protection	Sheriff's Patrol	Parks & Recreation	Public Safety Facility	Roads	Subtotal	Adminis- tration (3%)	CIE Prep (0.71%)	TOTAL
863	Electronics Superstore	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$479.38	\$734.51	\$22.04	\$5.22	\$761.76
870	Apparel Store	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$427.52	\$871.35	\$26.14	\$6.19	\$903.68
881	Pharmacy/Drugstore	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$567.63	\$1,011.46	\$30.34	\$7.18	\$1,048.98
890	Furniture Store	1000 sq. ft.		\$64.49	\$3.29		\$42.53	\$53.86	\$164.17	\$4.93	\$1.17	\$170.26
<i>Services</i>												
912	Drive-in Bank	1000 sq. ft.		\$566.09	\$28.92		\$373.31	\$2,125.76	\$3,094.08	\$92.82	\$21.97	\$3,208.87

*Exempt or potentially exempt if in compliance with County exemption criteria.

*

Trip and employee data is derived from ITE Traffic Generation Manual, 6th Ed.

Impact Fees reflect credit given for forecasted SPLOST contributions, 2000-2005.

CHEROKEE COUNTY Impact Fee Methodology Report 2004 Annual Update



Annual Update—October, 2004

Draft Only

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Introduction

This document presents the methodology underlying the Cherokee County 2004 Capital Improvements Element (CIE) and Short Term Work Program (STWP) annual update. This update is required under the provisions of the Georgia Development Impact Fee Act, and conforms to guidelines established by the Georgia Department of Community Affairs (DCA). The annual update adjusts the Capital Improvements Plan to allow for changes to the County impact fee schedule. Updated projects costs, changes to the timing of projects, and any additions or deletions of projects from 2003 to 2004 are all reflected in this document.

The adoption of the annual CIE/STWP update is a requirement for all jurisdictions charging impact fees to maintain their Qualified Local Government status.

The methodology outlined in this report is the same as that used for the creation of the County's impact fee program in 2000. The changes to this year's documents are:

- **Property tax credit.** The credit for property tax contributions from new growth has been updated to reflect changes in project costs and timing. These changes affect the library, fire, Sheriff's patrol, and parks service categories.
- **Project timing.** Several projects slated to begin in 2003 have been postponed until 2005 or later. This group includes library, fire protection, sheriff's patrol, and parks projects. The public safety facility project is completed. There are two road widening projects that will begin in 2004 and 2005 and will be completed in 2006 and 2007 respectively.
- **New projects.** In fire protection services a supply warehouse, airport crash truck, and a series of station expansions and replacements have been added. The Sheriff's Patrol has added a Uniform Patrol Division Precinct Office. Parks has added Creighton Road Park.
- **Project costs.** The Fire department, Sheriff's Patrol, Parks, and Transportation Facilities have provided updates of project costs. Some costs have changed due to a reconfiguration of facility size or types.
- **Re-organization of future projects.** In library services, the Woodstock Library facility size has been increased in size to 22,000 square feet which is 2,000 square feet over the original estimate. In fire services the Towne Lake station was dropped from the plan but the Clayton station has been put back into the STWP for 2008. The Sheriff's Patrol has proposed a second (125,000 square feet) expansion of the Adult Detention Center, however it will not be impact fee eligible until 2022. Finally, the Parks Department has added Creighton Road Park to their STWP for 2005-2007.

While the above changes have been incorporated into this report, the majority of the document has not changed from the CIE as adopted on April 25, 2000. Under State law, the County can charge no more than the fair share in impact fees. A reduction in the fair share, as a result of reduced project costs or changes in service delivery strategy, requires a reduction in the impact fee being charged. Given the results of the updated calculations, the County has reduced impact fees in the library, fire, and Sheriff's patrol categories. The County has increased the impact fees for parks & recreation.

Impact Fees in Cherokee County

Based upon current population and employment forecasts, over the next twenty years Cherokee County will be called upon to provide additional public safety, fire protection, library, park and recreation, and transportation facilities in order to maintain the current level of service throughout the County. The costs to provide these services—including the money already spent on projects that serve future growth—can be charged to the new development that creates the need for the additional facilities.

Under State law, the County can collect money from new development based on that development's fair share of the cost to provide the facilities it needs. This includes the categories of public roads, libraries, public safety, fire protection, and parks. Revenue for service facilities can be produced from new development in three ways: through future property and SPLOST taxes paid by the homes and businesses that growth creates, and through an impact fee assessed as new development occurs.

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act (DIFA)*, and are administered by the Georgia Department of Community Affairs under Chapter 110-12-1, *Minimum Standards and Procedures for Local Comprehensive Planning*. Impact fees are a form of revenue authorized by the State, and strictly defined and regulated through State law. The provisions of the DIFA are extensive, in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

This report presents the methodologies used to determine new development's fair share of the investment in public safety facilities, fire protection facilities, roads, libraries, and parks. The proposed Public Safety Facility is treated as a separate facility in this analysis due to the unique combination of services housed in the facility. For each service category the currently adopted level of service is calculated. The future facility needs, based on maintaining the County's adopted level of service, is determined. The cost to provide service in order to meet the forecasted facility needs is given. Projects are shown that will address future needs; these are given as specific projects where capital projects are currently proposed or underway. The impact cost is calculated for each service category. Finally, the impact fee is calculated, based on the impact cost and adjusted to reflect any relevant credit.

The impact costs in this report are not "impact fees." In calculating an impact fee, the cost may be increased to include financing costs of the facility, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the impact cost must be reduced to the extent that the new growth and development will pay future sales or property taxes toward financing the facility, in order to avoid double taxation.

The County implemented impact fees in 2000 after preparing a CIE and incorporating it into its Comprehensive Plan. The CIE establishes the need for new facilities and includes a compilation of the capital facilities on which impact fee revenue can be spent. The following table shows the facilities that are eligible for impact fee financing under Georgia law and that are considered under this CIE. The service area for each facility—that is, the geographical area served by the

facility—is also shown, along with the standard set as the level of service to be delivered for each facility category.

Table 1. Summary—Eligible Impact Fee Facilities for Cherokee County

	Public Safety Facility	Sheriff's Patrol Services	Fire Protection Services	Transportation	Libraries	Parks
Eligible Facilities	New county jail, 911, fire and sheriff administration, and EOC	Precincts	Stations and Fire Engines, Rescue Units, and other trucks	Right-of-way, roads and intersections	Library facilities including books	Park land, recreation facilities
Service Area	Countywide except fire administration	Unincorporated county	Countywide except Canton and Woodstock	Countywide	County-wide	County-wide
Level of Service Standards	Based on capacity of new facility (see text)	Based on 43.93 sf/1000 day/night population	Based on 550.35 sf and 0.3337 vehicles per 1000 day/night population	Based on level of service D	Based on 1.343 sf and 2.9761 books per housing unit	Based on 10.54 acres of park per 1000 housing units

Terms used in Table 1:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least ten years, such as land and buildings. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Monies collected in a service area for a particular type of facility may only be spent for that purpose, and only within that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to assure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

Calculation of Impact Costs

Each of the service area sections in this report present detailed calculations of the impact cost for the specific services. The impact costs in this report are not “impact fees.” In calculating an impact fee, the cost may be increased to include financing costs of the facility, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that the new growth and development will pay future sales or property taxes toward financing the facility, in order to avoid double taxation.

Review Requirement

A number of the factors that form the base-line assumptions in this report’s impact cost calculations may change over time. The impact methodologies for the service areas should be reviewed annually, and should reflect changes in the growth and development of the county. Also, the fiscal elements of the impact fee system should be brought up to current dollars each year.

The amount of future tax revenue generated by future growth is directly related to the County’s population projection. This projection should be reviewed every year against other data, such as building permits and utility hook-ups, to confirm continuing validity or to modify the methodologies. Some specific areas to review are as follows:

- The current report follows the trend that incorporated areas will continue to grow in size and that the unincorporated areas, while continuing to grow, will represent a decreasing share of the total population of the County.
- For the calculations in this report the Public Safety Facility is anticipated to serve the County’s needs until 2022. Any changes in the facility as built, compared to the planned project, should be reflected in the impact cost calculation. Additionally, crime statistics are especially difficult to forecast and require refinement based upon demographic information. Current forecasts of new population and housing units for the County do not capture anything more than general demographic characteristics.
- The County adopted a new transportation plan in 2001. In the future, the road impact fee calculations could be revised to include any new projects being built to serve new growth.
- Costs should be maintained in present value terms. The land costs for fire stations, libraries, and parks, as well as the square footage construction costs, should be updated annually. In addition, the cost of fire engines, ladder trucks, pumper trucks, and rescue units should also be updated to reflect current dollars.

- Projections in tax base growth should be updated each year to reflect actual growth, and to update the average new house values and value/employee then current in future years.

Changes in the pace of development will affect the timing of service delivery but not, per se, the methodology used to calculate the impact costs. If more residential and business development is built than was projected, facilities will be needed sooner to meet the level of service standard. Tax revenues will increase faster than projected as growth accelerates and more impact fees will be collected. In this way, more funds are produced to provide the services demanded. If growth slows, the opposite occurs: reduced revenue and lowered demand for services.

Impact Fee Summary

This report covers six service areas: Library Facilities, Fire Protection Services, Sheriff's Department Patrol Services, the Public Safety Facility, Parks and Recreation Facilities, and Transportation Facilities. Each of these facilities are presented in a chapter that provides the methodology used to calculate the impact costs for future service provision at the year 2000 level of service. The impact cost is then used to calculate the impact fee for the specific service. Table 2, presented below, is a summary of the impact fee schedule for Cherokee County. It reflects the credits based upon anticipated SPLOST and general fund contributions. Also, a 3% fee for administration of the Impact Fee Program is included, as is 0.71% for the cost of producing the Capital Improvements Element and Impact Fee Program. Appendix One contains the full impact fee schedules for the six service areas examined in this report.

Table 2. Cherokee County Impact Fee Schedule Summary

ITE Code	Land Use Category	Unit of Measure	Library	Fire Protection	Sheriff's Patrol	Parks & Recreation	Public Safety Facility	Roads	Subtotal	Administration (3%)	CIE Prep (0.71%)	TOTAL
	<i>Port and Terminal</i>											
030	Truck Terminal	acres		\$1,820.42	\$92.99		\$1,200.50	\$1,980.15	\$5,094.05	\$152.82	\$36.17	\$5,283.04
	<i>Industrial</i>											
110	General Light Industrial	1000 sq. ft.		\$338.58	\$18.32		\$236.47	\$168.52	\$781.89	\$23.46	\$5.55	\$810.90
120	General Heavy Industrial	1000 sq. ft.		\$284.21	\$14.52		\$187.43	\$36.27	\$522.42	\$15.67	\$3.71	\$541.80
140	Manufacturing	1000 sq. ft.		\$282.62	\$14.44		\$186.38	\$92.36	\$575.80	\$17.27	\$4.09	\$597.16
150	Warehousing	1000 sq. ft.		\$198.11	\$10.12		\$130.64	\$119.92	\$458.79	\$13.76	\$3.26	\$475.81
151	Mini-Warehouse	1000 sq. ft.		\$6.90	\$0.35		\$4.55	\$60.44	\$72.25	\$2.17	\$0.51	\$74.93
	<i>Residential</i>											
210	Single-Family Detached Housing	dwelling	\$212.12	\$466.34	\$23.82	\$277.21	\$307.53	\$251.50	\$1,538.53	\$46.16	\$10.92	\$1,595.61
220	Apartment	dwelling	\$212.12	\$466.34	\$23.82	\$277.21	\$307.53	\$174.24	\$1,461.27	\$43.84	\$10.38	\$1,515.48
230	Residential Condominium/Townhouse	dwelling	\$212.12	\$466.34	\$23.82	\$277.21	\$307.53	\$154.00	\$1,441.03	\$43.23	\$10.23	\$1,494.50
	<i>Lodging</i>											
310	Hotel	room		\$96.65	\$4.94		\$63.73	\$138.31	\$303.62	\$9.11	\$2.16	\$314.89
311	All Suites Hotel	room		\$110.31	\$5.63		\$72.75	\$96.75	\$285.45	\$8.56	\$2.03	\$296.04
312	Business Hotel	room		\$15.54	\$0.79		\$10.25	\$112.72	\$139.31	\$4.18	\$0.99	\$144.48
320	Motel	room		\$110.49	\$5.64		\$72.87	\$141.25	\$330.25	\$9.91	\$2.34	\$342.51
	<i>Recreational</i>											
416	Campground/Recreational Vehicle Park	camp sites		\$10.41	\$0.53		\$6.86	\$1,661.50	\$1,679.31	\$50.38	\$11.92	\$1,741.61
430	Golf Course	acres		\$38.16	\$1.95		\$25.17	\$112.58	\$177.86	\$5.34	\$1.26	\$184.46
435	Multipurpose Recreational Facility	acres		\$77.68	\$3.97		\$51.23	\$2,018.91	\$2,151.79	\$64.55	\$15.28	\$2,231.62
443	Movie Theater	1000 sq. ft.		\$232.70	\$11.89		\$153.45	\$1,743.70	\$2,141.74	\$64.25	\$15.21	\$2,221.20
460	Arena	acres		\$517.85	\$26.45		\$341.50	\$744.53	\$1,630.32	\$48.91	\$11.58	\$1,690.81
480	Amusement Park	acres		\$1,413.06	\$72.18		\$931.86	\$1,692.33	\$4,109.42	\$123.28	\$29.18	\$4,261.88
491	Tennis Courts	acres		\$37.89	\$1.94		\$24.99	\$363.22	\$428.03	\$12.84	\$3.04	\$443.91
492	Racquet Club	1000 sq. ft.		\$56.64	\$2.89		\$37.35	\$382.87	\$479.75	\$14.39	\$3.41	\$497.55
494	Bowling Alley	1000 sq. ft.		\$155.37	\$7.94		\$102.46	\$744.53	\$1,010.29	\$30.31	\$7.17	\$1,047.77
495	Recreational Community Center	1000 sq. ft.		\$130.45	\$6.66		\$86.03	\$511.09	\$734.24	\$22.03	\$5.21	\$761.48
	<i>Institutional</i>											
521	Private School (K-12)	1000 sq. ft.		\$1,256.66	\$64.19		\$828.72	\$115.63	\$2,265.21	\$67.96	\$16.08	\$2,349.24 *
560	Church/Synagogue	1000 sq. ft.		\$80.02	\$4.09		\$52.77	\$215.47	\$352.34	\$10.57	\$2.50	\$365.41 *

ITE Code	Land Use Category	Unit of Measure	Library	Fire Protection	Sheriff's Patrol	Parks & Recreation	Public Safety Facility	Roads	Subtotal	Administration (3%)	CIE/Prep (0.71%)	TOTAL
565	Day Care Center	1000 sq. ft.		\$394.82	\$20.17		\$260.37	\$1,541.39	\$2,216.75	\$66.50	\$15.74	\$2,298.99 *
566	Cemetery	acres		\$12.65	\$0.65		\$8.34	\$111.87	\$133.51	\$4.01	\$0.95	\$138.47
591	Lodge/Fraternal Organization	employee		\$155.37	\$7.94		\$102.46	\$1,109.28	\$1,375.04	\$41.25	\$9.76	\$1,426.06 *
	<i>Medical</i>											
610	Hospital	1000 sq. ft.		\$504.27	\$25.76		\$332.55	\$339.55	\$1,202.13	\$36.06	\$8.54	\$1,246.73
620	Nursing Home	bed		\$100.62	\$5.14		\$66.36	\$51.44	\$223.56	\$6.71	\$1.59	\$231.86
630	Clinic	employee		\$155.37	\$7.94		\$102.46	\$156.83	\$422.59	\$12.68	\$3.00	\$438.27
	<i>Office</i>											
710	General Office Building	1000 sq. ft.		\$515.25	\$26.32		\$339.78	\$266.20	\$1,147.54	\$34.43	\$8.15	\$1,190.12
714	Corporate Headquarters Building	1000 sq. ft.		\$528.39	\$26.99		\$348.45	\$186.65	\$1,090.49	\$32.71	\$7.74	\$1,130.94 *
715	Single-Tenant Office Building	1000 sq. ft.		\$496.58	\$25.37		\$327.48	\$279.73	\$1,129.16	\$33.87	\$8.02	\$1,171.05
720	Medical-Dental Office Building	1000 sq. ft.		\$630.02	\$32.18		\$415.47	\$731.11	\$1,808.79	\$54.26	\$12.84	\$1,875.90
760	Research and Development Center	1000 sq. ft.		\$454.89	\$23.24		\$299.98	\$196.08	\$974.19	\$29.23	\$6.92	\$1,010.33 *
	<i>Retail</i>											
812	Building Materials and Lumber Store	1000 sq. ft.		\$228.42	\$11.67		\$150.64	\$845.30	\$1,236.03	\$37.08	\$8.78	\$1,281.88
813	Free-Standing Discount Superstore	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$925.58	\$1,180.72	\$35.42	\$8.38	\$1,224.52
814	Specialty Retail Center	1000 sq. ft.		\$282.60	\$14.44		\$186.36	\$523.72	\$1,007.11	\$30.21	\$7.15	\$1,044.47
815	Free-Standing Discount Store	1000 sq. ft.		\$305.08	\$15.58		\$201.19	\$907.82	\$1,429.68	\$42.89	\$10.15	\$1,482.72
816	Hardware/Paint Store	1000 sq. ft.		\$149.76	\$7.65		\$98.76	\$539.16	\$795.34	\$23.86	\$5.65	\$824.84
817	Nursery (Garden Center)	1000 sq. ft.		\$253.31	\$12.94		\$167.05	\$768.03	\$1,201.32	\$36.04	\$8.53	\$1,245.89
818	Nursery (Wholesale)	1000 sq. ft.		\$258.95	\$13.23		\$170.77	\$830.19	\$1,273.13	\$38.19	\$9.04	\$1,320.36
820	Shopping Center	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$356.77	\$800.60	\$24.02	\$5.68	\$830.30
823	Factory Outlet Center	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$566.02	\$1,009.84	\$30.30	\$7.17	\$1,047.31
831	Quality Restaurant	1000 sq. ft.		\$1,159.05	\$59.21		\$764.35	\$1,938.39	\$3,921.00	\$117.63	\$27.84	\$4,066.47
832	High-Turnover (Sit-Down) Restaurant	1000 sq. ft.		\$1,159.05	\$59.21		\$764.35	\$2,706.01	\$4,688.63	\$140.66	\$33.29	\$4,862.57
834	Fast-Food Restaurant	1000 sq. ft.		\$1,693.52	\$86.51		\$1,116.81	\$7,040.54	\$9,937.38	\$298.12	\$70.56	\$10,306.06
835	Fast Food (no interior dining) Restaurant	1000 sq. ft.		\$1,159.05	\$59.21		\$764.35	\$3,194.11	\$5,176.72	\$155.30	\$36.75	\$5,368.78
837	Quick Lubrication Vehicle Shop	service bay		\$326.28	\$16.67		\$215.17	\$872.50	\$1,430.60	\$42.92	\$10.16	\$1,483.68
841	New Car Sales	1000 sq. ft.		\$275.61	\$14.08		\$181.75	\$778.55	\$1,249.98	\$37.50	\$8.87	\$1,296.36
843	Auto Parts Store	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$1,350.41	\$1,605.54	\$48.17	\$11.40	\$1,665.11
847	Self-Service Car Wash	stall		\$31.07	\$1.59		\$20.49	\$1,135.30	\$1,188.45	\$35.65	\$8.44	\$1,232.54
848	Tire Store	1000 sq. ft.		\$198.87	\$10.16		\$131.15	\$542.47	\$882.65	\$26.48	\$6.27	\$915.40
849	Wholesale Tire Store	1000 sq. ft.		\$198.87	\$10.16		\$131.15	\$444.10	\$784.28	\$23.53	\$5.57	\$813.38
850	Supermarket	1000 sq. ft.		\$197.28	\$10.08		\$130.10	\$1,846.20	\$2,183.66	\$65.51	\$15.50	\$2,264.68
851	Convenience Market (Open 24 Hours)	1000 sq. ft.		\$279.66	\$14.29		\$184.43	\$7,757.75	\$8,236.13	\$247.08	\$58.48	\$8,541.69
852	Convenience Market (Open 15-16 Hours)	1000 sq. ft.		\$271.90	\$13.89		\$179.31	\$6,666.71	\$7,131.80	\$213.95	\$50.64	\$7,396.39
853	Convenience Market with Gasoline Pumps	1000 sq. ft.		\$279.66	\$14.29		\$184.43	\$8,888.95	\$9,367.33	\$281.02	\$66.51	\$9,714.85
860	Wholesale Market	1000 sq. ft.		\$127.36	\$6.51		\$83.99	\$107.89	\$325.74	\$9.77	\$2.31	\$337.83
861	Discount Club	1000 sq. ft.		\$201.63	\$10.30		\$132.97	\$670.09	\$1,014.98	\$30.45	\$7.21	\$1,052.64

ITE Code	Land Use Category	Unit of Measure	Library	Fire Protection	Sheriff's Patrol	Parks & Recreation	Public Safety Facility	Roads	Subtotal	Adminis- tration (3%)	CIE/Prep (0.71%)	TOTAL
862	Home Improvement Superstore	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$690.84	\$945.97	\$28.38	\$6.72	\$981.07
863	Electronics Superstore	1000 sq. ft.		\$149.15	\$7.62		\$98.36	\$958.76	\$1,213.89	\$36.42	\$8.62	\$1,258.93
870	Apparel Store	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$855.05	\$1,298.87	\$38.97	\$9.22	\$1,347.06
881	Pharmacy/Drugstore	1000 sq. ft.		\$259.47	\$13.25		\$171.11	\$1,135.25	\$1,579.08	\$47.37	\$11.21	\$1,637.67
890	Furniture Store	1000 sq. ft.		\$64.49	\$3.29		\$42.53	\$107.71	\$218.03	\$6.54	\$1.55	\$226.12
	Services											
912	Drive-in Bank	1000 sq. ft.		\$566.09	\$28.92		\$373.31	\$4,251.53	\$5,219.84	\$156.60	\$37.06	\$5,413.50
	*Exempt or potentially exempt if in compliance with County exemption criteria.											
	Trip and employee data is derived from ITE Traffic Generation Manual, 6th Ed.											
	Impact Fees reflect credit given for forecasted SPL/OST contributions, 2000-2005.											

Population and Employment Forecasts

Introduction

In order to accurately calculate the demand for expanded services for Cherokee County, a set of projections was prepared. These projections include forecasts for population, housing units, households, and employment to the year 2022. These projections provided the base-line conditions from which the level of service calculations were produced. Further, projections were made for day/night population; this is a method of estimation that combines resident population and employees in the county to produce an accurate picture of the total number of persons that rely on certain services, such as police and fire protection. The projections used for each facility are specified in each methodology section. July 1, 2000 has been used as the potential start date and base-line for these projections.

Accurate projections of population, employment, housing units, and households is important in that:

- Population data and forecasts are used to establish current and future demand for services standards where the Level of Service (LOS) is per capita based.
- Household data and forecasts relate to certain service demands that are household based, such as libraries or parks.
- Housing unit data and forecasts are used to calculate impact costs in that the cost is assessed when a building permit is issued. The number of households—defined as *occupied* housing units—is always smaller than the supply of available housing units. Over time, however, each housing unit is expected to become occupied by a household, even though the unit may become vacant during future resales or turnovers.
- Employment data is combined with population data to produce ‘day/night’ population figures. This represents the total number of persons in the county receiving services.

Projection of Need

Since the population, housing and employment forecasts were made for the County in 1994, and incorporated into the Comprehensive Plan document in 1996, many changes have occurred in the anticipated pace and location of growth. Most recently, the Atlanta Regional Commission has revised its projections for growth for the County and the region as a whole. The population, housing and employment forecasts have therefore been updated to reflect recent trends and revised regional figures. These new figures amend and replace the population, housing and employment figures that were previously contained in the Population, Housing and Economic Development Elements of the Comprehensive Plan.

Future Growth Projections

The following forecasts are based on data from the U.S. Bureau of the Census, the Atlanta Regional Commission and historic trends in the County, all tempered by common sense and planning experience. The U.S. Bureau of the Census and the ARC data are annual estimates made by each agency. The resulting forecasts are statistically based extrapolations that reflect the trends of the available base-line data.

In making forecasts for future growth many factors must be taken into account. Short-term experience may differ from forecasts. For example, year 2000 population projections for Cherokee County, as provided by ARC, were exceeded by the County in 1998, according to the U.S. Census Bureau. This is not to say, however, that long-term projections from the same source are not accurate. For this reason, short-term population forecasts for the County have been amended to reflect local information, while the long-term projections have been brought in line with year 2020 forecasts from ARC. Likewise, the projections for housing units have been modified in the short-term to reflect actual building permit activity.

Table 3 presents the forecasts for population, housing units and households for each year from 2000 to 2022¹. All of the information is provided for unincorporated and incorporated areas as well as for the County as a whole. Forecasts after 2005 for incorporated areas are drawn from 2005 observed share of county total. Table 4 presents the new units or new population in the same categories for each year. The breakout figures for incorporated and unincorporated areas are adjusted to reflect the effects of future annexations.

¹ The proposed Public Safety Facility is anticipated to meet demand to 2022; these figures are therefore presented here to support impact calculations over the life of the facility.

Table 3. Forecasts 2000-2022, Totals: Incorporated and Unincorporated Areas

Year	Housing Units			Households			Population		
	Incor- porated	Unincor- porated	Total	Incor- porated	Unincor- porated	Total	Incor- porated	Unincor- porated	Total
2000	8,226	45,386	53,612	7,607	41,996	49,603	20,770	128,738	149,508
2001	8,874	47,492	56,366	8,205	43,945	52,150	22,315	134,118	156,433
2002	9,594	48,811	58,405	8,869	45,168	54,037	24,034	138,218	162,252
2003	10,382	49,581	59,963	9,595	45,883	55,478	25,912	140,835	166,747
2004	11,246	49,658	60,904	10,391	45,958	56,349	27,974	141,569	169,543
2005	12,186	48,907	61,093	11,259	45,265	56,524	30,231	140,029	170,260
2006	12,511	50,213	62,724	11,560	46,474	58,033	30,711	142,251	172,961
2007	12,845	51,553	64,399	11,868	47,714	59,583	31,198	144,508	175,705
2008	13,188	52,930	66,118	12,185	48,988	61,174	31,693	146,800	178,493
2009	13,541	54,343	67,884	12,510	50,296	62,807	32,196	149,129	181,325
2010	13,902	55,794	69,696	12,845	51,639	64,484	32,706	151,495	184,202
2011	14,273	57,284	71,557	13,187	53,018	66,206	33,225	153,899	187,124
2012	14,654	58,813	73,468	13,540	54,434	67,973	33,753	156,341	190,093
2013	15,046	60,384	75,429	13,901	55,887	69,788	34,288	158,821	193,109
2014	15,447	61,996	77,443	14,272	57,379	71,651	34,832	161,341	196,173
2015	15,860	63,651	79,511	14,653	58,911	73,565	35,385	163,901	199,285
2016	16,283	65,351	81,634	15,045	60,484	75,529	35,946	166,501	202,447
2017	16,718	67,096	83,814	15,446	62,099	77,545	36,516	169,143	205,659
2018	17,164	68,887	86,051	15,859	63,757	79,616	37,096	171,826	208,922
2019	17,623	70,726	88,349	16,282	65,459	81,742	37,684	174,553	212,237
2020	18,093	72,615	90,708	16,717	67,207	83,924	38,282	177,322	215,604
2021	18,576	74,553	93,130	17,163	69,002	86,165	38,890	180,135	219,025
2022	19,072	76,544	95,616	17,621	70,844	88,465	39,507	182,993	222,500

Table 4. Forecasts 2000-2022, New Units: Incorporated and Unincorporated Areas

	Housing Units			Households			Population		
	Incor- porated	Unincor -porated	Total	Incor- porated	Unincor -porated	Total	Incor- porated	Unincor- porated	Total
2001	648	2,106	2,754	598	1,949	2,547	1,545	5,380	6,925
2002	720	1,319	2,039	664	1,223	1,887	1,719	4,100	5,819
2003	688	770	1,458	675	715	1,390	1,878	2,617	4,495
2004	464	277	741	429	256	685	1,167	697	1,863
2005	400	89	489	370	82	452	1,006	224	1,230
2006	325	1,306	1,631	301	1,167	1,468	818	2,303	3,121
2007	334	1,341	1,675	309	1,241	1,549	487	2,257	2,744
2008	343	1,376	1,719	317	1,274	1,591	495	2,293	2,788
2009	352	1,413	1,765	325	1,308	1,633	503	2,329	2,832
2010	362	1,451	1,812	334	1,343	1,677	511	2,366	2,877
2011	371	1,490	1,861	343	1,379	1,722	519	2,404	2,922
2012	381	1,529	1,911	352	1,416	1,768	527	2,442	2,969
2013	391	1,570	1,962	362	1,453	1,815	536	2,480	3,016
2014	402	1,612	2,014	371	1,492	1,863	544	2,520	3,064
2015	412	1,655	2,068	381	1,532	1,913	553	2,560	3,112
2016	423	1,699	2,123	391	1,573	1,964	561	2,600	3,162
2017	435	1,745	2,180	402	1,615	2,017	570	2,642	3,212
2018	446	1,791	2,238	412	1,658	2,070	579	2,684	3,263
2019	458	1,839	2,298	423	1,702	2,126	589	2,726	3,315
2020	471	1,888	2,359	435	1,748	2,182	598	2,769	3,367
2021	483	1,939	2,422	446	1,794	2,241	607	2,813	3,421
2022	496	1,991	2,487	458	1,842	2,301	617	2,858	3,475
<i>Total</i>	<i>9,805</i>	<i>32,196</i>	<i>42,006</i>	<i>9,098</i>	<i>29,762</i>	<i>38,861</i>	<i>16,929</i>	<i>56,064</i>	<i>72,992</i>

Day/night Population Projections

Table 5 presents the projections for day/night population for fire protection services, while Table 6 presents the figures for day/night population of the entire county and for unincorporated areas. The day/night population calculation is a combination of the population projections combined with future employment information. The use of day/night population in impact cost and impact fee calculations is based upon the clear rational nexus between persons and services demanded. There is a proportionality between resident population and business employment, and the resultant need for services. This data is presented for each year in Tables 5 & 6, and for the twenty-year period of 2000-2020 in Table 7. The day/night figures are presented for three service areas: countywide (which includes transportation, jail, and 911 operator service), fire protection services, and unincorporated areas (which includes the sheriff's department patrol services). The 911 service is countywide and serves all residents and employees within the County. Fire protection is provided to the entire County except for the cities of Canton and Woodstock, which operate their own fire departments. Sheriff patrol services are provided only to the unincorporated areas of the County.

Day/night population projections were made through a series of steps:

1. The population for the County, as well as the individual cities, was projected.
2. The historic trend in employee population was made based upon the ARC Vision 2020 data. As with the population forecasts from this source, the short-term projections were below the figures accepted by the County in its current comprehensive plan. By the year 2020, however, ARC forecasts a total of 82,950 employees, or 31,625 more than the comprehensive plan forecast.
3. The population and employment forecast figures were combined to produce the countywide day/night population.
4. Employment population figures for the incorporated areas of the County were assumed to be the same as the respective share of county population for each city. This was necessary in that employment data for these cities is unavailable.
5. Population and employee forecasts for the County—excluding Canton and Woodstock—were made. These figures were added to produce the fire protection service area day/night population.
6. Population and employee forecasts for the unincorporated areas of the County were made. These figures were combined to produce the sheriff department patrol service area day/night population.

Table 5. Fire Protection Service Day/Night Population

Year	Population			Employment			Fire Svc. Day/night Population
	Total Pop	Wood- stock	Canton	Total Employ- ment	Wood- stock	Canton	
2000	149,508	8,921	5,880	27,700	1,653	1,089	159,665
2001	156,433	9,786	6,312	28,842	1,804	1,164	166,209
2002	162,252	10,738	6,797	30,031	1,987	1,258	171,502
2003	166,747	11,777	7,335	31,269	2,208	1,375	175,320
2004	169,543	12,909	7,924	32,558	2,479	1,522	177,267
2005	170,260	14,136	8,564	33,900	2,815	1,705	176,940
2006	172,961	14,360	8,700	35,931	2,983	1,807	181,042
2007	175,705	14,588	8,838	38,085	3,162	1,916	185,286
2008	178,493	14,820	8,978	40,367	3,352	2,030	189,680
2009	181,325	15,055	9,121	42,786	3,552	2,152	194,231
2010	184,202	15,294	9,265	45,350	3,765	2,281	198,947
2011	187,124	15,536	9,412	48,112	3,995	2,420	203,874
2012	190,093	15,783	9,562	51,043	4,238	2,567	208,987
2013	193,109	16,033	9,713	54,152	4,496	2,724	214,295
2014	196,173	16,287	9,867	57,451	4,770	2,890	219,809
2015	199,285	16,546	10,024	60,950	5,060	3,066	225,539
2016	202,447	16,808	10,183	64,825	5,382	3,261	231,638
2017	205,659	17,075	10,345	68,946	5,724	3,468	237,994
2018	208,922	17,346	10,509	73,330	6,088	3,688	244,620
2019	212,237	17,621	10,675	77,992	6,475	3,923	251,534
2020	215,604	17,901	10,845	82,950	6,887	4,172	258,749
2021	219,025	18,185	11,017	88,224	7,325	4,438	266,284
2022	222,500	18,473	11,192	93,833	7,791	4,720	274,157

Table 6. Countywide and Unincorporated Areas Day/Night Population

Year	Population		Employment		Day/night Population	
	Total	Unincorporated Areas	Total	Unincorporated Areas	Countywide	Unincorporated Areas
2000	149,508	128,738	27,700	23,852	177,208	152,590
2001	156,433	134,118	28,842	24,728	185,275	158,846
2002	162,252	138,218	30,031	25,582	192,283	163,800
2003	166,747	140,835	31,269	26,410	198,016	167,245
2004	169,543	141,569	32,558	27,186	202,101	168,717
2005	170,260	141,793	33,900	27,881	204,160	169,674
2006	172,961	142,251	35,931	29,552	208,893	171,884
2007	175,705	144,508	38,085	31,322	213,790	175,830
2008	178,493	146,800	40,367	33,200	218,860	180,000
2009	181,325	149,129	42,786	35,189	224,111	184,318
2010	184,202	151,495	45,350	37,298	229,552	188,793
2011	187,124	153,899	48,112	39,570	235,237	193,469
2012	190,093	156,341	51,043	41,980	241,136	198,321
2013	193,109	158,821	54,152	44,537	247,261	203,358
2014	196,173	161,341	57,451	47,250	253,624	208,591
2015	199,285	163,901	60,950	50,128	260,235	214,029
2016	202,447	166,501	64,825	53,315	267,272	219,816
2017	205,659	169,143	68,946	56,704	274,605	225,847
2018	208,922	171,826	73,330	60,309	282,252	232,136
2019	212,237	174,553	77,992	64,144	290,228	238,696
2020	215,604	177,322	82,950	68,222	298,554	245,544
2021	219,025	180,135	88,224	72,559	307,248	252,694
2022	222,500	182,993	93,833	77,172	316,332	260,165

Table 7. Total Day/Night Population Increase for Specific Service Areas

Area	Change 2000-2020	notes
Countywide	121,346	<i>Roads, jail, sheriff administration, E911 and EOC</i>
Fire Protection Service	99,084	<i>Countywide without Canton and Woodstock</i>
Sheriff Department		
Patrol Service	92,954	<i>Unincorporated areas only</i>

Credits and Exemptions

Credits

An important component of impact fee calculations is a forecast of the expected revenues from certain taxes. New development pays for the capital improvements needed to serve that development through impact fees, charged at the time that the building permit is issued, as well as through future taxes that are reasonably expected to be spent for the capital improvements. Credit must be granted for those future taxes that will be paid by new development; failure to do so would be a form of double taxation. The credit to be deducted from the impact fee is calculated as the value of the future tax stream for the years the tax will be collected, to the extent that the taxes will be expended on impact fee eligible capital improvements. In Cherokee County, future impact fee eligible capital improvements are expected to receive some portion of their funding from SPLOST and general fund expenditures. Credits based on future growth's contributions to these two sources are calculated in the sections below.

SPLOST Credit

One tax currently implemented that will fund impact fee eligible projects is the Special Purpose Local Option Sales Tax program, or SPLOST. Credits for future taxes must be calculated for SPLOST taxes that will be paid by new residents and businesses which would also be subject to impact fee levies.

Table 8 presents the forecast for SPLOST collections for a five-year period beginning in September, 2001. The projected revenue of \$130 million is based upon revenue projections made by the County's underwriter. Future population and employment forecasts are made as of July 1 of each year, consistent with Census Bureau practice. The total number of new residents and employees in the county each month is estimated on a straight line basis between the annual forecasts.

Table 8. Future SPLOST Sales Tax Generation

month	year	population	pop per month	employees	emp per month	total persons per month	SPLOST collection	Annual \$
Sep	2001		157,403		29,040	186,443	\$2,022,906.55	
Oct	2001		157,888		29,139	187,027	\$2,029,242.95	
Nov	2001		158,373		29,238	187,611	\$2,035,579.35	
Dec	2001		158,858		29,337	188,195	\$2,041,915.75	
Jan	2002		159,343		29,437	188,779	\$2,048,252.15	
Feb	2002		159,827		29,536	189,363	\$2,054,588.55	
Mar	2002		160,312		29,635	189,947	\$2,060,924.95	
Apr	2002		160,797		29,734	190,531	\$2,067,261.35	
May	2002		161,282		29,833	191,115	\$2,073,597.75	
Jun	2002		161,767		29,932	191,699	\$2,079,934.15	
Jul	2002	162,252	162,252	30,031	30,031	192,283	\$2,086,270.55	
Aug	2002		162,627		30,134	192,761	\$2,091,454.14	

month	year	population	pop per month	employees	emp per month	total persons per month	SPLOST collection	Annual \$
Sep	2002		163,001		30,237	193,239	\$2,096,637.73	\$24,691,928.19
Oct	2002		163,376		30,341	193,716	\$2,101,821.31	
Nov	2002		163,750		30,444	194,194	\$2,107,004.90	
Dec	2002		164,125		30,547	194,672	\$2,112,188.49	
Jan	2003		164,500		30,650	195,150	\$2,117,372.08	
Feb	2003		164,874		30,753	195,627	\$2,122,555.66	
Mar	2003		165,249		30,856	196,105	\$2,127,739.25	
Apr	2003		165,623		30,960	196,583	\$2,132,922.84	
May	2003		165,998		31,063	197,061	\$2,138,106.43	
Jun	2003		166,372		31,166	197,538	\$2,143,290.01	
Jul	2003	166,747	166,747	31,269	31,269	198,016	\$2,148,473.60	
Aug	2003		166,980		31,376	198,356	\$2,152,167.12	
Sep	2003		167,213		31,484	198,697	\$2,155,860.64	\$25,500,279.41
Oct	2003		167,446		31,591	199,037	\$2,159,554.16	
Nov	2003		167,679		31,699	199,378	\$2,163,247.68	
Dec	2003		167,912		31,806	199,718	\$2,166,941.20	
Jan	2004		168,145		31,914	200,059	\$2,170,634.73	
Feb	2004		168,378		32,021	200,399	\$2,174,328.25	
Mar	2004		168,611		32,128	200,739	\$2,178,021.77	
Apr	2004		168,844		32,236	201,080	\$2,181,715.29	
May	2004		169,077		32,343	201,420	\$2,185,408.81	
Jun	2004		169,310		32,451	201,761	\$2,189,102.33	
Jul	2004	169,543	169,543	32,558	32,558	202,101	\$2,192,795.85	
Aug	2004		169,603		32,670	202,273	\$2,194,657.53	
Sep	2004		169,663		32,782	202,444	\$2,196,519.21	\$26,112,268.23
Oct	2004		169,722		32,894	202,616	\$2,198,380.89	
Nov	2004		169,782		33,005	202,787	\$2,200,242.57	
Dec	2004		169,842		33,117	202,959	\$2,202,104.25	
Jan	2005		169,902		33,229	203,131	\$2,203,965.93	
Feb	2005		169,961		33,341	203,302	\$2,205,827.60	
Mar	2005		170,021		33,453	203,474	\$2,207,689.28	
Apr	2005		170,081		33,565	203,645	\$2,209,550.96	
May	2005		170,141		33,676	203,817	\$2,211,412.64	
Jun	2005		170,200		33,788	203,988	\$2,213,274.32	
Jul	2005	170,260	170,260	33,900	33,900	204,160	\$2,215,136.00	
Aug	2005		170,485		34,069	204,554	\$2,219,414.52	
Sep	2005		170,710		34,239	204,949	\$2,223,693.03	\$26,483,518.16
Oct	2005		170,935		34,408	205,343	\$2,227,971.55	
Nov	2005		171,160		34,577	205,737	\$2,232,250.07	
Dec	2005		171,385		34,746	206,132	\$2,236,528.58	
Jan	2006		171,611		34,916	206,526	\$2,240,807.10	
Feb	2006		171,836		35,085	206,920	\$2,245,085.62	
Mar	2006		172,061		35,254	207,315	\$2,249,364.13	
Apr	2006		172,286		35,423	207,709	\$2,253,642.65	
May	2006		172,511		35,593	208,103	\$2,257,921.17	
Jun	2006		172,736		35,762	208,498	\$2,262,199.68	
Jul	2006	172,961	172,961	35,931	35,931	208,892	\$2,266,478.20	
Aug	2006		173,186		36,100	209,286	\$2,270,756.72	

month	year	population	pop per month	employees	emp per month	total persons per month	SPLOST collection	Annual \$
								\$26,966,698.50
							<i>Total</i>	<i>\$129,754,692.49</i>

All monies are shown in constant (2003) dollars.

The total SPLOST revenue figure must be adjusted in order to accurately reflect the per-person expenditures in the county. To do this, the total is reduced to reflect the expected revenue generated by SPLOST on construction materials. For residential development, it has been forecast that a total of 6,358 new housing units will be built in the county between 2001 and 2006 (see Table 4). According to the National Association of Home Builders publication *1998 Housing, Facts, Figures and Trends*, labor and materials make up approximately 52% of the cost of a new home. Also quoted in that publication, a 1991 study by the Association found that labor made up 30%, and materials 70%, of this cost category. Thus, materials typically account for 36% of the sale price of a new home (70% of 52%). The Greater Atlanta Home Builders Association states that the average price for a new home in Cherokee County is \$130,000. The cost of the materials to build this house—36% of the sales cost—is \$46,800. In addition to construction materials for the structure, monies are paid for construction materials for the development of the lot itself. The Atlanta Home Builders Association estimates that this generates roughly \$75 in sales tax per finished lot. The current SPLOST program charges 1% sales tax, therefore the SPLOST contribution for a house and finished lot is \$480.50. The SPLOST contributions expected from new housing unit development for the period of 2001 to 2006 is \$3,055,019.

For non-residential construction, the materials cost calculation is based upon an average of 500 square feet per employee, and \$57.82 per square foot construction costs.¹ 500 square feet would cost, on average, \$28,910 in construction materials. 1% of this cost—\$289.10—represents the SPLOST generated from the sale of these materials. This figure is the SPLOST contribution generated per employee. Between 2001 and 2006, 7,089 new employees are expected to be added to the county (see Table 6). The SPLOST contributions expected as a result of employment growth for the period 2001 to 2006 is \$2,049,430.

The amount of SPLOST generated by sales tax on construction materials for residential and non-residential development is \$5,104,449. This is subtracted from the SPLOST total in Table 8—\$129,754,692—to yield the adjusted figure of \$124,650,243. This adjusted figure is then divided by the total number of persons paying SPLOST for the period 2001 to 2006, taken from Table 8. \$124,650,243 divided by the cumulative person/months over five years is a monthly contribution of \$10.42 per person or employee. This figure is next used to calculate the SPLOST contribution of the consumers of Cherokee County.

¹ 'Square foot per employee' figure is taken from data in *ITE Trip Generation Handbook, 5th Edition*. 'Construction cost per square foot' is derived from *Square Foot Costs, 20th Annual Edition*, R.S. Means and Company, Inc.

Consumer SPLOST Credit Calculations

The first of the two SPLOST credit calculations is for ‘consumer’ SPLOST credit. This is based upon the amount expected to be generated each month by consumer purchases. Included in the SPLOST is funding for service facility projects that partially or solely serve anticipated growth in the county. For any project funded by SPLOST monies, the capital cost of whatever portion of that project that serves new growth must be credited against impact fee collections in the county. This is essential in that it avoids double taxation on new growth in the county.

The steps carried out in making this credit calculation are as follows:

1. The percentage of SPLOST monies being used to fund projects that serve new growth is calculated.
2. The expected SPLOST revenue from new growth is forecast.
3. The expected revenue is assigned to facility projects according to the percentages calculated in the first step.
4. The credit is calculated based upon the SPLOST funding to be applied to specific projects. This final step is shown at the end of the ‘Material Cost SPLOST Credit Calculation’ section below.

The following section goes through these steps to illustrate how the impact fee credit for consumer purchases is calculated.

Step One: the percentage of SPLOST monies being used to fund projects that serve new growth is calculated. The amount earmarked for CIE projects is divided by the total expected SPLOST revenues for 2001-2006 (\$129,754,692) to produce the percentage of SPLOST revenue applied to projects that serve new growth. The anticipated SPLOST contributions are based upon the County’s current SPLOST proposal.

Type of Service	SPLOST contributions 2001-2006	% of Total SPLOST Forecast
Library	\$2,000,000	1.54%
Fire	\$3,000,000	2.31%
Sheriff's Patrol	\$0	0.00%
PSF	\$33,599,204	25.89%
Parks	\$5,000,000	3.85%
Total	\$43,599,204	

Step Two: The expected SPLOST revenue from new growth is forecast. The average per capita expenditure of \$10.42 per month is used.

Year	Month	Cumulative NEW Population	Cumulative NEW Employees	Total New Persons	SPLOST revenue	Annual Subtotal
Sep	2001	970	198	1,168	\$12,170.56	
Oct	2001	1,455	297	1,752	\$18,255.84	
Nov	2001	1,940	396	2,336	\$24,341.12	
Dec	2001	2,425	495	2,920	\$30,426.40	
Jan	2002	2,909	594	3,504	\$36,511.68	
Feb	2002	3,394	694	4,088	\$42,596.96	
Mar	2002	3,879	793	4,672	\$48,682.24	
Apr	2002	4,364	892	5,256	\$54,767.52	
May	2002	4,849	991	5,840	\$60,852.80	
Jun	2002	5,334	1,090	6,424	\$66,938.08	
Jul	2002	5,819	1,189	7,008	\$73,023.36	
Aug	2002	6,194	1,292	7,486	\$78,001.51	
Sep	2002	6,568	1,395	7,963	\$82,979.67	\$546,568.07
Oct	2002	6,943	1,498	8,441	\$87,957.82	
Nov	2002	7,317	1,602	10,352	\$102,586.97	
Dec	2002	7,692	1,705	10,834	\$107,366.79	
Jan	2003	8,066	1,808	11,417	\$113,144.70	
Feb	2003	8,441	1,911	12,002	\$118,940.80	
Mar	2003	8,816	2,014	12,589	\$124,755.17	
Apr	2003	9,190	2,118	13,177	\$130,587.85	
May	2003	9,565	2,221	13,768	\$136,438.91	
Jun	2003	9,939	2,324	14,360	\$142,308.40	
Jul	2003	10,314	2,427	14,954	\$148,196.39	
Aug	2003	10,547	2,534	15,550	\$154,102.93	
Sep	2003	10,780	2,642	16,148	\$160,028.07	\$1,449,366.41
Oct	2003	11,013	2,749	16,748	\$165,971.88	
Nov	2003	11,246	2,857	17,350	\$171,934.42	
Dec	2003	11,479	2,964	17,833	\$176,721.58	
Jan	2004	11,712	3,072	18,308	\$181,431.65	
Feb	2004	11,945	3,179	18,784	\$186,153.67	
Mar	2004	12,178	3,286	19,262	\$190,887.67	
Apr	2004	12,411	3,394	19,741	\$195,633.68	
May	2004	12,644	3,501	20,221	\$200,391.73	
Jun	2004	12,877	3,609	20,703	\$205,161.85	
Jul	2004	13,110	3,716	21,185	\$209,944.07	
Aug	2004	13,170	3,828	21,669	\$214,738.43	
Sep	2004	13,230	3,940	22,154	\$219,544.95	\$2,258,998.70
Oct	2004	13,289	4,052	22,640	\$224,363.67	
Nov	2004	13,349	4,163	23,128	\$229,194.63	
Dec	2004	13,409	4,275	23,566	\$233,535.61	
Jan	2005	13,469	4,387	23,905	\$236,902.64	
Feb	2005	13,528	4,499	24,246	\$240,276.48	
Mar	2005	13,588	4,611	24,587	\$243,657.17	
Apr	2005	13,648	4,723	24,929	\$247,044.70	
May	2005	13,708	4,834	25,271	\$250,439.11	
Jun	2005	13,767	4,946	25,615	\$253,840.41	
Jul	2005	13,827	5,058	25,958	\$257,248.62	
Aug	2005	14,052	5,227	26,303	\$260,663.74	

Year	Month	Cumulative NEW Population	Cumulative NEW Employees	Total New Persons	SPLOST revenue	Annual Subtotal
Sep	2005	14,277	5,397	26,648	\$264,085.81	\$2,896,711.73
Oct	2005	14,502	5,566	26,994	\$267,514.83	
Nov	2005	14,727	5,735	27,341	\$270,950.82	
Dec	2005	14,952	5,904	27,651	\$274,017.96	
Jan	2006	15,178	6,074	27,829	\$275,787.04	
Feb	2006	15,403	6,243	28,008	\$277,560.11	
Mar	2006	15,628	6,412	28,187	\$279,337.20	
Apr	2006	15,853	6,581	28,367	\$281,118.31	
May	2006	16,078	6,751	28,547	\$282,903.46	
Jun	2006	16,303	6,920	28,728	\$284,692.66	
Jul	2006	16,528	7,089	28,909	\$286,485.92	
Aug	2006	16,753	7,258	29,090	\$288,283.26	
						\$3,332,737.38
Grand Total, 5 Years:						\$10,484,382.29

Step Three: These revenues are assigned to facility projects according to the percentages calculated in the first step.

Type of Service	% of Total SPLOST Forecast	New Growth SPLOST Funds
Library	1.54%	\$161,459
Fire	2.31%	\$242,189
Sheriff's Patrol	0.00%	\$0
PSF	25.89%	\$2,714,407
Parks	3.85%	\$403,649
Total		\$3,521,704

Of the \$10,484,382 in SPLOST revenues expected to be generated by consumers, \$3,521,704 is the amount that new growth is paying toward impact fee capital improvement projects that will serve that new growth.

Materials Cost SPLOST Credit Calculations

The second type of SPLOST credit to be calculated involves the purchase of building materials used for new residential and non-residential construction in the county. In addition to a credit given for future consumer SPLOST contributions on the part of new development, Cherokee County also gives credit against the impact fee for SPLOST generated as the result of the purchase of materials used to construct buildings that are eligible for impact fee taxation. The county recognizes that sales taxes paid on building materials make up a portion of the total cost

of construction for a given structure. Likewise, a portion of the sales tax paid is SPLOST. In order to ensure that the county does not create a form of ‘double taxation’, a credit will be given to the fee payer based upon the anticipated SPLOST generated.

The calculation of SPLOST credit based on revenues generated by the purchase of construction materials follows the same steps as that for consumer credit:

1. The percentage of SPLOST monies being used to fund projects that serve new growth is calculated.
2. The expected SPLOST revenue from construction material purchases for new development is forecast.
3. The expected revenue is assigned to facility projects according to the percentages calculated in the first step.
4. The impact fee credit is calculated. This is done by subtracting the amount of SPLOST revenues from new growth for impact fee eligible projects from the total project cost for each facility, and then dividing that ‘net project cost’ figure by the number of new housing units or day/night population expected in the county.

Just as in the preceding section, the specific steps are illustrated below.

Step One: the percentage of SPLOST monies being used to fund projects that serve new growth is calculated. The amount earmarked for CIE projects is divided by the total expected SPLOST revenues for 2001-2006 (\$129,754,692) to produce the percentage of SPLOST revenue applied to projects that serve new growth. The anticipated SPLOST contributions are based upon the County’s current SPLOST proposal.

Type of Service	SPLOST contributions 2001-2006	% of Total SPLOST Forecast
Library	\$2,000,000	1.54%
Fire	\$3,000,000	2.31%
Sheriff's Patrol	\$0	0.00%
PSF	\$33,599,204	25.89%
Parks	\$5,000,000	3.85%
Total	\$43,599,204	

Step Two: The expected SPLOST revenue from construction material purchases for new development is forecast. As stated earlier, the total SPLOST funds generated by the purchase of construction materials to serve new residential and non-residential construction is \$5,104,449.

Step Three: These revenues are assigned to facility projects according to the percentages calculated in the first step.

Type of Service	% of Total SPLOST Forecast	New Growth SPLOST Funds
Library	1.54%	\$78,609
Fire	2.31%	\$117,913
Sheriff's Patrol	0.00%	\$0
PSF	25.89%	\$1,321,542
Parks	3.85%	\$196,521
Total		\$1,714,584

Of the \$5,104,449 in SPLOST revenues expected to be generated in this category, \$1,714,584 is the amount that new growth is paying toward impact fee capital improvement projects that will serve that new growth.

Step Four: The impact fee credit is calculated. This is done by adding the amount of new growth SPLOST revenues for impact fee eligible projects calculated in the previous steps. The 'new growth SPLOST funds' from both consumer SPLOST and material cost SPLOST credit calculations is shown.

Type of Service	'Consumer' New Growth SPLOST Funds	'Material Cost' New Growth SPLOST Funds	Total New Growth SPLOST Credit
Library	\$161,459	\$78,609	\$240,068
Fire	\$242,189	\$117,913	\$360,102
Sheriff's Patrol	\$0	\$0	\$0
PSF	\$2,714,407	\$1,321,542	\$4,035,949
Parks	\$403,649	\$196,521	\$600,170
Total	\$3,521,704	\$1,714,584	\$5,236,289

Since the Public Safety Facility is made up of three components that provide countywide service and one component (Fire Department Administration) that serves the entire county, excepting the cities of Woodstock and Canton, credits must be calculated for the discrete components rather than to the aggregated facility. The following breakout table provides these figures.

Public Safety Facility Component	Component Cost 2000-2022	% of Total Cost 2000-2022	New Growth SPLOST Credit
Inmate Housing	\$15,697,992	86.45%	\$3,489,078
Sheriff Admin	\$1,902,740	10.48%	\$422,967
Fire Admin	\$187,173	1.03%	\$41,571
E911/EOC	\$371,184	2.04%	\$82,333
Total	\$18,159,089		\$4,035,949

The final impact fee calculated at the end of each service category chapter reflects the credit given for SPLOST contributions on the part of new residents and employees that come to the county between 2001 and 2006, as well as the SPLOST contributions from the purchase of building materials used in new construction to serve new growth in the county during the same time period.

General Fund Credit

Property owners in Cherokee County contribute to the general fund of the County through property tax payments. These payments are levied based on the budgetary demands to provide services and capital improvements throughout the county. After establishing the financial needs for the next fiscal year through a budget-setting process, the County then determines the millage² rate required to raise the necessary funds. The millage rate is applied against the assessed value of property, 40% of the appraised value. General fund revenues can also be used to guarantee a variety of general obligation or revenue bonds; these financial instruments, in turn, may be used to undertake capital improvement projects.

New growth in the county, as well as existing homes and businesses, pay property taxes into the general fund that will be used to complete some of the impact fee eligible projects listed in this report. To the extent that new growth contributes toward these projects, that growth must be given a credit against any impact fee assessed by the County. To do otherwise would be to impose a situation of double taxation.

In Table 9, new growth's share of the costs of impact fee eligible project costs are shown for the various service categories. Capital project costs that are included in the 2001-2006 SPLOST are not included here—these are the project costs that will be borne by general fund expenditures. For example, the Public Safety Facility project is anticipated to be funded exclusively through SPLOST collections; it is not included here.

² A mil is one thousandth of a cent; the millage rate is stated in dollars per one thousand dollars of assessed value.

Table 9. General Fund Demand – Non-SPLOST Project Costs

Year	Library		Fire Protection		Sheriff's Patrol	Parks	Total Project Costs
	Collection Materials	Facilities	Heavy Vehicles	Facilities			
2002	\$181,544	\$654,600	\$545,000	\$1,453,560			\$2,834,704
2003	\$129,815		\$766,000	\$975,000			\$1,870,815
2004	\$65,976		\$306,000	\$2,347,567			\$2,719,543
2005	\$43,539	\$1,000,000					\$1,043,539
2006	\$145,234	\$500,000	\$850,000				\$1,495,234
2007	\$149,112		\$275,000				\$424,112
2008	\$153,093		\$650,000			\$625,000	\$1,428,093
2009	\$157,181		\$306,000				\$463,181
2010	\$161,377		\$545,000	\$708,326		\$500,000	\$1,914,703
2011	\$165,686	\$2,000,000	\$550,000				\$2,715,686
2012	\$170,110		\$545,000	\$432,646		\$575,000	\$1,722,755
2013	\$174,652		\$550,000				\$724,652
2014	\$179,315	\$281,880	\$925,000				\$1,386,195
2015	\$184,103		\$545,000				\$729,103
2016	\$189,018		\$550,000				\$739,018
2017	\$194,065		\$925,000			\$4,325,000	\$5,444,065
2018	\$199,247		\$550,000				\$749,247
2019	\$204,567		\$275,000				\$479,567
2020	\$210,029				\$755,442		\$965,471
Sub-total	\$3,057,661	\$4,436,480	\$9,658,000	\$5,917,099	\$755,442	\$6,025,000	
% of Total	10.24%	14.86%	32.36%	19.82%	2.53%	20.18%	
Total Project Costs not Included in 2001-2006 SPLOST:							\$29,849,682

In Table 10, the value added to the tax base by new growth is calculated. As in the previous discussion of SPLOST credits, new dwelling units are added at the estimated value of \$130,000. Non-residential value added is calculated at an average of 500 sf, for an estimate of \$38,546 in value per employee.³ The value added is expressed in *assessed* value; this is 40% of the actual or appraised value. Millage rates are applied to assessed value, rather than appraised.

³ Non-residential value is calculated as construction cost plus 1/3 for equipment and fixed assets.

Table 10. New Growth Value Added

Year	Residential			Non-Residential			Total Annual Added Assessed Value
	Housing Units	New Dwelling Units	Added Assessed Value*	Employees	New Employees	Added Assessed Value**	
2001	56,366			28,842			
2002	58,405	2,039	\$106,028,000	30,031	1,189	\$18,332,478	\$124,360,478
2003	59,963	1,558	\$81,016,000	31,269	1,238	\$19,087,979	\$100,103,979
2004	60,904	941	\$48,932,000	32,558	1,289	\$19,874,318	\$68,806,318
2005	61,093	189	\$9,828,000	33,900	1,342	\$20,691,493	\$30,519,493
2006	62,724	1,631	\$84,812,000	35,931	2,031	\$31,314,770	\$116,126,770
2007	64,399	1,675	\$87,100,000	38,085	2,154	\$33,211,234	\$120,311,234
2008	66,118	1,719	\$89,388,000	40,367	2,282	\$35,184,789	\$124,572,789
2009	67,884	1,766	\$91,832,000	42,786	2,419	\$37,297,110	\$129,129,110
2010	69,696	1,812	\$94,224,000	45,350	2,564	\$39,532,778	\$133,756,778
2011	71,557	1,861	\$96,772,000	48,112	2,762	\$42,585,621	\$139,357,621
2012	73,468	1,911	\$99,372,000	51,043	2,931	\$45,191,330	\$144,563,330
2013	75,429	1,961	\$101,972,000	54,152	3,109	\$47,935,806	\$149,907,806
2014	77,443	2,014	\$104,728,000	57,451	3,299	\$50,865,302	\$155,593,302
2015	79,511	2,068	\$107,536,000	60,950	3,499	\$53,948,982	\$161,484,982
2016	81,634	2,123	\$110,396,000	64,825	3,875	\$59,746,300	\$170,142,300
2017	83,814	2,180	\$113,360,000	68,946	4,121	\$63,539,226	\$176,899,226
2018	86,051	2,237	\$116,324,000	73,330	4,384	\$67,594,266	\$183,918,266
2019	88,349	2,298	\$119,496,000	77,992	4,662	\$71,880,581	\$191,376,581
2020	90,708	2,359	\$122,668,000	82,950	4,958	\$76,444,427	\$199,112,427

*New dwelling unit value is estimated as \$130,000.

**Non-residential value is estimated as \$38,546 per employee.

In the following table, the property tax base of the County is forecast to the year 2020. This is a combination of the base year (2001) and the annual increase in assessed value from Table 10. Next, the annual funding requirement is shown (from Table 9). The millage rate required to meet the annual funding requirement is calculated. Finally, the contribution from new growth is calculated as the product of the required millage rate and the annual added assessed value.

Table 11. Future Contribution Toward General Fund Requirements

Year	Tax Base	Annual Funding Requirement	Millage Rate	Contribution from New Growth
2001	\$4,588,094,545			
2002	\$4,712,455,023	\$2,834,704	0.6015	\$74,807
2003	\$4,812,559,002	\$1,870,815	0.3887	\$38,914
2004	\$4,881,365,319	\$2,719,543	0.5571	\$38,334
2005	\$4,911,884,812	\$1,043,539	0.2125	\$6,484
2006	\$5,028,011,583	\$1,495,234	0.2974	\$34,534
2007	\$5,148,322,816	\$424,112	0.0824	\$9,911
2008	\$5,272,895,605	\$1,428,093	0.2708	\$33,739
2009	\$5,402,024,715	\$463,181	0.0857	\$11,072
2010	\$5,535,781,492	\$1,914,703	0.3459	\$46,263
2011	\$5,675,139,113	\$2,715,686	0.4785	\$66,686
2012	\$5,819,702,443	\$1,722,755	0.2960	\$42,794
2013	\$5,969,610,249	\$724,652	0.1214	\$18,197
2014	\$6,125,203,551	\$1,386,195	0.2263	\$35,212
2015	\$6,286,688,532	\$729,103	0.1160	\$18,728
2016	\$6,456,830,832	\$739,018	0.1145	\$19,474
2017	\$6,633,730,059	\$5,444,065	0.8207	\$145,175
2018	\$6,817,648,324	\$749,247	0.1099	\$20,212
2019	\$7,009,024,905	\$479,567	0.0684	\$13,094
2020	\$7,208,137,332	\$965,471	0.1339	\$26,669
Total New Growth Contribution, 2002-2020				\$700,300

In Table 12, the percentages from Table 9 are applied to the total contribution from new growth in Table 11 to produce credits for each service category that has impact fee eligible project costs, but that are not included in the 2001-2006 SPLOST.

Table 12. New Growth Credit for General Fund Contribution

Service Category	% of Total Genral Fund Demand	New Growth Credit
Library		
Collection Materials	10.24%	\$71,735
Facilities	14.86%	\$104,084
		\$175,819
Fire Protection		
Heavy Vehicles	32.36%	\$226,585
Facilities	19.82%	\$138,820
		\$365,406
Sheriff's Patrol	2.53%	\$17,723
Parks	20.18%	\$141,352

The final impact fee calculated at the end of each service category chapter reflects the credit given for general fund contributions on the part of new residents and employees that come to the county between 2001 and 2020 (where applicable).

Exemptions

The Development Impact Fee Act provides jurisdictions with the ability to exempt certain types of development projects at its discretion under Section 36-71-4(1). Two general types of exemptions are allowed:

1. Projects that are determined to create “extraordinary economic development and employment growth”, or,
2. Projects that create affordable housing.

Exemption Policy

The Cherokee County Board of Commissioners has adopted the following policy statement regarding exemptions:

Cherokee County recognizes the public contributions made by nonprofit organizations to the creation of affordable housing in the county. In addition, Cherokee County recognizes that certain development projects provide extraordinary benefit in support of the economic advancement of the county’s citizens over and above the access to jobs, goods and services that such uses offer in general. Cherokee County therefore wishes to encourage the development and expansion of such uses of public benefit. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

The criteria for identification of particular development projects having extraordinary economic benefit is contained in the Economic Development Element. The identification of any such type of project shall be included in the County’s Development Impact Fee Ordinance before any exemptions can be granted.

Cherokee County Library Services

Introduction

In the year 2000, Cherokee County libraries served the entire county through six facilities with a collection material total of 159,555 books. The capital value of this service is determined by the value of land, buildings, and collection materials. For the purposes of impact cost calculations the level of service is measured in terms of housing units in that library services are considered to be residentially-based.

The Cherokee County libraries are part of a three-county system that includes Pickens and Gilmer Counties, but operates its own budget independently. Some funding for library services comes from outside the county: Cherokee County libraries receive \$0.59 from the State of Georgia per capita, and the State shares in facility construction costs.

Year 2000 Level of Service

The year 2000 level of service was determined by an inventory of the existing library facilities in 2000, as shown in Table 13. Level of service calculations determine that the library service provides 2.9761 books and 1.343 square feet of library space per housing unit.

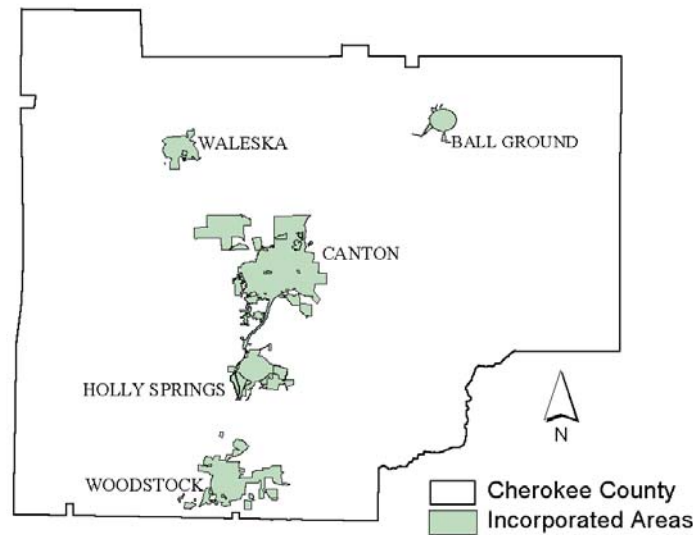
Table 13. Current Inventory of Library Facilities

Facility	Existing Square Feet	Existing Book Stock
R.T. Jones Library	30,000	60,721
Ball Ground Area Public Library	9,000	16,142
Woodstock Area Public Library	10,000	30,497
Rose Creek Area Public Library	10,000	24,629
Hickory Flat Area Public Library	10,000	23,066
Courthouse Law Library	3,000	4,500
Total	72,000	159,555

Level of Service Calculation

$$\begin{array}{rcl} \text{(existing SF)} / \text{(housing units)} & = & \text{year 2000 level of service} \\ 72,000 & / & 53,612 & = & 1.343 \text{ SF/housing unit} \end{array}$$

$$\begin{array}{rcl} \text{(existing books)} / \text{(housing units)} & = & \text{year 2000 level of service} \\ 159,555 & / & 53,612 & = & 2.9761 \text{ books/housing unit} \end{array}$$



Map 1. Library Facility Coverage

Note: Library facilities provide service to the entire county.

Proposed Level of Service

The proposed LOS for the County is the same as the year 2000 LOS, as specified by the Cherokee County Comprehensive Plan. This level has been determined to meet the current needs of the residents of the county, and a proportional increase in the collection materials and square feet provided has been determined to serve the future needs of the county.

Forecasts for Service Area

Figure 1 presents the calculations carried out in order to determine the future service demand for libraries in Cherokee County. The 'new housing units' figure is calculated from Table 4. The additional number of forecasted housing units for the year 2020 is multiplied by the proposed level of service to produce the future demand figures. In 2020, new growth will require the addition of 49,820 sf and 110,401 books in order to maintain the current LOS. Table 14 presents the expected service demand, accompanied by the currently proposed library facility projects.

Figure 1. Future Demand Calculations

New housing units, 2000-2020 37,096

(new units) X (sf per unit LOS) = future demand

37,096 X 1.343 = 49,820 sf

(new units) X (books per unit LOS) = future demand

37,096 X 2.9761 = 110,401 books

Table 14. Future Library Space Demands and Projects

Year	New Housing Units	SF Demanded (annual)	Running Total: SF Demanded	Project	Square Footage
2001	2,754	3,699	3,699		
2002	2,039	2,738	6,437	Woodstock Area: facility addition	22,000 ¹
2003	1,458	1,958	8,395		
2004	741	995	9,390		
2005	489	657	10,047	Rose Creek: facility addition	20,000 ¹
2006	1,631	2,191	12,238	R.T. Jones: facility addition	5,000
2007	1,675	2,249	14,487		
2008	1,719	2,309	16,796	Southwest Area Facility	20,000
2009	1,765	2,371	19,167		
2010	1,812	2,434	21,601		
2011	1,861	2,499	24,100		
2012	1,911	2,566	26,666		
2013	1,962	2,634	29,301		
2014	2,014	2,705	32,005	Northeast Area Facility	18,000
2015	2,068	2,777	34,782		
2016	2,123	2,851	37,633		
2017	2,180	2,927	40,561		
2018	2,238	3,005	43,566		
2019	2,298	3,086	46,652		
2020	2,359	3,168	49,820		
<i>Total</i>	<i>37,096</i>	<i>49,820</i>			<i>85,000</i>

¹The Woodstock and Rose Creek Libraries, currently 10,000 square feet each, will be replaced with 20,000 sq facilities. Half of the floor area of each new facility is built to accommodate new growth, the other half is a replacement for existing floor area.

There is an added calculation that must be done for libraries. Roughly 1/3rd of the new collection materials are discarded after three years. In order to maintain the required LOS, additional books must be added to the permanent collection to account for those discarded. Anticipating that 1/3 of the additional books also will be discarded, ultimately 1.5 books must be purchased in order to retain 1 book in the permanent collection. These additional books do not qualify for impact fees because 1) they do not have a useful life of at least 10 years, and 2) they replace books already purchased.

Table 15 presents the figures for collection material demand. The replacement books are added to the demand in a given year to yield the total book demand for that year. A total of 165,601 books will be needed to maintain current service levels to the year 2020; of these, 110,410 are for new growth while 55,200 replace existing books.

Table 15. Future Collection Material Demand

Year	New Housing Units	Books Demanded	Book Replacement	Total Books Demanded
2001	2,754	8,196	4,098	12,294
2002	2,039	6,068	3,034	9,102
2003	1,458	4,339	2,170	6,509
2004	741	2,205	1,103	3,308
2005	489	1,455	728	2,183
2006	1,631	4,855	2,427	7,282
2007	1,675	4,984	2,492	7,476
2008	1,719	5,117	2,559	7,676
2009	1,765	5,254	2,627	7,881
2010	1,812	5,394	2,697	8,091
2011	1,861	5,538	2,769	8,307
2012	1,911	5,686	2,843	8,529
2013	1,962	5,838	2,919	8,757
2014	2,014	5,994	2,997	8,991
2015	2,068	6,154	3,077	9,231
2016	2,123	6,318	3,159	9,477
2017	2,180	6,487	3,243	9,730
2018	2,238	6,660	3,330	9,990
2019	2,298	6,838	3,419	10,257
2020	2,359	7,020	3,510	10,531
<i>Total</i>	<i>37,096</i>	<i>110,401</i>	<i>55,200</i>	<i>165,601</i>

Future Costs

The building floor area and new books needed to serve new growth and development identified in Tables 14 and 15 are used to calculate the future cost to meet service demand, as shown in Tables 16 and 17. The costs are shown in current (2001) dollars. Library facility construction cost is estimated at \$200 per square foot; collection materials costs are estimated at \$29.92 per book.

Table 16. Facility Costs to Meet Future Demand

Year	Project	Square Footage	Cost²	% for New Growth	New Growth Cost
2002	Woodstock Area: facility addition ¹	22,000	\$4,400,000.00	54.55%	\$2,400,200.00
2005	Rose Creek: facility addition ¹	20,000	\$4,000,000.00	50.00%	\$2,000,000.00
2006	R.T. Jones: facility addition	5,000	\$1,000,000.00	100.00%	\$1,000,000.00
2008	Southwest Area Facility	20,000	\$4,000,000.00	100.00%	\$4,000,000.00
2014	Northeast Area Facility	18,000	\$3,600,000.00	15.66%	\$563,800.00
		<i>85,000</i>	<i>\$17,000,000.00</i>		<i>\$9,964,000.00</i>

¹The Woodstock and Rose Creek Libraries, currently 10,000 square feet each, will be replaced with 20,000 sf facilities. Half of the floor area of each new facility is built to accommodate new growth, the other half is a replacement for existing floor area.

²Construction costs are estimated at \$200 per square foot. All costs are shown in constant (2004) dollars.

Table 17. Collection Material Costs to Meet Future Demand

Year	Total Books Demanded	Cost¹	% for New Growth	New Growth Cost
2001	12,294	\$367,844.53	66.66%	\$245,205.16
2002	9,102	\$272,343.86	66.66%	\$181,544.42
2003	6,509	\$194,741.22	66.66%	\$129,814.50
2004	3,308	\$98,973.42	66.66%	\$65,975.68
2005	2,183	\$65,314.44	66.66%	\$43,538.61
2006	7,282	\$217,872.83	66.66%	\$145,234.03
2007	7,476	\$223,690.04	66.66%	\$149,111.78
2008	7,676	\$229,662.56	66.66%	\$153,093.06
2009	7,881	\$235,794.55	66.66%	\$157,180.65
2010	8,091	\$242,090.27	66.66%	\$161,377.37
2011	8,307	\$248,554.08	66.66%	\$165,686.15
2012	8,529	\$255,190.47	66.66%	\$170,109.97
2013	8,757	\$262,004.06	66.66%	\$174,651.90
2014	8,991	\$268,999.56	66.66%	\$179,315.11
2015	9,231	\$276,181.85	66.66%	\$184,102.82
2016	9,477	\$283,555.91	66.66%	\$189,018.37
2017	9,730	\$291,126.85	66.66%	\$194,065.16
2018	9,990	\$298,899.94	66.66%	\$199,246.70
2019	10,257	\$306,880.57	66.66%	\$204,566.59
2020	10,531	\$315,074.28	66.66%	\$210,028.51
<i>Total</i>	<i>165,601</i>	<i>\$4,954,795.30</i>		<i>\$3,302,866.55</i>

¹Collection material costs are estimated at \$29.92 per book. All costs are shown in constant (2004) dollars.

Table 18 outlines the combined costs to provide the year 2000 level of service to the future population. Only 49,820 of the proposed 65,000 square feet of library space is required to serve the 2020 population at the year 2000 level of service. Of the \$17.9 million anticipated to be spent for facilities and collection materials, \$14.3 million will be spent for new growth, and \$13,266,867 will have been spent to satisfy the demand created by new households to 2020.

Table 18. Total Costs Attributable to New Growth, 2000 - 2020

Description	Total
Facility Additions	\$5,000,000
New Facilities	\$4,964,000
Collection Materials	\$3,302,867
Subtotal	\$13,266,867
State Contribution ¹	(\$4,982,000)
Total	\$8,284,867

¹State contribution is based on 50/50 sharing of building construction costs.
All costs are shown in constant (2004) dollars.

Impact Cost and Impact Fee Calculation

The impact cost that attributable to each new housing unit built in the county for library service is \$223.34.

(costs attributable to new growth) / (new housing units) = impact COST/housing unit			
\$8,284,867	/	37,096	= \$223.34

This impact cost is not an “impact fee.” In calculating an impact fee, the cost may be increased to include financing costs of the improvements, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that new growth and development will pay future sales or property taxes toward financing the improvements, in order to avoid double taxation.

The impact fee is calculated by subtracting the future credit for library projects from SPLOST and general fund contributions from the ‘costs attributable to new growth’ to yield a ‘net projects costs’ figure. This is then divided by the number of new housing units to produce the adjusted impact fee figure. The future credit figure is drawn from the Credits and Exemptions chapter of this report.

Costs attributable to new growth	\$8,284,867
SPLOST Credit	(\$240,068)
General Fund Credit	<u>(\$175,819)</u>
Net Project Costs	\$7,868,980
(net project costs) / (new housing units) = impact FEE/housing unit	
\$7,868,980 / 37,096 =	\$212.12

Cherokee County Fire Services

Introduction

Fire protection in Cherokee County is a countywide service, excluding the cities of Woodstock and Canton which operate separate fire departments. The capital value of fire protection services is based upon fire stations, administrative office space, land, and equipment. Administrative office space is addressed separately as a component of the Public Safety Facility. Currently, fire protection is provided by 19 stations, utilizing a total of 44 vehicles.

Year 2000 Level of Service

The year 2000 level of service for fire protection in Cherokee County was measured in terms of number of engines, tankers, rescue units, and air trucks, as well as by the number of square feet of fire station space, per 1000 day/night population. Day/night population is used as a measure in that fire protection is a service provided to both residences and businesses in the County. The current LOS, shown in Table 19, is 0.2756 vehicles and 324.67 square feet of space per 1000 population.

Table 19. Current Inventory of Fire Service Facilities

Service Unit	Current Units	LOS per 1K pop
Engines	23	
Tankers	11	
Rescue	8	
Air Trucks	2	
<i>Subtotal – equipment</i>	<i>44</i>	<i>0.2756</i>
19 Fire Stations (sf)	51,839	324.67

Proposed Level of Service

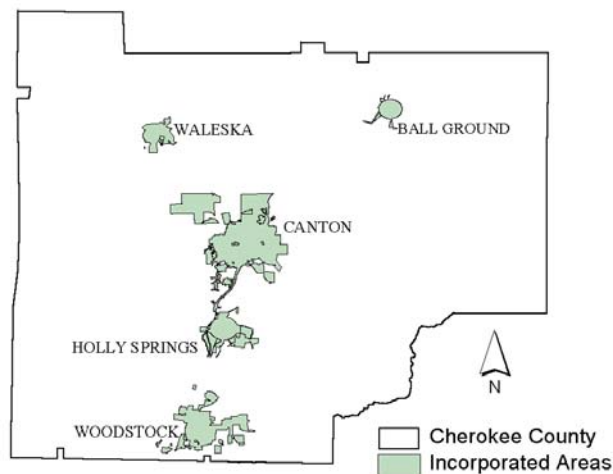
The County had determined that the year 2000 LOS is not sufficient to meet current needs. In addition to the 19 stations now in operation, 5 new stations are funded to meet current needs. Also, 6 engines, one tanker, and one rescue unit will be added to the inventory of vehicles, bringing the total up to 52. Through the construction of new stations the county will produce a single level of fire protection service within the applicable planning horizon. Table 20 shows a breakdown of the characteristics of each new station. It is important to note that the five stations each include 1,440 sf of Sheriff Department administrative space. Table 21 presents the adjusted LOS for future demand calculations: 0.3257 vehicles and 536.99 square feet per 1000 population.

Table 20. New Stations Under Construction

Station	Total Square Footage	Fire Service Square Footage	New Vehicles
Station 4	11,240	7,500	• Engine
Station 12	11,240	7,500	• Two Engines • Tanker • Rescue Unit
Station 21	10,040	6,300	• Engine
Station 22	10,040	6,300	• Engine
Station 23	10,040	6,300	• Engine
<i>Total</i>	<i>52,600</i>	<i>33,900</i>	<i>8 vehicles</i>

Table 21. Combined Inventory of Fire Service Facilities

Service Unit	Current Units	LOS per 1K pop
Engines	29	
Tankers	12	
Rescue	9	
Air Trucks	2	
<i>Subtotal – equipment</i>	<i>52</i>	<i>0.3257</i>
24 Fire Stations (sf)	85,739	536.99

**Map 2. County Fire Protection Coverage**

Note: Fire protection is extended to the entire county except the cities of Canton and Woodstock.

The LOS standards, shown in Table 21, are multiplied by the expected day/night population increase to produce the expected future demand. As shown in Figure 2, the anticipated future growth would require that the County add 32.3 vehicles and 53,210 square feet of fire station space by the year 2020 in order to maintain the level of service. The ‘total new day/night population’ figure is taken from Table 7.

Figure 2. Future Demand Calculations

Total new d/n pop 2000-2020				<u>99,084</u>
(new d/n pop) X (sf per unit LOS) = future demand				
99,084	X	536.99	=	53,210 sf
(new d/n pop) X (equipment per unit LOS) = future demand				
99,084	X	0.3257	=	32.3 units

Tables 18 and 19 provide an annual breakdown of the future demand for stations and equipment following the year 2000 level of service standards. The station projects are shown in the year that each is required to serve new growth. The equipment listed in Table 23 is representative of the anticipated mix of engines, rescue units, and ladder trucks that make up an efficient fire-fighting vehicle fleet.

Table 22. Future Station Demand and Projects

Year	New D/N Pop	SF Demanded	Running Total: SF	Project	Square Footage
2001	6,544	3,514	3,514		
2002	5,293	2,843	6,357		
2003	3,818	2,050	8,407	Holly Springs Area Station	8,000
2003				Fire Station 2 Expansion	3,000
2004				Fire Station 1 Renovation	1,000
2005	1,647	884	9,291	Fire Station 19 Replacement	8,000
2005				Supply Warehouse	5,500
2006	174	93	9,385	Fire Station 13 Replacement	8,000 ¹
2006				Fire Station 15 Relocation & Replacement	8,000 ¹
2006				*Fire-EMA Training Facility	7,500
2006	4,002	2,149	11,534		
2007	4,144	2,225	13,759		
2008	4,394	2,360	16,118		
2009	4,551	2,444	18,562		
2010	4,715	2,532	21,094	Southwest Area Station	6,300
2011	4,927	2,646	23,740		
2012	5,113	2,746	26,486		
2013	5,308	2,851	29,336		
2014	5,514	2,961	32,297	Southeast Area Station	7,500
2015	5,730	3,077	35,374		
2016	6,099	3,275	38,649		
2017	6,356	3,413	42,062	North Area Station	7,500
2018	6,627	3,559	45,621		
2019	6,913	3,712	49,333		
2020	7,216	3,875	53,208		
Total	93,972	50,462			68,860

¹Stations 13, 15 and 19 are replacements of existing 1,500 square foot facilities. Only the new square footage is impact fee eligible.

* Square Footage Represents building only not entire grounds/campus

Table 23. Future Equipment Demands and Proposed New Equipment

Year	New D/N Pop	Units Demanded	Equipment Unit(s)
2001	6,544	2	Engine, Rescue Unit
2002	5,293	2	Engine, Rescue Unit
2003	3,818	3	2 Engines, Rescue Unit
2004	1,647	1	Engine
2005	174	2	Fire Training Trailer Air Truck
2006	4,002	3	High-Rise Apparatus 2 Engines
2007	4,144	2	2 Engines
2008	4,394	4	Ladder, Two Engines Airport Crash Truck
2009	4,551	1	Engine
2010	4,715	2	Engine, Rescue Unit
2011	4,927	2	2 Engines
2012	5,113	2	Engine, Rescue Unit
2013	5,308	2	2 Engines
2014	5,514	2	Engine, Ladder
2015	5,730	2	Engine, Rescue Unit
Total	65,874	32	

Future Costs

The future facility needs for fire protection can be met through the schedules shown in Tables 20 and 21. In 2020, future demand based on square feet per 1000 population can be met by the construction of 7 new stations and one training facility. All costs are shown in constant (2004) dollars.

Table 24. Future Stations Cost, 2000 - 2020

Year	Project	Square Footage	Cost ¹	% for New Growth	New Growth Cost
2003	Holly Springs Area Station	6,560	\$1,200,000.00	100.00%	\$1,200,000.00
2003	Fire Station 1 Expansion	1,000	\$150,000.00	100.00%	\$150,000.00
2003	Fire Station 2 Expansion	3,000	\$65,000.00	100.00%	\$65,000.00
2003	Supply Warehouse	5,500	\$160,000.00	100.00%	\$160,000.00
2004	Fire Station 19 Replacement	8,000	\$1,500,000.00	81.25%	\$1,218,750.00
2005	Fire Station 13 Replacement	8,000	\$1,200,000.00	81.25%	\$975,000.00
2006	Fire Station 15 Replacement	8,000	\$1,800,000.00	81.25%	\$1,462,500.00
2006	Fire-EMA Training Facility	7,500	\$885,067.05	100.00%	\$885,067.05
2010	Southwest Area Station	6,300	\$708,326.00	100.00%	\$708,326.00
2014	Southeast Area Station	7,500	\$852,440.00	0.00%	\$0.00
2017	North Area Station	7,500	\$852,440.00	0.00%	\$0.00
		68,860	\$9,813,273.00		\$6,824,643.00

¹Cost for fire station is based on: 5 stations now under construction budgeted at \$6 million total construction costs and \$200,000 per station for 3 acres of land. All costs are shown in constant (2004) dollars, rounded.

By the year 2020, 53,208 will be needed, compared to the planned 68,860 square feet shown in Table 24. Of the \$9,813,273 to be spent on fire station construction, the net cost to serve the demand of new day/night population to the year 2020 is \$6,824,643.

Table 25. Future Equipment Costs, 2000 - 2020

Year	Equipment Unit(s)	Cost¹	% for New Growth	New Growth Cost
2001	Engine, Rescue Unit	\$545,000.00	100.00%	\$545,000.00
2002	Engine, Rescue Unit	\$545,000.00	100.00%	\$545,000.00
2003	Engine, Rescue Unit, Air Truck, Training Van	\$766,000.00	100.00%	\$766,000.00
2004	Engine	\$400,000.00	100.00%	\$400,000.00
2004	Air Truck	\$355,000.00	100.00%	\$355,000.00
2004	Rescue Unit	\$210,000.00	100.00%	\$210,000.00
2005	Burn Trailer	\$75,000.00	100.00%	\$75,000.00
2006	2 Engines	\$850,000.00	100.00%	\$850,000.00
2007	2 Engines	\$800,000.00	100.00%	\$800,000.00
2008	Ladder	\$650,000.00	100.00%	\$650,000.00
2008	2 Engines	\$800,000.00	100.00%	\$800,000.00
2008	Airport Crash Truck	\$800,000.00	100.00%	\$800,000.00
2009	Engine	\$306,000.00	100.00%	\$306,000.00
2010	Engine, Rescue Unit	\$545,000.00	100.00%	\$545,000.00
2011	2 Engines	\$550,000.00	100.00%	\$550,000.00
2012	Engine, Rescue Unit	\$545,000.00	100.00%	\$545,000.00
2013	2 Engines	\$550,000.00	100.00%	\$550,000.00
2014	Engine, Ladder	\$925,000.00	100.00%	\$925,000.00
2015	Engine, Rescue Unit	\$545,000.00	100.00%	\$545,000.00
		\$10,762,000.00		\$10,762,000.00

¹Cost for equipment is based on engine costs ranging from \$275,000 to \$450,000, rescue unit at \$210,000, and ladder truck at \$650,000. All costs are shown in constant (2004) dollars.

The combined cost for future delivery of the year 2000 level of service for fire protection is the product of the station costs and equipment costs. Adding \$6,824,643 in future station costs to \$10,762,000 for future equipment costs needs yields a total of \$17,586,643 to maintain the adopted level of service as new growth occurs.

Impact Cost and Impact Fee Calculation

The impact cost for fire protection service per day/night population is \$162.69.

(costs attributable to new growth) / (new day/night pop) = impact COST/person				
\$17,586,643	/	99,084	=	\$177.49

This impact cost is not an “impact fee.” In calculating an impact fee, the cost may be increased to include financing costs of the improvements, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that new growth and development will pay future sales or property taxes toward financing the improvements, in order to avoid double taxation.

The impact fee is calculated by subtracting the future credit for fire protection projects from SPLOST and general fund contributions from the ‘costs attributable to new growth’ to yield a ‘net projects costs’ figure. This is then divided by the number of new day/night population to produce the adjusted impact fee figure.

Costs attributable to new growth	\$17,586,643
SPLOST Credit	(\$360,102)
General Fund Credit	(\$365,406)
Net Project Costs	\$16,861,135
(net project costs) / (new day/night pop) = impact FEE/person	
\$16,861,135	/ 99,084 = \$170.17

Cherokee County Sheriff's Patrol

Introduction

The Cherokee County Sheriff's Department provides public safety patrol services to the unincorporated areas of the County. Consequently, the impact fee calculations for Sheriff's patrol services are based upon the day/night population of the County's unincorporated areas. The Sheriff's custodial and court responsibilities, which are countywide in nature, are discussed in the Public Safety Facility section of this report.

Year 2000 Level of Service

The year 2000 level of service for Sheriff's patrol activities was calculated based upon square footage of precinct space. Table 26 lists the square footage of current Sheriff Department precinct and support facilities that are part of the patrolling function of the department.

Table 26. Current Inventory of Sheriff Department Facilities

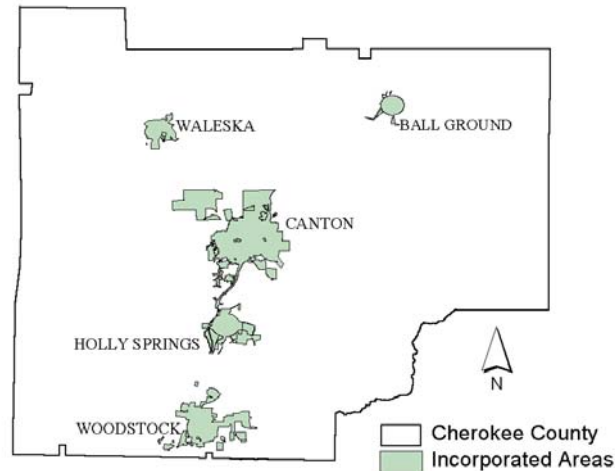
Facility	Size in SF
East Precinct	2,483
North Precinct	480
Bell Ferry Precinct	3,740
<i>Total</i>	<i>6,703</i>

The County has determined that the existing LOS is not sufficient to meet current needs. In addition to the three precincts listed in Table 26, at one time it was contemplated that 1,440 sf of space would be provided to the department in each of five new fire stations being built. At the same time, the department will vacate the East and North Precinct space. At the present time, it is not anticipated that precinct space will be provided in new fire stations. Subsequently, level of service will be calculated based on the existing facilities. The Sheriff's Patrol has proposed a second expansion of 125,000 feet to the existing Detention Center facility associated with the Public Safety complex. This project however would not be impact fee eligible until 2022 and is reflected in the STWP as being under the County General Fund at a cost of \$20,088,750.

Level of Service Calculation

The level of service calculation is based upon the existing precinct space to be retained as well as the space that would have been provided in the five fire stations.

(existing SF) / (day/night population) = year 2000 level of service				
6,703	/	152,590	=	43.93 SF/1000 population



Map 3. Sheriff's Patrol Coverage

Note: Sheriff's Patrol functions cover the unincorporated areas of the County

Proposed Level of Service

The proposed level of service for Sheriff Department services is the same as the year 2000 level of service: 43.93 square feet of precinct space per 1000 day/night unincorporated area population.

Forecast for Service Area

Figure 3. Future Demand Calculations

Total new d/n pop 2000-2020	92,954
(new d/n pop) X (sf per unit LOS) = future demand	
92,954 X 43.93	= 4,083 sf

Figure 3 elucidates the calculations carried out to produce the expected future demand based upon day/night population projections. The 'total new day/night population' figure is taken directly from Table 7. The total square feet demanded by the forecasted growth is 4,083. From this figure, the future demand can be calculated, as is shown in Table 27. This table also introduces the proposed project that is anticipated to provide patrol facility space in the future.

Table 27. Future Demand and Projects, 2000-2020

Year	New D/N Pop	New SF Demanded	Running Total: SF	Project	Square Footage
2001	6,256	275	275		
2002	4,955	218	492		
2003	3,444	151	644		
2004	1,473	65	709		
2005	956	42	751		
2006	2,210	97	848	Precinct Office	7000
2007	3,946	173	1,021		
2008	4,170	183	1,204		
2009	4,319	190	1,394		
2010	4,475	197	1,590		
2011	4,675	205	1,796		
2012	4,852	213	2,009		
2013	5,038	221	2,230		
2014	5,233	230	2,460		
2015	5,438	239	2,699		
2016	5,787	254	2,953		
2017	6,031	265	3,218		
2018	6,289	276	3,494		
2019	6,560	288	3,783		
2020	6,847	301	4,083		
Total	92,954	4,083			7,000

Future Costs

Table 28 illustrates the capital project costs needed to maintain year 2000 level of service to the year 2020. Future precinct space demands will be met through the construction of precinct space independent of any fire station. Future construction costs are based on the proportionate share of square footage of the five fire stations already under construction. The ‘year’ given for each of these projects is based upon the year that the district station would be required to serve new growth. All costs are shown in constant (2004) dollars.

Table 28. Future Capital Project Costs, 2000 - 2020

Year	Project	Square Footage	Cost ¹	% for New Growth	New Growth Cost
20060	Precinct Office	7,000	\$1,302,000	58.32%	\$759,326
		7,000	\$1,302,000		\$759,326

¹Cost is based on an average construction cost of \$186 per square foot.
All costs are shown in constant (2004) dollars.

The proposed future project will provide 7,000 square feet as demanded by new growth. Of the \$1,302,000 expected to be spent for precinct space, \$759,326 will have been spent to satisfy the demand created by new growth and development to 2020.

Impact Cost and Impact Fee Calculation

The impact cost to the year 2020 for Sheriff's Department precinct and patrol service facilities is \$8.16 per capita. Note that this does not include vehicles, furnishings, or equipment since they do not have a capital life of 10 or more years.

$$\frac{(\text{costs attributable to new growth})}{\$759,326} \div \frac{(\text{new day/night pop})}{92,954} = \text{impact COST/person} = \$8.16$$

This impact cost is not an "impact fee." In calculating an impact fee, the cost may be increased to include financing costs of the improvements, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that new growth and development will pay future sales or property taxes toward financing the improvements, in order to avoid double taxation.

The impact fee is calculated by subtracting the future credit for Sheriff's patrol facilities from SPLOST and general fund contributions from the 'costs attributable to new growth' to yield a 'net projects costs' figure. This is then divided by the number of new day/night population to produce the adjusted impact fee figure. Since there is no future credit from SPLOST contributions for this category, only a general fund credit appears.

Costs attributable to new growth	\$ 759,326
General Fund Credit	(\$ 17,723)
Net Project Costs	\$ 741,603

$$\frac{(\text{net project costs})}{\$741,603} \div \frac{(\text{new day/night pop})}{92,954} = \text{impact FEE/person} = \$7.97$$

Cherokee County Public Safety Facility

Public Safety Facility Overview

The Cherokee County Public Safety Facility (PSF) **has been completed** and includes space for inmate housing, Sheriff Department administration, county Fire Department administration, emergency 911 operations, and an Emergency Operations Center for inter-agency coordination during an emergency. The existing jail/headquarters facility and Justice Center will both be retained. The jail/headquarters has 48,100 sf of space, the area used in the Justice Center is 11,404 sf.

The Sheriff Department operations at this facility, inmate housing and administrative services, are countywide services. The Fire Department administrative space included in this facility serves the entire county except the cities of Canton and Woodstock, which operate their own fire departments. The 911 operator service in this facility serves the entire county, as does the Emergency Operations Center (EOC).

Table 29. Public Safety Facility Square Footage and Construction Costs

Component	Square Footage	Cost
Inmate Housing	181,590	\$29,183,696
Sheriff's Department Administration	29,627	\$3,124,167
Fire Department Administration	4,246	\$447,741
E911 & Emergency Operations Center	8,000	\$843,600
<i>Total</i>	<i>233,463</i>	<i>\$33,599,204</i>

Note: The construction costs are drawn from *Public Safety Facility Report prepared for Cherokee County Sheriff's Office, Pre-Design Space and Operational Program, February 26, 1999*, and as revised by the County.

Impact Cost Calculations

The impact cost for the four components of the Public Safety Facility—inmate housing, Sheriff's Department administration, Fire Department administration, and Emergency 911 operations—are each calculated separately in Figures 4 through 7. The steps used to make these calculations are:

1. The level of service (in square feet) is calculated for the year 2022 as a per capita figure. The 2022 LOS is accepted as the adopted level of service.
2. The adopted LOS is multiplied by the 2000 day/night population to yield the existing deficiency and the new growth to yield amount needed to meet the future demand.

3. The construction cost of the inmate housing component of the PSF is calculated as a square foot figure.
4. The construction cost per square foot figure is multiplied by the number of square feet needed for new growth to yield the total impact cost.
5. The total impact cost is divided by the day/night new growth population to produce a per capita impact cost.

This methodology is the repeated for each of the component calculations. The impact costs are then summarized in Table 31.

Inmate Housing Component

The current Cherokee County jail has a normal operating capacity of 145 beds. Current service deficiency is calculated in Figure 4; Table 30 shows the projections for expected service needs for inmate housing. The projections made for the *Public Safety Facility Report prepared for Cherokee County Sheriff's Office, Pre-Design Space and Operational Program* present a diverse set of forecasts that range from 337 to 1,570 beds required in 2020. The projection adopted by the Sheriff Department and used in this report—the McGinnis-Burke projection—most closely followed the historic trend for the County. The proposed Public Safety Facility will add 512 beds to the county's inventory for a total of 625 beds.¹ Using the beds demanded from the McGinnis-Burke projection through 2020, by extension the total of 625 beds will meet the needs of the county for housing of county prisoners to the year 2022. State prisoners housed by the county are not included in this calculation.

Table 30. Future Needs each 5-Year Increment, 2000 - 2022

	2005	2010	2015	2020	2022
Beds Demanded*	314	394	477	578	625
Beds Existing	113	113	113	113	113
Total new needed	201	281	364	465	512

*Bed demand is based on *Forecasting Jail Population in Cherokee County, Georgia: A Report to the Cherokee County Sheriff's Office* by Harry McGinnis and Patrick Burke, December 1997 and projected based on day/night population projections.

As proposed, the new 512-bed jail in the PSF will occupy 181,590 square feet of inmate housing space. By taking this, in conjunction with the refurbished existing prisoner housing, to be sufficient to meet the future needs of new growth to the year 2022, the cost of the impact of new growth can be calculated. Figure 4 delineates the steps used to calculate the impact cost for new growth. The 'total cells (square feet)' figure for inmate housing is a combination of the existing jail's square footage (48,100) and the PSF's proposed inmate housing square footage (181,590).

¹ The existing facility will be refurbished, and will have 113 beds upon completion.

Sheriff Department Administration Component

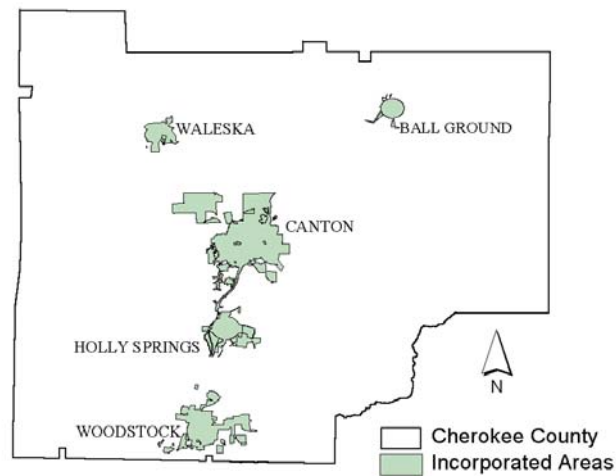
The Sheriff's Department administrative space component is estimated to meet the needs of the department for the same period of time as the inmate housing component of the facility. As the inmate housing is expanded to meet future need, the administrative space is also expected to be expanded. Impact cost calculations for administrative space are carried out by following the same steps as those used to calculate the impact cost for inmate housing space. The square footage figure for administrative space is a combination of the 11,404 existing square feet in the Justice Center and the 29,627 square feet proposed for the PSF. The impact cost calculations for this component are shown in Figure 5.

Fire Department Administrative Component

The Cherokee County Fire Department component of the Public Safety Facility also is expected to meet the department's needs to the year 2022. Impact cost calculations for Fire Department administrative space are carried out by following the same steps as those used to calculate the impact cost for inmate housing space. The day/night population figure, however, is different from that used for countywide services. This figure, from Table 5, is for the entire county with the exception of the cities of Canton and Woodstock, which each operate their own fire departments. The impact cost calculations for this component are shown in Figure 6.

E911 and Emergency Operations Center Component

The old 911 emergency operator facility has been closed by the County, and all of the facility's operations have moved to the new Public Safety Facility. The equipment will be left in place in the current facility as a backup to the new 911 facility. It is estimated that the square footage of the new facility will be sufficient to meet the 911 center's needs to the year 2022 (the expected life of the PSF). The impact cost calculations for E911 and the OEC are the same as those carried out for the previous components, using the day/night population figures for the entire county. The impact cost calculations for this component are shown in Figure 7.



Map 4. Public Safety Facility Coverage

Note: The Public Safety Facility provides 911 service, inmate housing and Sheriff's Department administration space for the entire county, as well as Fire Department administration space to the entire county except the cities of Canton and Woodstock.

Figure 4. Impact Cost Calculations, Inmate Housing

Day/night Population in 2022	316,332
Day/night Population in 2000	177,208
D/N Population—New Growth	139,124
 Total Cells (square feet)	 229,690
÷ Facility Life Population	316,332
= Jail LOS in SF per capita	0.7261
 Jail LOS in SF per capita	 0.7261
× Day/night Population in 2000	177,208
= Current Need (square feet)	128,671
- Existing Cells (square feet)	48,100
= Existing Deficiency (SF)	80,571
 Jail LOS in SF per capita	 0.7261
× D/N Population—New Growth	139,124
= Future demand (square feet)	97,679
 Total cost of Jail component of PSF	 \$29,183,696
÷ Total New Cells (square feet)	181,590
= Cost per square foot	\$160.71
 Cost per square foot	 \$160.71
× Existing Deficiency (SF)	80,571
= Total not eligible for Impact Fee	\$12,948,565
 Cost per square foot	 \$160.71
× Future demand (square feet)	97,679
= Total Impact Cost for New Growth	\$15,697,992
 Total impact cost for New Growth	 \$15,697,992
÷ D/N Population—New Growth ¹	139,124
= Impact cost per capita	\$112.83

¹2000-2022. All costs are shown in constant (2004) dollars.

**Figure 5. Impact Cost Calculation,
Sheriff's Department Administrative Space**

Day/night Population in 2022	316,332
Day/night Population in 2000	177,208
D/N Population—New Growth	139,124
 Total Admin (square feet)	 41,031
÷ Facility Life Population	316,332
= Admin LOS in SF per capita	0.1297
 Admin LOS in SF per capita	 0.1297
× Day/night Population in 2000	177,208
= Current Need (square feet)	22,984
- Existing Admin (square feet)	11,404
= Existing Deficiency (SF)	11,580
 Admin LOS in SF per capita	 0.1297
× D/N Population—New Growth	139,124
= Future demand (square feet)	18,044
 Total cost of Sheriff Admin Space component of PSF	 \$3,124,167
÷ Total New Admin (square feet)	29,627
= Cost per square foot	\$105.45
 Cost per square foot	 \$105.45
× Existing Deficiency (SF)	11,580
= Total not eligible for Impact Fee	\$1,221,111
 Cost per square foot	 \$105.45
× Future demand (square feet)	18,044
= Total Impact Cost for New Growth	\$1,902,740
 Total impact cost for New Growth	 \$1,902,740
÷ D/N Population—New Growth ¹	139,124
= Impact cost per capita	\$13.68

¹2000-2022. All costs are shown in constant (2004) dollars.

**Figure 6. Impact Cost Calculation,
Fire Department Administrative Space**

Day/night Population in 2022	274,157
Day/night Population in 2000	159,665
D/N Population—New Growth	<u>114,492</u>
 Total Admin (square feet)	 4,246
÷ Facility Life Population	<u>274,157</u>
= Admin LOS in SF per capita	0.0155
 Admin LOS in SF per capita	 0.0155
× Day/night Population in 2000	<u>159,665</u>
= Current Need (square feet)	2,475
- Existing Admin (square feet)	<u>0</u>
= Existing Deficiency (SF)	2,475
 Admin LOS in SF per capita	 0.0155
× D/N Population—New Growth	<u>114,492</u>
= Future demand (square feet)	1,775
 Total cost of Fire Admin Space component of PSF	 \$447,741
÷ Total New Admin (square feet)	<u>4,246</u>
= Cost per square foot	\$105.45
 Cost per square foot	 \$105.45
× Existing Deficiency (SF)	<u>2,475</u>
= Total not eligible for Impact Fee	\$260,989
 Cost per square foot	 \$105.45
× Future demand (square feet)	<u>1,775</u>
= Total Impact Cost for New Growth	\$187,173
 Total impact cost for New Growth	 \$187,173
÷ D/N Population—New Growth ¹	<u>114,492</u>
= Impact cost per capita	\$1.63

¹2000-2022. All costs are shown in constant (2004) dollars.

Figure 7. Impact Cost Calculations, E911 and EOC

Day/night Population in 2022	316,332
Day/night Population in 2000	177,208
D/N Population—New Growth	139,124
Total E911/EOC (square feet)	8,000
÷ Facility Life Population	316,332
= E911/EOC LOS in SF per capita	0.0253
E911/EOC LOS in SF per capita	0.0253
× Day/night Population in 2000	177,208
= Current Need (square feet)	4,483
- Existing E911/EOC (square feet)	0 ¹
= Existing Deficiency (SF)	4,483
E911/EOC LOS in SF per capita	0.0253
× D/N Population—New Growth	139,124
= Future demand (square feet)	3,520
Total cost of E911/EOC Space component of PSF	\$843,600
÷ Total New E911/EOC (square feet)	8,000
= Cost per square foot	\$105.45
Cost per square foot	\$105.45
× Existing Deficiency (SF)	4,483
= Total not eligible for Impact Fee	\$472,732
Cost per square foot	\$105.45
× Future demand (square feet)	3,520
= Total Impact Cost for New Growth	\$371,184
Total impact cost for New Growth	\$371,184
÷ D/N Population—New Growth ²	139,124
= Impact cost per capita	\$2.67

¹The existing 911 facility will be closed.²2000-2022. All costs are shown in constant (2004) dollars.

Impact Cost Summary

Table 31. Summary of Impact Costs per Component

Component	Impact Cost per Capita
Inmate Housing	\$112.835
Sheriff's Department Administration	\$13.677
Fire Department Administration	\$1.635
E911 & EOC	\$2.668
<i>Total Impact Cost per Capita</i>	<i>\$130.82</i>

These impact costs are not “impact fees.” In calculating an impact fee, the cost may be increased to include financing costs of the improvements, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that new growth and development will pay future sales or property taxes toward financing the improvements, in order to avoid double taxation.

Impact Fee Calculation

The impact fee is calculated by subtracting the future credit for each component of the Public Safety Facility from SPLOST contributions from the total component cost to yield a ‘net component cost’ figure. This is then divided by the number of new day/night population to produce the adjusted impact fee figure. The future credit from SPLOST contributions for this category is taken from the Credits and Exemptions chapter of this report; day/night population figures are for the period 2000-2022 in order to accurately reflect the anticipated useful life of the facility. There is no general fund contribution, and thus no general fund credit, anticipated for this facility.

<u>Inmate Housing</u>	
Component Cost	\$15,697,992
SPLOST Credit	<u>(\$3,489,078)</u>
Net Component Cost	\$12,208,914
(net component cost)	/ (new day/night pop) = impact FEE/person
\$12,208,914	/ 139,124 = \$87.75

Sheriff Administration

Component Cost	\$1,973,075
SPLOST credit for future contributions	<u>(\$422,967)</u>
Net Component Cost	\$1,550,108

$$\begin{array}{rclcl} \text{(net component cost)} & / & \text{(new day/night pop)} & = & \text{impact FEE/person} \\ \$1,550,108 & / & 139,124 & = & \$11.14 \end{array}$$

Fire Dept. Administration

Component Cost	\$200,250
SPLOST credit for future contributions	<u>(\$41,571)</u>
Net Component Cost	\$158,679

$$\begin{array}{rclcl} \text{(net component cost)} & / & \text{(new day/night pop)} & = & \text{impact FEE/person} \\ \$158,679 & / & 114,492 & = & \$1.39 \end{array}$$

E911/EOC

Component Cost	\$385,525
SPLOST credit for future contributions	<u>(\$82,333)</u>
Net Component Cost	\$303,192

$$\begin{array}{rclcl} \text{(net component cost)} & / & \text{(new day/night pop)} & = & \text{impact FEE/person} \\ \$303,192 & / & 139,124 & = & \$2.18 \end{array}$$

Table 32 summarizes the impact fee calculation results. The fire department administration component is chargeable only to new growth outside of the cities of Woodstock and Canton; a fee of \$102.27 would be applicable to new growth within those two cities.

Table 32. Summary of Impact Fees per Component

Component	Impact Fee per Capita
Inmate Housing	\$87.75
Sheriff's Department Administration	\$11.14
Fire Department Administration	\$1.39
E911 & EOC	\$2.18
<i>Total Impact Fee per Capita</i>	<i>\$102.46</i>

Cherokee County Park Services and Facilities

Introduction

The Cherokee Recreation and Parks Authority (CRPA) provides park service to the entire county. The capital value of these parks is measured in land costs and park development. Park development may include planning and engineering costs. Parks and recreation facilities are considered to be primarily used by the residents of the County; for this reason the impact cost calculation is made based upon housing units.

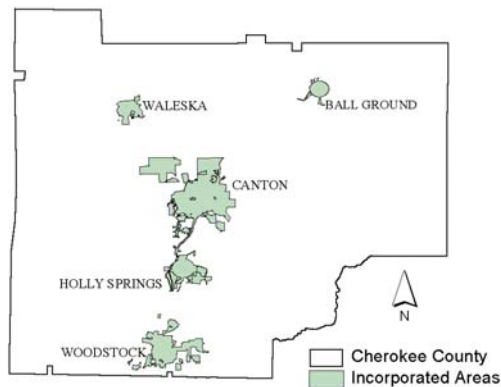
Year 2000 level of Service

Table 33 provides an inventory of the acreage of parks under the control of the CRPA in 2000. The 565 acres of developed parks is equivalent to 10.54 acres per 1000 housing units.

Table 33. Current Inventory of Park Facilities

Type of Park	Existing Acres	AC/1000 Housing Units
Neighborhood	125	2.44
Community	228	4.46
Countywide ¹	212	3.95
<i>Total</i>	<i>565</i>	<i>10.54</i>

¹Countywide parks are defined as developed parks that serve the entire county, exclusive of undeveloped open space and regional facilities.



Map 5. Parks Facility Coverage

Note: Parks facilities provide service to the entire county.

Proposed Level of Service

The proposed level of service for parks is the same as the year 2000 LOS: 10.54 acres of park per 1000 housing units. The total LOS for all types of parks is used for future planning purposes in order to allow maximum flexibility in providing future park lands to meet the county's needs.

Since the original calculation of LOS, Boling Park has been transferred from County control to the City of Canton. This park's acreage—77 acres—is now an existing deficiency for the County. The cost to replace these acres is not impact fee eligible.

Forecasts for Service Area

Figure 8 outlines the calculations made to predict the future demand for park services. The increase in housing units between 2000 and 2020 is multiplied by the proposed level of service to produce the expected demand. By 2020, new growth in Cherokee County will require 391 acres of parks in order to maintain the adopted level of service. Existing development will require 77 acres to replace Boling Park, removed from the inventory in 2001. The 'total new housing units' figure is derived from Table 4.

Figure 8. Future Demand Calculations

Total new housing units 2000-2020				<div style="border: 1px solid black; padding: 2px;">37,096</div>
(new housing units)	X	(AC per unit LOS)	=	future demand
37,096	X	10.54	=	390.99 AC

Table 34 presents the future demand for park space based upon the year 2000 level of service being maintained as new growth is experienced. Proposed and anticipated projects are also shown.

Table 34. Future Acreage Demands and Projects

Year	New Housing Units	New Acres Demanded	Running Total: AC Demanded	Project (park type)	Acreage
2001	2,754	29	29		
2002	2,039	21	51		
2003	1,458	15	66		
2003				Little River/Mill Creek (countywide)	110
2004				Clayton Area (Weatherby) Park	17
2004	741	8	74	Waleska (Cline) City Park	12
2004				Fields Landing Park Expansion	270
2005	489	5	79	Creighton Road Park	15
2006	1,631	17	96		
2007	1,675	18	114		
2008	1,719	18	132		
2009	1,765	19	150		
2010	1,812	19	170	Holly Springs Area (community)	20
2011	1,861	20	189		
2012	1,911	20	209	Central Area Park	100
2013	1,962	21	230		
2014	2,014	21	251		
2015	2,068	22	273		
2016	2,123	22	295		
2017	2,180	23	318	North Area Park	173
2018	2,238	24	342		
2019	2,298	24	366		
2020	2,359	25	391		
Total	37,096	391			717

Future Costs

Table 35 is a listing of the future capital projects costs to provide additional park acres in order to maintain year 2000 level of service standards. Park development costs per acre are based upon current estimates of land acquisition costs, recent park development costs, and the experience of the CRPA staff. The Little River/Mill Creek project is estimated to cost **\$4 million** to develop the active recreation portion of the project; all other parks are estimated to cost \$25,000 per acre for land acquisition and development. Because Boling Park is located in the central part of the county, 77 of the acres programmed for the future Central Area Park will be used to meet the existing deficiency, and are thus not impact fee eligible.

Table 35. Future Capital Project Costs, 2000 - 2020

Year	Project (park type)	Acreage	Cost	% for New Growth	New Growth Cost
2003	Little River/Mill Creek (countywide)	110	\$4,000,000.00	100%	\$4,000,000.00
2004	Clayton Area (Weatherby) Park	17	\$413,000.00	100%	\$413,000.00
2004	Waleska (Cline) City Park	12	\$375,000.00	100%	\$375,000.00
2004	Fields Landing Park Expansion	270	\$538,000.00	0%	0
2005	Creighton Road Park	15	\$375,000.00	100%	\$375,000.00
2010	Holly Springs Area (community)	20	\$500,000.00	100%	\$500,000.00
2012	Central Area Park	100	\$2,500,000.00	100%	\$2,500,000.00
2017	North Area Park	173	\$4,325,000.00	67.6%	\$2,925,000
		447	\$12,488,000.00		\$11,088,000

All costs are shown in constant (2004) dollars.

Impact Cost and Impact Fee Calculation

The impact cost for parks and recreation facilities is \$297.20 per housing unit. This figure must be further refined as specific park development costs are produced for the park projects listed in Table 35.

$$\begin{array}{rcl}
 \text{(costs attributable to new growth)} & / & \text{(new housing units)} = \text{impact COST/housing unit} \\
 \$11,088,000 & / & 37,096 = \$298.90
 \end{array}$$

This impact cost is not an “impact fee.” In calculating an impact fee, the cost may be increased to include financing costs of the improvements, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that new growth and development will pay future sales or property taxes toward financing the improvements, in order to avoid double taxation.

The impact fee is calculated by subtracting the future credit for park and recreation facilities from SPLOST and general fund contributions from the ‘costs attributable to new growth’ to yield a ‘net projects costs’ figure. This is then divided by the number of new day/night population to produce the adjusted impact fee figure. The future credit from SPLOST and general fund contributions for this category is taken from the Credits and Exemptions chapter of this report.

Costs attributable to new growth	\$11,088,000
SPLOST Credit	(\$ 600,170)
General Fund Credit	(\$ 141,352)
Net Project Costs	\$10,346,478

$$\begin{array}{rcl}
 \text{(net project costs)} & / & \text{(new housing units)} = \text{impact FEE/housing unit} \\
 \$10,346,478 & / & 37,096 = \$278.90
 \end{array}$$

Transportation Facilities

Introduction

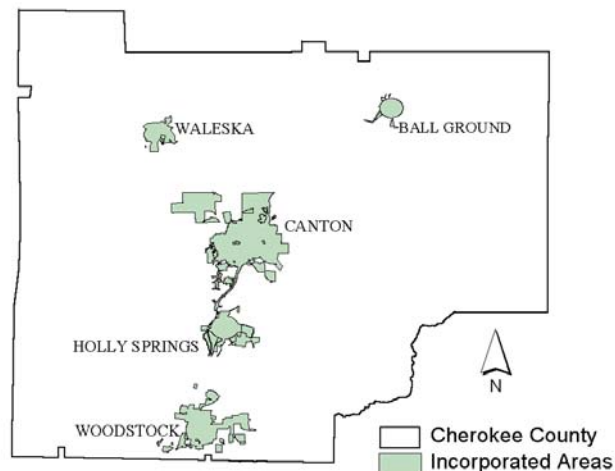
The Cherokee County road network comprises 1,122 miles of roadway, categorized by type in Table 36. The Atlanta Regional Commission produces estimates of the average vehicle trips per day that originate in the County, as well as those that terminate within the County. Also, the average number of terminating trips that come from outside the County—and are generally due to employment, education, or recreation opportunities—is estimated. For 2000, ARC estimated 400,365 daily trips produced in the County and 292,511 trips that end in the County. Of the 292,511 terminating trips, 79,563 came from outside the County. These figures produce a forecast for 2020 of 674,522 total trips produced each day in the County.

Table 36. Current Road Inventory

Road Type	Miles
Interstate/freeway	26.0
Principal Arterial	15.0
Minor Arterial	63.5
Collector	198.0
Local	820.0
<i>Total</i>	<i>1122.5</i>

Data is based on the Georgia Department of Transportation road classification system and the ARC Draft RTP Needs Assessment, Volume I – System-wide Analysis, March 9, 1999.

Map 6. Transportation Facilities Coverage



Note: Transportation facilities provide service to the entire county.

Level of Service Standards

Level of service for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of service A is the best rating, representing unencumbered travel; level of service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines level of service A through F as having the following characteristics:

- LOS A: free flow, excellent level of freedom and comfort;
- LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
- LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering becomes difficult, comfort declines at this level;
- LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
- LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
- LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

Table 37 presents the default service values for roadway types as derived from *Florida's Level of Service and Guidelines Manual for Planning* for the purposes of this document. These figures are used by traffic engineers as standards throughout the country.

Table 37. Maximum Roadway Service Values

# Lanes	Maximum Daily Volume at LOS					Facility Type
	A	B	C	D	E	
2	8,400	13,000	17,700	23,300	31,000	Arterial-Class Ia (<2.5 signals/mile)
4	20,600	34,500	47,800	57,000	66,300	
6	30,800	51,700	71,600	85,600	99,500	
8	-	-	-	-	-	
2	-	11,500	14,000	15,300	15,900	Arterial-Class Ib (2.5-4.5 signals/mile)
4	-	25,500	30,600	32,800	33,500	
6	-	39,600	46,400	49,700	50,300	
8	-	-	-	-	-	
2	-	-	-	10,900	14,100	Arterial-Class II (>4.5 signals/mile)
4	-	-	-	24,600	30,900	
6	-	-	-	37,800	47,000	
8	-	-	-	-	-	
2	-	-	9,900	12,900	14,100	Minor Arterial
4	-	-	22,100	28,200	30,200	
2	-	-	4,700	9,200	10,600	Collector
4	-	-	10,300	20,500	22,800	
2	-	2,400	6,400	10,700	20,100	Rural Highways (uninterrupted)
4	18,900	31,500	43,000	51,000	57,300	
6	28,400	47,300	64,500	76,500	86,000	

Year 2000 Level of Service

The year 2000 level of service for roads in Cherokee County was a product of the regional transportation planning process administered by the Atlanta Regional Commission acting as the federally-recognized Atlanta Metropolitan Planning Organization. In Cherokee County, State Route 92, Bells Ferry Road, Towne Lake Parkway, Old Highway 5, Sixes Road, Wade Green Road, and State Route 140 were assigned to the congestion management system, per the requirements of ARC. These roads were identified as being of a deficient level of service at the regional level.

The County did not have a current comprehensive transportation plan in 2000. In that year, projects that provided road capacity intended to serve new growth were identified by the Cherokee County Engineering Department. In the County, eight projects were identified that directly impact the level of service on the County's roadways; these projects are shown in Table 38.

Adopted Level of Service

The adopted level of service is based on Level of Service D for arterials and major collector roads. Impact cost calculation is based upon current county road projects (those identified as addressing a current deficiency and/or being built to serve new or future growth). These projects appear below in Table 38.

Table 38. Current Road Projects to Serve New Growth

Project	Road Type	Project Description
Towne Lake Pkwy	arterial-class Ia	Improvement
Business 5	arterial-class Ia	Relocation, new road construction
Riverstone Blvd.	major collector	New road construction
Bells Ferry Road	arterial-class Ia	R/W design, safety planning
Rope Mill Road	major collector	New road construction
Reinhardt College Parkway	minor arterial	New road construction
Eagle Drive	arterial-class Ia	Widening from 2 to 4 lanes
East Cherokee Drive	minor arterial	Widening from 2 to 4 lanes

Table 39 presents a breakdown of the year 2000 deficiencies on each of the roads then slated for improvements. The traffic counts are supplied by the Georgia DOT and the Cherokee County Engineering Department, and represent the average daily traffic for each road. Each figure is then compared to the Level of Service D measure taken from Table 37. The traffic count figures are subtracted from the maximum daily volume at LOS D, shown in the column 'LOS D volume', to produce the pre-improvement deficiency figure. The existing deficiency is the number of daily trips made over the capacity expected, based on the road type and number of lanes.

Table 39. Identification of Existing Deficiencies

Project	Segment Count (1998)¹	Pre-project Lanes	LOS D Volume²	Year 2000 Deficiency
Towne Lake Pkwy	19,323	2	23,300	0
Business 5	23,316	2	23,300	-16
Riverstone Blvd.	0	0	0	0
Bells Ferry Road	11,761	2	23,300	0
Rope Mill Road	0	0	0	0
Reinhardt College Pkwy	0	0	0	0
Eagle Drive	12,142	2	23,300	0
East Cherokee Drive	5,646	2	12,900	0

¹Road segment counts from Georgia DOT, 1998 counts except Eagle Drive (supplied by Cherokee County Engineering). For road projects with more than one segment the highest segment count is used. This figure represents the most heavily travelled section of the road, and the greatest deficiency in current capacity.

²Level of service D capacities are based on *Florida's Level of Service Standards and Guideline Manual for Planning* for areas transitioning into urbanized areas and rural areas.

The next step in this impact cost calculation is to determine what percentage of the road project addresses existing deficiencies as opposed to the percentage of the project that adds capacity for future growth. This is done in the following manner:

1. The added capacity is calculated. This is the new capacity, based on LOS D, for each road project after completion. Towne Lake Parkway, for example, is a widening project that increases the number of lanes from 2 to 4. LOS D for this class Ia arterial is 23,300 trips at 2 lanes and 57,000 trips at 4 lanes (from Table 35). $57,000 - 23,300 = 33,700$. This is the 'added capacity'.
2. The percentage of the added capacity that will be absorbed by year 2000 deficiencies is calculated. For Business 5, the existing deficiency of 16 trips is divided by the added capacity (33,700) to yield 0.0005, or 0.05%.
3. The percentage of the road project that produces new capacity for future growth is calculated. For any project with a year 2000 deficiency, the percentage of the project that addresses existing deficiencies and the percentage that adds capacity will equal 100%.

These steps produce the figures seen in Table 40.

Table 40. Percentage of Road Project that Addresses Deficiencies or Adds Capacity

Project	Post-project Lanes	Added Capacity	Year 2000 Deficiency	% of 'Added Capacity'	Net New Capacity	% of 'Added Capacity'
Towne Lake Pkwy	4	33,700			33,700	100.00%
Business 5	2+4 ¹	57,000	-16	0.05%	33,684	99.95%
Riverstone Blvd.	4	20,500			20,500	100.00%
Bells Ferry Road	4	33,700			33,700	100.00%
Rope Mill Road	4	20,500			20,500	100.00%
Reinhardt College Pkwy	4	28,200			28,200	100.00%
Eagle Drive	4	33,700			33,700	100.00%
East Cherokee Drive	4	28,200			28,200	100.00%

¹The Business 5 project includes a relocation of the roadway. The original road is retained and a second roadway built.

Existing deficiencies cannot be paid for through impact fee assessments. For this reason, a small amount of the Business 5 relocation project cost is not eligible for recovery through impact fees. Table 41 calculates the percentage of each project cost that is eligible for impact fee assessment. The ' % for New Growth ' figures are drawn directly from the previous table.

Table 41. Cherokee County Road Project Costs

Project	Local Government Share of Project Costs¹	% for New Growth	New Growth Costs
Towne Lake Pkwy	\$4,127,910	100.00%	\$4,127,910
Business 5	\$2,568,641	99.95%	\$2,567,357
Riverstone Blvd.	\$550,000	100.00%	\$550,000
Bells Ferry Road	\$784,956	100.00%	\$784,956
Rope Mill Road	\$1,671,989	100.00%	\$1,671,989
Reinhardt College Pkwy	\$320,000	100.00%	\$320,000
Eagle Drive	\$4,202,220	100.00%	\$4,202,220
East Cherokee Drive	\$3,500,000	100.00%	\$3,500,000
<i>total</i>	<i>\$17,725,716</i>		<i>\$17,724,432</i>

¹Cost for local government share only. The State of Georgia Department of Transportation is providing \$10,465,087 of funding in addition to the local government share. All costs are shown in constant (2003) dollars.

Finally, the cost and amount of excess capacity being built for new growth is used to calculate a 'per-trip' impact cost. Figure 9 illustrates this calculation. First, the new capacity added through road projects is divided by the total number of trips expected in 2020. This percentage—34.42—

is multiplied by the total project costs attributable to new growth (from Table 41) to yield the total impact cost.

Figure 9. Cost Calculations

Total added capacity from road projects	<u>232,184</u>
Total trips expected in 2020	674,522
Percentage of future trips	= 34.42%
Total road project costs attributable to new growth	\$17,724,432
Percentage of future trips	× 34.42%
Total impact cost for future capacity	= \$6,100,749

Impact Cost Calculation

The impact cost for current road projects is \$26.28 per trip. This is based on a recoupment of the costs to complete the eight projects listed above.

$$\begin{array}{rcl} \text{(Eligible Project Costs)} & / & \text{(New Capacity Created)} = \text{Cost per New Trip} \\ \$6,100,749 & / & 232,184 = \$26.28 \end{array}$$

This impact cost is not an “impact fee.” In calculating an impact fee, the cost may be increased to include financing costs of the improvements, the cost of preparing the Capital Improvements Element (CIE) and an administrative fee (not to exceed 3%). Conversely, the cost must be reduced to the extent that new growth and development will pay future sales or property taxes toward financing the improvements, in order to avoid double taxation.

The impact fee is calculated by subtracting the future credit for road projects from SPLOST or general fund contributions from the ‘costs attributable to new growth’ to yield a ‘net projects costs’ figure. This is then divided by the number of new day/night population to produce the adjusted impact fee figure. Since there is no future credit from SPLOST or future general fund contributions for this category, the impact fee is equal to the impact cost.

Costs attributable to new growth	\$6,100,749
(Eligible Project Costs) / (New Capacity Created) = Cost per New Trip	
\$6,100,749 / 232,184	= \$26.28

Appendix One: Impact Fee Schedules by Service/Facility

Library Facility Impact Fee Schedule
Parks and Recreation Impact Fee Schedule
Fire Protection Impact Fee Schedule
Sheriff's Patrol Impact Fee Schedule
Public Safety Facility Impact Fee Schedule
Transportation Facilities Impact Fee Schedule

The following schedules calculate the impact fees for all land uses, allowing for applicable credits for SPLOST and general fund tax collections, but excluding exemptions which may reduce or eliminate the fee shown. Exemptions are discussed in this report and are included in the Impact Fee Ordinance. The amount of the exemption must be calculated on a case-by-case basis for those land uses meeting the County's specific criteria for exemption.

CHEROKEE COUNTY LIBRARY SERVICES IMPACT FEE SCHEDULE

Impact Fee: **\$212.12**

CODE	LAND USE	Unit of Measure	Fee per Unit
<i>Residential (200-299)</i>			
210	Single-Family Detached Housing	dwelling	\$212.12
220	Apartment	dwelling	\$212.12
230	Residential Condominium/Townhouse	dwelling	\$212.12

CHEROKEE COUNTY PARKS AND RECREATION IMPACT FEE SCHEDULE

Impact Fee: **\$278.90**

CODE	LAND USE	Unit of Measure	Fee per Unit
<i>Residential (200-299)</i>			
210	Single-Family Detached Housing	dwelling	\$278.90
220	Apartment	dwelling	\$278.90
230	Residential Condominium/Townhouse	dwelling	\$278.90

CHEROKEE COUNTY FIRE PROTECTION IMPACT FEE SCHEDULE

Impact Fee: **\$170.17**

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

CODE	LAND USE	Employees	Unit of Measure	Fee per Unit
<i>Port and Terminal (000-099)</i>				
030	Truck Terminal	11.72	acres	\$1,820.42
<i>Industrial/Agricultural (100-199)</i>				
110	General Light Industrial	2.31	1000 sq. ft.	\$358.58
120	General Heavy Industrial	1.83	1000 sq. ft.	\$284.21
140	Manufacturing	1.82	1000 sq. ft.	\$282.62
150	Warehousing	1.28	1000 sq. ft.	\$198.11
151	Mini-Warehouse	0.04	1000 sq. ft.	\$6.90
<i>Residential (200-299)</i>				
210	Single-Family Detached Housing	n/a	dwelling	\$466.34
220	Apartment	n/a	dwelling	\$466.34
230	Residential Condominium/Townhouse	n/a	dwelling	\$466.34
<i>Lodging (300-399)</i>				
310	Hotel	0.62	room	\$96.65
311	All Suites Hotel	0.71	room	\$110.31
312	Business Hotel	0.10	room	\$15.54
320	Motel	0.71	room	\$110.49
<i>Recreational (400-499)</i>				
416	Campground/Recreational Vehicle Park	0.07	camp sites	\$10.41
430	Golf Course	0.25	acres	\$38.16
435	Multipurpose Recreational Facility	0.50	acres	\$77.68
443	Movie Theater	1.50	1000 sq. ft.	\$232.70
460	Arena	3.33	acres	\$517.85
480	Amusement Park	9.09	acres	\$1,413.06
491	Tennis Courts	0.24	acres	\$37.89
492	Racquet Club	0.36	1000 sq. ft.	\$56.64
494	Bowling Alley	1.00	1000 sq. ft.	\$155.37
495	Recreational Community Center	0.84	1000 sq. ft.	\$130.45
<i>Institutional (500-599)</i>				
521	Private School (K-12)	8.09	student	\$1,256.66
560	Church/Synagogue	0.52	1000 sq. ft.	\$80.02
565	Day Care Center	2.54	1000 sq. ft.	\$394.82
566	Cemetery	0.08	acres	\$12.65
591	Lodge/Fraternal Organization	1.00	employee	\$155.37

CODE	LAND USE	Employees	Unit of Measure	Fee per Unit
<i>Medical (600-699)</i>				
610	Hospital	3.25	1000 sq. ft.	\$504.27
620	Nursing Home	0.65	bed	\$100.62
630	Clinic	1.00	1000 sq. ft.	\$155.37
<i>Office (700-799)</i>				
710	General Office Building	3.32	1000 sq. ft.	\$515.25
714	Corporate Headquarters Building	3.40	1000 sq. ft.	\$528.39
715	Single-Tenant Office Building	3.20	1000 sq. ft.	\$496.58
720	Medical-Dental Office Building	4.05	1000 sq. ft.	\$630.02
760	Research and Development Center	2.93	1000 sq. ft.	\$454.89
<i>Retail (800-899)</i>				
812	Building Materials and Lumber Store	1.47	1000 sq. ft.	\$228.42
813	Free-Standing Discount Superstore	0.96	1000 sq. ft.	\$149.15
814	Specialty Retail Center	1.82	1000 sq. ft.	\$282.60
815	Free-Standing Discount Store	1.96	1000 sq. ft.	\$305.08
816	Hardware/Paint Store	0.96	1000 sq. ft.	\$149.76
817	Nursery (Garden Center)	1.63	1000 sq. ft.	\$253.31
818	Nursery (Wholesale)	1.67	1000 sq. ft.	\$258.95
820	Shopping Center	1.67	1000 sq. ft.	\$259.47
823	Factory Outlet Center	1.67	1000 sq. ft.	\$259.47
831	Quality Restaurant	7.46	1000 sq. ft.	\$1,159.05
832	High-Turnover (Sit-Down) Restaurant	7.46	1000 sq. ft.	\$1,159.05
834	Fast-Food Restaurant	10.90	1000 sq. ft.	\$1,693.52
837	Quick Lubrication Vehicle Shop	2.10	service bay	\$326.28
841	New Car Sales	1.77	1000 sq. ft.	\$275.61
843	Auto Parts Store	0.96	1000 sq. ft.	\$149.15
847	Self-Service Car Wash	0.20	stall	\$31.07
848	Tire Store	1.28	1000 sq. ft.	\$198.87
849	Wholesale Tire Store	1.28	1000 sq. ft.	\$198.87
850	Supermarket	1.27	1000 sq. ft.	\$197.28
851	Convenience Market (Open 24 Hours)	1.80	1000 sq. ft.	\$279.66
852	Convenience Market (Open 15-16 Hours)	1.75	1000 sq. ft.	\$271.90
853	Convenience Market with Gasoline Pumps	1.80	1000 sq. ft.	\$279.66
860	Wholesale Market	0.82	1000 sq. ft.	\$127.36
861	Discount Club	1.30	1000 sq. ft.	\$201.63
862	Home Improvement Superstore	0.96	1000 sq. ft.	\$149.15
863	Electronics Superstore	0.96	1000 sq. ft.	\$149.15
870	Apparel Store	1.67	1000 sq. ft.	\$259.47
881	Pharmacy/Drugstore	1.67	1000 sq. ft.	\$259.47
890	Furniture Store	0.42	1000 sq. ft.	\$64.49
<i>Services (900-999)</i>				
912	Drive-in Bank	3.64	1000 sq. ft.	\$566.09

CHEROKEE COUNTY SHERIFF'S PATROL IMPACT FEE SCHEDULE

Impact Fee: **\$7.97**

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

CODE	LAND USE	Employees	Unit of Measure	Fee per Unit
<i>Port and Terminal (000-099)</i>				
030	Truck Terminal	11.72	acres	\$92.99
<i>Industrial/Agricultural (100-199)</i>				
110	General Light Industrial	2.31	1000 sq. ft.	\$18.32
120	General Heavy Industrial	1.83	1000 sq. ft.	\$14.52
140	Manufacturing	1.82	1000 sq. ft.	\$14.44
150	Warehousing	1.28	1000 sq. ft.	\$10.12
151	Mini-Warehouse	0.04	1000 sq. ft.	\$0.35
<i>Residential (200-299)</i>				
210	Single-Family Detached Housing	n/a	dwelling	\$23.82
220	Apartment	n/a	dwelling	\$23.82
230	Residential Condominium/Townhouse	n/a	dwelling	\$23.82
<i>Lodging (300-399)</i>				
310	Hotel	0.62	room	\$4.94
311	All Suites Hotel	0.71	room	\$5.63
312	Business Hotel	0.10	room	\$0.79
320	Motel	0.71	room	\$5.64
<i>Recreational (400-499)</i>				
416	Campground/Recreational Vehicle Park	0.07	camp sites	\$0.53
430	Golf Course	0.25	acres	\$1.95
435	Multipurpose Recreational Facility	0.50	acres	\$3.97
443	Movie Theater	1.50	1000 sq. ft.	\$11.89
460	Arena	3.33	acres	\$26.45
480	Amusement Park	9.09	acres	\$72.18
491	Tennis Courts	0.24	acres	\$1.94
492	Racquet Club	0.36	1000 sq. ft.	\$2.89
494	Bowling Alley	1.00	1000 sq. ft.	\$7.94
495	Recreational Community Center	0.84	1000 sq. ft.	\$6.66
<i>Institutional (500-599)</i>				
521	Private School (K-12)	8.09	student	\$64.19
560	Church/Synagogue	0.52	1000 sq. ft.	\$4.09
565	Day Care Center	2.54	1000 sq. ft.	\$20.17
566	Cemetery	0.08	acres	\$0.65
591	Lodge/Fraternal Organization	1.00	employee	\$7.94

CODE	LAND USE	Employees	Unit of Measure	Fee per Unit
<i>Medical (600-699)</i>				
610	Hospital	3.25	1000 sq. ft.	\$25.76
620	Nursing Home	0.65	bed	\$5.14
630	Clinic	1.00	1000 sq. ft.	\$7.94
<i>Office (700-799)</i>				
710	General Office Building	3.32	1000 sq. ft.	\$26.32
714	Corporate Headquarters Building	3.40	1000 sq. ft.	\$26.99
715	Single-Tenant Office Building	3.20	1000 sq. ft.	\$25.37
720	Medical-Dental Office Building	4.05	1000 sq. ft.	\$32.18
760	Research and Development Center	2.93	1000 sq. ft.	\$23.24
<i>Retail (800-899)</i>				
812	Building Materials and Lumber Store	1.47	1000 sq. ft.	\$11.67
813	Free-Standing Discount Superstore	0.96	1000 sq. ft.	\$7.62
814	Specialty Retail Center	1.82	1000 sq. ft.	\$14.44
815	Free-Standing Discount Store	1.96	1000 sq. ft.	\$15.58
816	Hardware/Paint Store	0.96	1000 sq. ft.	\$7.65
817	Nursery (Garden Center)	1.63	1000 sq. ft.	\$12.94
818	Nursery (Wholesale)	1.67	1000 sq. ft.	\$13.23
820	Shopping Center	1.67	1000 sq. ft.	\$13.25
823	Factory Outlet Center	1.67	1000 sq. ft.	\$13.25
831	Quality Restaurant	7.46	1000 sq. ft.	\$59.21
832	High-Turnover (Sit-Down) Restaurant	7.46	1000 sq. ft.	\$59.21
834	Fast-Food Restaurant	10.90	1000 sq. ft.	\$86.51
837	Quick Lubrication Vehicle Shop	2.10	service bay	\$16.67
841	New Car Sales	1.77	1000 sq. ft.	\$14.08
843	Auto Parts Store	0.96	1000 sq. ft.	\$7.62
847	Self-Service Car Wash	0.20	stall	\$1.59
848	Tire Store	1.28	1000 sq. ft.	\$10.16
849	Wholesale Tire Store	1.28	1000 sq. ft.	\$10.16
850	Supermarket	1.27	1000 sq. ft.	\$10.08
851	Convenience Market (Open 24 Hours)	1.80	1000 sq. ft.	\$14.29
852	Convenience Market (Open 15-16 Hours)	1.75	1000 sq. ft.	\$13.89
853	Convenience Market with Gasoline Pumps	1.80	1000 sq. ft.	\$14.29
860	Wholesale Market	0.82	1000 sq. ft.	\$6.51
861	Discount Club	1.30	1000 sq. ft.	\$10.30
862	Home Improvement Superstore	0.96	1000 sq. ft.	\$7.62
863	Electronics Superstore	0.96	1000 sq. ft.	\$7.62
870	Apparel Store	1.67	1000 sq. ft.	\$13.25
881	Pharmacy/Drugstore	1.67	1000 sq. ft.	\$13.25
890	Furniture Store	0.42	1000 sq. ft.	\$3.29
<i>Services (900-999)</i>				
912	Drive-in Bank	3.64	1000 sq. ft.	\$28.92

CHEROKEE COUNTY PUBLIC SAFETY FACILITY IMPACT FEE SCHEDULE

Inmate Housing Impact Fee:	\$87.75
Sheriff's Dept. Admin Space Impact Fee:	\$11.14
Fire Dept. Admin Space Impact Fee:	\$1.39
E911 & EOC Impact Fee:	\$2.18

Employee data is derived from ITE's Traffic Generation Manual, 6th Ed.

CODE	LAND USE	Employees	Unit of Measure	Fee per Unit				Adjusted Total
				Inmate Housing	Sheriff's Admin	Fire Admin	E911 & EOC	
Port and Terminal (000-099)								
030	Truck Terminal	11.72	acres	\$1,028.14	\$130.52	\$16.29	\$25.54	\$1,200.50
Industrial/Agricultural (100-199)								
110	General Light Industrial	2.31	1000 sq. ft.	\$202.52	\$25.71	\$3.21	\$5.03	\$236.47
120	General Heavy Industrial	1.83	1000 sq. ft.	\$160.52	\$20.38	\$2.54	\$3.99	\$187.43
140	Manufacturing	1.82	1000 sq. ft.	\$159.62	\$20.26	\$2.53	\$3.97	\$186.38
150	Warehousing	1.28	1000 sq. ft.	\$111.89	\$14.20	\$1.77	\$2.78	\$130.64
151	Mini-Warehouse	0.04	1000 sq. ft.	\$3.90	\$0.49	\$0.06	\$0.10	\$4.55
Residential (200-299)								
210	Single-Family Detached Housing	n/a	dwelling	\$263.38	\$33.44	\$4.17	\$6.54	\$307.53
220	Apartment	n/a	dwelling	\$263.38	\$33.44	\$4.17	\$6.54	\$307.53
230	Residential Condominium/Townhouse	n/a	dwelling	\$263.38	\$33.44	\$4.17	\$6.54	\$307.53
Lodging (300-399)								
310	Hotel	0.62	room	\$54.58	\$6.93	\$0.86	\$1.36	\$63.73
311	All Suites Hotel	0.71	room	\$62.30	\$7.91	\$0.99	\$1.55	\$72.75
312	Business Hotel	0.10	room	\$8.78	\$1.11	\$0.14	\$0.22	\$10.25
320	Motel	0.71	room	\$62.40	\$7.92	\$0.99	\$1.55	\$72.87
Recreational (400-499)								
416	Campground/Recreational Vehicle Park	0.07	camp sites	\$5.88	\$0.75	\$0.09	\$0.15	\$6.86
430	Golf Course	0.25	acres	\$21.55	\$2.74	\$0.34	\$0.54	\$25.17
435	Multipurpose Recreational Facility	0.50	acres	\$43.88	\$5.57	\$0.70	\$1.09	\$51.23
443	Movie Theater	1.50	1000 sq. ft.	\$131.42	\$16.68	\$2.08	\$3.26	\$153.45
460	Arena	3.33	acres	\$292.47	\$37.13	\$4.63	\$7.27	\$341.50
480	Amusement Park	9.09	acres	\$798.07	\$101.32	\$12.64	\$19.83	\$931.86
491	Tennis Courts	0.24	acres	\$21.40	\$2.72	\$0.34	\$0.53	\$24.99
492	Racquet Club	0.36	1000 sq. ft.	\$31.99	\$4.06	\$0.51	\$0.79	\$37.35
494	Bowling Alley	1.00	1000 sq. ft.	\$87.75	\$11.14	\$1.39	\$2.18	\$102.46
495	Recreational Community Center	0.84	1000 sq. ft.	\$73.68	\$9.35	\$1.17	\$1.83	\$86.03
Institutional (500-599)								
521	Private School (K-12)	8.09	student	\$709.74	\$90.10	\$11.24	\$17.63	\$828.72
560	Church/Synagogue	0.52	1000 sq. ft.	\$45.19	\$5.74	\$0.72	\$1.12	\$52.77
565	Day Care Center	2.54	1000 sq. ft.	\$222.99	\$28.31	\$3.53	\$5.54	\$260.37

CODE	LAND USE	Employees	Unit of Measure	Inmate Housing	Sheriff's Admin	Fire Admin	E911 & EOC	Adjusted Total
566	Cemetery	0.08	acres	\$7.15	\$0.91	\$0.11	\$0.18	\$8.34
591	Lodge/Fraternal Organization	1.00	employee	\$87.75	\$11.14	\$1.39	\$2.18	\$102.46
<i>Medical (600-699)</i>								
610	Hospital	3.25	1000 sq. ft.	\$284.81	\$36.16	\$4.51	\$7.08	\$332.55
620	Nursing Home	0.65	bed	\$56.83	\$7.21	\$0.90	\$1.41	\$66.36
630	Clinic	1.00	1000 sq. ft.	\$87.75	\$11.14	\$1.39	\$2.18	\$102.46
<i>Office (700-799)</i>								
710	General Office Building	3.32	1000 sq. ft.	\$291.00	\$36.94	\$4.61	\$7.23	\$339.78
714	Corporate Headquarters Building	3.40	1000 sq. ft.	\$298.43	\$37.89	\$4.73	\$7.41	\$348.45
715	Single-Tenant Office Building	3.20	1000 sq. ft.	\$280.46	\$35.60	\$4.44	\$6.97	\$327.48
720	Medical-Dental Office Building	4.05	1000 sq. ft.	\$355.83	\$45.17	\$5.64	\$8.84	\$415.47
760	Research and Development Center	2.93	1000 sq. ft.	\$256.91	\$32.62	\$4.07	\$6.38	\$299.98
<i>Retail (800-899)</i>								
812	Building Materials and Lumber Store	1.47	1000 sq. ft.	\$129.01	\$16.38	\$2.04	\$3.21	\$150.64
813	Free-Standing Discount Superstore	0.96	1000 sq. ft.	\$84.24	\$10.69	\$1.33	\$2.09	\$98.36
814	Specialty Retail Center	1.82	1000 sq. ft.	\$159.61	\$20.26	\$2.53	\$3.97	\$186.36
815	Free-Standing Discount Store	1.96	1000 sq. ft.	\$172.31	\$21.87	\$2.73	\$4.28	\$201.19
816	Hardware/Paint Store	0.96	1000 sq. ft.	\$84.58	\$10.74	\$1.34	\$2.10	\$98.76
817	Nursery (Garden Center)	1.63	1000 sq. ft.	\$143.06	\$18.16	\$2.27	\$3.55	\$167.05
818	Nursery (Wholesale)	1.67	1000 sq. ft.	\$146.25	\$18.57	\$2.32	\$3.63	\$170.77
820	Shopping Center	1.67	1000 sq. ft.	\$146.54	\$18.60	\$2.32	\$3.64	\$171.11
823	Factory Outlet Center	1.67	1000 sq. ft.	\$146.54	\$18.60	\$2.32	\$3.64	\$171.11
831	Quality Restaurant	7.46	1000 sq. ft.	\$654.62	\$83.10	\$10.37	\$16.26	\$764.35
832	High-Turnover (Sit-Down) Restaurant	7.46	1000 sq. ft.	\$654.62	\$83.10	\$10.37	\$16.26	\$764.35
834	Fast-Food Restaurant	10.90	1000 sq. ft.	\$956.48	\$121.43	\$15.15	\$23.76	\$1,116.81
837	Quick Lubrication Vehicle Shop	2.10	service bay	\$184.28	\$23.39	\$2.92	\$4.58	\$215.17
841	New Car Sales	1.77	1000 sq. ft.	\$155.66	\$19.76	\$2.47	\$3.87	\$181.75
843	Auto Parts Store	0.96	1000 sq. ft.	\$84.24	\$10.69	\$1.33	\$2.09	\$98.36
847	Self-Service Car Wash	0.20	stall	\$17.55	\$2.23	\$0.28	\$0.44	\$20.49
848	Tire Store	1.28	1000 sq. ft.	\$112.32	\$14.26	\$1.78	\$2.79	\$131.15
849	Wholesale Tire Store	1.28	1000 sq. ft.	\$112.32	\$14.26	\$1.78	\$2.79	\$131.15
850	Supermarket	1.27	1000 sq. ft.	\$111.42	\$14.15	\$1.76	\$2.77	\$130.10
851	Convenience Market (Open 24 Hours)	1.80	1000 sq. ft.	\$157.95	\$20.05	\$2.50	\$3.92	\$184.43
852	Convenience Market (Open 15-16 Hours)	1.75	1000 sq. ft.	\$153.56	\$19.50	\$2.43	\$3.82	\$179.31
853	Convenience Market with Gasoline Pumps	1.80	1000 sq. ft.	\$157.95	\$20.05	\$2.50	\$3.92	\$184.43
860	Wholesale Market	0.82	1000 sq. ft.	\$71.93	\$9.13	\$1.14	\$1.79	\$83.99
861	Discount Club	1.30	1000 sq. ft.	\$113.88	\$14.46	\$1.80	\$2.83	\$132.97
862	Home Improvement Superstore	0.96	1000 sq. ft.	\$84.24	\$10.69	\$1.33	\$2.09	\$98.36
863	Electronics Superstore	0.96	1000 sq. ft.	\$84.24	\$10.69	\$1.33	\$2.09	\$98.36
870	Apparel Store	1.67	1000 sq. ft.	\$146.54	\$18.60	\$2.32	\$3.64	\$171.11
881	Pharmacy/Drugstore	1.67	1000 sq. ft.	\$146.54	\$18.60	\$2.32	\$3.64	\$171.11
890	Furniture Store	0.42	1000 sq. ft.	\$36.42	\$4.62	\$0.58	\$0.90	\$42.53
<i>Services (900-999)</i>								
912	Drive-in Bank	3.64	1000 sq. ft.	\$319.72	\$40.59	\$5.06	\$7.94	\$373.31

CHEROKEE COUNTY ROAD IMPACT FEE SCHEDULE

Impact Fee (Per Trip-End): **\$26.28**

Trip data is derived from ITE's Traffic Generation Manual, 6th Ed.

CODE LAND USE		Average Rate		Unit of Measure	Fee per Unit
		Weekday Trip-Ends	% New Trips		
Port and Terminal (000-099)					
030	Truck Terminal	81.90	92%	acres	\$1,980.15
Industrial/Agricultural (100-199)					
110	General Light Industrial	6.97	92%	1000 sq. ft.	\$168.52
120	General Heavy Industrial	1.50	92%	1000 sq. ft.	\$36.27
140	Manufacturing	3.82	92%	1000 sq. ft.	\$92.36
150	Warehousing	4.96	92%	1000 sq. ft.	\$119.92
151	Mini-Warehouse	2.50	92%	1000 sq. ft.	\$60.44
Residential (200-299)					
210	Single-Family Detached Housing	9.57	100%	dwelling	\$251.50
220	Apartment	6.63	100%	dwelling	\$174.24
230	Residential Condominium/Townhouse	5.86	100%	dwelling	\$154.00
Lodging (300-399)					
310	Hotel	8.92	59%	room	\$138.31
311	All Suites Hotel	6.24	59%	room	\$96.75
312	Business Hotel	7.27	59%	room	\$112.72
320	Motel	9.11	59%	room	\$141.25
Recreational (400-499)					
416	Campground/Recreational Vehicle Park	74.38	85%	camp sites	\$1,661.50
430	Golf Course	5.04	85%	acres	\$112.58
435	Multipurpose Recreational Facility	90.38	85%	acres	\$2,018.91
443	Movie Theater	78.06	85%	1000 sq. ft.	\$1,743.70
460	Arena	33.33	85%	acres	\$744.53
480	Amusement Park	75.76	85%	acres	\$1,692.33
491	Tennis Courts	16.26	85%	acres	\$363.22
492	Racquet Club	17.14	85%	1000 sq. ft.	\$382.87
494	Bowling Alley	33.33	85%	1000 sq. ft.	\$744.53
495	Recreational Community Center	22.88	85%	1000 sq. ft.	\$511.09
Institutional (500-599)					
521	Private School (K-12)	5.50	80%	1000 sq. ft.	\$115.63
560	Church/Synagogue	9.11	90%	1000 sq. ft.	\$215.47
565	Day Care Center	79.26	74%	1000 sq. ft.	\$1,541.39
566	Cemetery	4.73	90%	acres	\$111.87
591	Lodge/Fraternal Organization	46.90	90%	employee	\$1,109.28

CODE	LAND USE	Average Rate		Unit of Measure	Fee per Unit
		Weekday Trip-Ends	% New Trips		
Medical (600-699)					
610	Hospital	16.78	77%	1000 sq. ft.	\$339.55
620	Nursing Home	2.61	75%	bed	\$51.44
630	Clinic	7.75	77%	employee	\$156.83
Office (700-799)					
710	General Office Building	11.01	92%	1000 sq. ft.	\$266.20
714	Corporate Headquarters Building	7.72	92%	1000 sq. ft.	\$186.65
715	Single-Tenant Office Building	11.57	92%	1000 sq. ft.	\$279.73
720	Medical-Dental Office Building	36.13	77%	1000 sq. ft.	\$731.11
760	Research and Development Center	8.11	92%	1000 sq. ft.	\$196.08
Retail (800-899)					
812	Building Materials and Lumber Store	39.71	81%	1000 sq. ft.	\$845.30
813	Free-Standing Discount Superstore	46.96	75%	1000 sq. ft.	\$925.58
814	Specialty Retail Center	40.67	49%	1000 sq. ft.	\$523.72
815	Free-Standing Discount Store	56.63	61%	1000 sq. ft.	\$907.82
816	Hardware/Paint Store	51.29	40%	1000 sq. ft.	\$539.16
817	Nursery (Garden Center)	36.08	81%	1000 sq. ft.	\$768.03
818	Nursery (Wholesale)	39.00	81%	1000 sq. ft.	\$830.19
820	Shopping Center	16.76	81%	1000 sq. ft.	\$356.77
823	Factory Outlet Center	26.59	81%	1000 sq. ft.	\$566.02
831	Quality Restaurant	89.95	82%	1000 sq. ft.	\$1,938.39
832	High-Turnover (Sit-Down) Restaurant	130.34	79%	1000 sq. ft.	\$2,706.01
834	Fast-Food Restaurant	496.12	54%	1000 sq. ft.	\$7,040.54
837	Quick Lubrication Vehicle Shop	40.00	83%	service bay	\$872.50
841	New Car Sales	37.50	79%	1000 sq. ft.	\$778.55
843	Auto Parts Store	61.91	83%	1000 sq. ft.	\$1,350.41
847	Self-Service Car Wash	108.00	40%	stall	\$1,135.30
848	Tire Store	24.87	83%	1000 sq. ft.	\$542.47
849	Wholesale Tire Store	20.36	83%	1000 sq. ft.	\$444.10
850	Supermarket	111.51	63%	1000 sq. ft.	\$1,846.20
851	Convenience Market (Open 24 Hours)	737.99	40%	1000 sq. ft.	\$7,757.75
852	Convenience Market (Open 15-16 Hours)	634.20	40%	1000 sq. ft.	\$6,666.71
853	Convenience Market with Gasoline Pumps	845.60	40%	1000 sq. ft.	\$8,888.95
860	Wholesale Market	6.73	61%	1000 sq. ft.	\$107.89
861	Discount Club	41.80	61%	1000 sq. ft.	\$670.09
862	Home Improvement Superstore	35.05	75%	1000 sq. ft.	\$690.84
863	Electronics Superstore	45.04	81%	1000 sq. ft.	\$958.76
870	Apparel Store	66.40	49%	1000 sq. ft.	\$855.05
881	Pharmacy/Drugstore	88.16	49%	1000 sq. ft.	\$1,135.25
890	Furniture Store	5.06	81%	1000 sq. ft.	\$107.71
Services (900-999)					
912	Drive-in Bank	265.21	61%	1000 sq. ft.	\$4,251.53

Note: In transportation planning the terms “Weekday Trip-ends” and “% New Trips”, as used in the preceding table, have very specific meanings. Both are based on the methodology of the Institute of Transportation Engineers’ *Trip Generation* manual, in this case the Sixth Edition.

Weekday Trip Ends refers to a measure of all vehicle trips counted to and from a study site from Monday through Friday.

% New Trips refers to the percentage of trips that are generated by a particular land use type as ‘primary trips’, as opposed to trips that are made ‘on the way’ to another destination. As an example, the trip from home to work is generally considered to be a ‘primary trip’—made specifically to go to from one place to another—while stopping at the gas station for a cup of coffee on the way is a ‘pass-by trip’. In this example, the person is driving to work and getting coffee on the way, not going out for a cup of coffee and ending up at work.

classifications

Land Use Category	Unit of Measure	FEE	library	fire
101-Single-Family Detached Housing	dwelling	1465.1964	0.1448	0.3183
102-Residential Condominium/Townhouse	dwelling	1414.6384	0.1499	0.3297
103-Apartment (2 units)	dwelling	1425.1316	0.1488	0.3272
104-Apartment (3 and 4 units)	dwelling	1425.1316	0.1488	0.3272
105-Apartment (5 and more units)	dwelling	1425.1316	0.1488	0.3272
213-All Suites Hotel	room	245.8650	0.0000	0.4487
213-Business Hotel	room	86.0263	0.0000	0.1807
213-Hotel	room	243.1677	0.0000	0.3974
213-Motel	room	269.2610	0.0000	0.4104
214-Lodge/Fraternal Organization	employee	850.8419	0.0000	0.1826
318-Bowling Alley	square foot	661.6991	0.0000	0.2348
318-Movie Theater	square foot	1317.0013	0.0000	0.1767
318-Multipurpose Recreational Facility	acres	1184.7177	0.0000	0.0656
318-Recreational Community Center	square foot	496.4517	0.0000	0.2628
319-Church/Synagogue	square foot	253.6789	0.0000	0.3154
320-General Heavy Industrial	square foot	522.9987	0.0000	0.5434
320-General Light Industrial	square foot	723.5137	0.0000	0.4956
320-Manufacturing	square foot	549.2681	0.0000	0.5145
323-Clinic	employee	356.9474	0.0000	0.4353
323-Hospital	square foot	1070.6583	0.0000	0.4710
323-Nursing Home	bed	205.1826	0.0000	0.4904
324-Corporate Headquarters Building	square foot	1034.1570	0.0000	0.5109
324-Drive-in Bank	square foot	3208.8697	0.0000	0.1764
324-General Office Building	square foot	1052.0824	0.0000	0.4897
324-Medical-Dental Office Building	square foot	1496.7776	0.0000	0.4209
324-Single-Tenant Office Building	square foot	1025.9917	0.0000	0.4840
326-Day Care Center	square foot	1499.7042	0.0000	0.2633
326-Private School (K-12)	square foot	2289.2838	0.0000	0.5489
326-Research and Development Center	square foot	908.6528	0.0000	0.5006
327-Apparel Store	square foot	903.6785	0.0000	0.2871
327-Auto Care Center	square foot	394.3502	0.0000	0.1546
327-Auto Parts Store	square foot	964.8532	0.0000	0.1546
327-Building Materials and Lumber Store	square foot	843.5531	0.0000	0.2708
327-Convenience Market (Open 15-16 Hours)	square foot	3939.3671	0.0000	0.0690
327-Convenience Market (Open 24 Hours)	square foot	4518.9074	0.0000	0.0619
327-Convenience Market with Gasoline Pumps	square foot	5105.4892	0.0000	0.0548
327-Discount Club	square foot	705.1622	0.0000	0.2859
327-Electronics Superstore	square foot	761.7640	0.0000	0.1958
327-Factory Outlet Center	square foot	753.8020	0.0000	0.3442
327-Fast Food (no interior dining) Restaurant	square foot	3712.4713	0.0000	0.3122
327-Fast-Food Restaurant	square foot	6655.1876	0.0000	0.2545
327-Free-Standing Discount Store	square foot	1011.9681	0.0000	0.3015
327-Free-Standing Discount Superstore	square foot	744.5607	0.0000	0.2003
327-Furniture Store	square foot	170.2642	0.0000	0.3788
327-Hardware/Paint Store	square foot	545.2615	0.0000	0.2747
327-High-Turnover (Sit-Down) Restaurant	square foot	3459.3692	0.0000	0.3350
327-Home Improvement Superstore	square foot	622.8331	0.0000	0.2395
327-Mini-Warehouse	square foot	43.5867	0.0000	0.1583
327-New Car Sales	square foot	892.6431	0.0000	0.3088
327-Nursery (Garden Center)	square foot	847.6310	0.0000	0.2988
327-Nursery (Wholesale)	square foot	889.8682	0.0000	0.2910

classifications

327-Pharmacy/Drugstore	square foot	1048.9803	0.0000	0.2474
327-Quality Restaurant	square foot	3061.3156	0.0000	0.3786
327-Quick Lubrication Vehicle Shop	service bay	1031.2461	0.0000	0.3164
327-Self-Service Car Wash	stall	643.8328	0.0000	0.0483
327-Shopping Center	square foot	645.2958	0.0000	0.4021
327-Specialty Retail Center	square foot	772.9003	0.0000	0.3656
327-Supermarket	square foot	1307.3262	0.0000	0.1509
327-Tire Store	square foot	634.1006	0.0000	0.3136
327-Truck Terminal	acres	4256.2347	0.0000	0.4277
327-Warehousing	square foot	413.6250	0.0000	0.4789
327-Wholesale Market	square foot	281.8839	0.0000	0.4518
327-Wholesale Tire Store	square foot	583.0888	0.0000	0.3411
329-Amusement Park	acres	3384.3242	0.0000	0.4175
329-Arena	acres	1304.7331	0.0000	0.3969
O/S-Campground/Recreational Vehicle Park	camp sites	880.0380	0.0000	0.0118
O/S-Cemetery	acres	80.4551	0.0000	0.1572
O/S-Golf Course	acres	126.0776	0.0000	0.3027
O/S-Racquet Club	square foot	299.0115	0.0000	0.1894
O/S-Tennis Courts	acres	255.5673	0.0000	0.1483

classifications

sheriff	parks	PSF	roads	admin	CIE_prep
0.0163	0.1892	0.2099	0.0858	0.0289	0.0068
0.0168	0.1960	0.2174	0.0544	0.0289	0.0068
0.0167	0.1945	0.2158	0.0611	0.0289	0.0068
0.0167	0.1945	0.2158	0.0611	0.0289	0.0068
0.0167	0.1945	0.2158	0.0611	0.0289	0.0068
0.0229	0.0000	0.2959	0.1968	0.0289	0.0068
0.0092	0.0000	0.1192	0.6552	0.0289	0.0068
0.0203	0.0000	0.2621	0.2844	0.0289	0.0068
0.0210	0.0000	0.2706	0.2623	0.0289	0.0068
0.0093	0.0000	0.1204	0.6519	0.0289	0.0068
0.0120	0.0000	0.1548	0.5626	0.0289	0.0068
0.0090	0.0000	0.1165	0.6620	0.0289	0.0068
0.0033	0.0000	0.0432	0.8521	0.0289	0.0068
0.0134	0.0000	0.1733	0.5147	0.0289	0.0068
0.0161	0.0000	0.2080	0.4247	0.0289	0.0068
0.0278	0.0000	0.3584	0.0347	0.0289	0.0068
0.0253	0.0000	0.3268	0.1165	0.0289	0.0068
0.0263	0.0000	0.3393	0.0841	0.0289	0.0068
0.0222	0.0000	0.2870	0.2197	0.0289	0.0068
0.0241	0.0000	0.3106	0.1586	0.0289	0.0068
0.0251	0.0000	0.3234	0.1254	0.0289	0.0068
0.0261	0.0000	0.3369	0.0902	0.0289	0.0068
0.0090	0.0000	0.1163	0.6625	0.0289	0.0068
0.0250	0.0000	0.3230	0.1265	0.0289	0.0068
0.0215	0.0000	0.2776	0.2442	0.0289	0.0068
0.0247	0.0000	0.3192	0.1363	0.0289	0.0068
0.0134	0.0000	0.1736	0.5139	0.0289	0.0068
0.0280	0.0000	0.3620	0.0253	0.0289	0.0068
0.0256	0.0000	0.3301	0.1079	0.0289	0.0068
0.0147	0.0000	0.1893	0.4731	0.0289	0.0068
0.0079	0.0000	0.1019	0.6998	0.0289	0.0068
0.0079	0.0000	0.1019	0.6998	0.0289	0.0068
0.0138	0.0000	0.1786	0.5010	0.0289	0.0068
0.0035	0.0000	0.0455	0.8462	0.0289	0.0068
0.0032	0.0000	0.0408	0.8584	0.0289	0.0068
0.0028	0.0000	0.0361	0.8705	0.0289	0.0068
0.0146	0.0000	0.1886	0.4751	0.0289	0.0068
0.0100	0.0000	0.1291	0.6293	0.0289	0.0068
0.0176	0.0000	0.2270	0.3754	0.0289	0.0068
0.0159	0.0000	0.2059	0.4302	0.0289	0.0068
0.0130	0.0000	0.1678	0.5290	0.0289	0.0068
0.0154	0.0000	0.1988	0.4485	0.0289	0.0068
0.0102	0.0000	0.1321	0.6216	0.0289	0.0068
0.0193	0.0000	0.2498	0.3163	0.0289	0.0068
0.0140	0.0000	0.1811	0.4944	0.0289	0.0068
0.0171	0.0000	0.2210	0.3911	0.0289	0.0068
0.0122	0.0000	0.1579	0.5546	0.0289	0.0068
0.0081	0.0000	0.1044	0.6934	0.0289	0.0068
0.0158	0.0000	0.2036	0.4361	0.0289	0.0068
0.0153	0.0000	0.1971	0.4530	0.0289	0.0068
0.0149	0.0000	0.1919	0.4665	0.0289	0.0068

classifications

0.0126	0.0000	0.1631	0.5411	0.0289	0.0068
0.0193	0.0000	0.2497	0.3166	0.0289	0.0068
0.0162	0.0000	0.2086	0.4230	0.0289	0.0068
0.0025	0.0000	0.0318	0.8817	0.0289	0.0068
0.0205	0.0000	0.2652	0.2764	0.0289	0.0068
0.0187	0.0000	0.2411	0.3388	0.0289	0.0068
0.0077	0.0000	0.0995	0.7061	0.0289	0.0068
0.0160	0.0000	0.2068	0.4278	0.0289	0.0068
0.0218	0.0000	0.2821	0.2326	0.0289	0.0068
0.0245	0.0000	0.3158	0.1450	0.0289	0.0068
0.0231	0.0000	0.2980	0.1914	0.0289	0.0068
0.0174	0.0000	0.2249	0.3808	0.0289	0.0068
0.0213	0.0000	0.2753	0.2500	0.0289	0.0068
0.0203	0.0000	0.2617	0.2853	0.0289	0.0068
0.0006	0.0000	0.0078	0.9440	0.0289	0.0068
0.0080	0.0000	0.1037	0.6953	0.0289	0.0068
0.0155	0.0000	0.1996	0.4465	0.0289	0.0068
0.0097	0.0000	0.1249	0.6402	0.0289	0.0068
0.0076	0.0000	0.0978	0.7106	0.0289	0.0068

Land Use Category	Unit of Measure	FEE	library
101-Single-Family Detached Housing	dwelling	\$1,465.20	14.4776%
102-Residential Condominium/Townhouse	dwelling	\$1,414.64	14.9950%
103-Apartment (2 units)	dwelling	\$1,425.13	14.8846%
104-Apartment (3 and 4 units)	dwelling	\$1,425.13	14.8846%
105-Apartment (5 and more units)	dwelling	\$1,425.13	14.8846%
213-All Suites Hotel	room	\$245.86	0.0000%
213-Business Hotel	room	\$86.03	0.0000%
213-Hotel	room	\$243.17	0.0000%
213-Motel	room	\$269.26	0.0000%
214-Lodge/Fraternal Organization	employee	\$850.84	0.0000%
318-Bowling Alley	square foot	\$661.70	0.0000%
318-Movie Theater	square foot	\$1,317.00	0.0000%
318-Multipurpose Recreational Facility	acres	\$1,184.72	0.0000%
318-Recreational Community Center	square foot	\$496.45	0.0000%
319-Church/Synagogue	square foot	\$253.68	0.0000%
320-General Heavy Industrial	square foot	\$523.00	0.0000%
320-General Light Industrial	square foot	\$723.51	0.0000%
320-Manufacturing	square foot	\$549.27	0.0000%
323-Clinic	employee	\$356.95	0.0000%
323-Hospital	square foot	\$1,070.66	0.0000%
323-Nursing Home	bed	\$205.18	0.0000%
324-Corporate Headquarters Building	square foot	\$1,034.16	0.0000%
324-Drive-in Bank	square foot	\$3,208.87	0.0000%
324-General Office Building	square foot	\$1,052.08	0.0000%
324-Medical-Dental Office Building	square foot	\$1,496.78	0.0000%
324-Single-Tenant Office Building	square foot	\$1,025.99	0.0000%
326-Day Care Center	square foot	\$1,499.70	0.0000%
326-Private School (K-12)	square foot	\$2,289.28	0.0000%
326-Research and Development Center	square foot	\$908.65	0.0000%
327-Apparel Store	square foot	\$903.68	0.0000%
327-Auto Care Center	square foot	\$394.35	0.0000%
327-Auto Parts Store	square foot	\$964.85	0.0000%
327-Building Materials and Lumber Store	square foot	\$843.55	0.0000%
327-Convenience Market (Open 15-16 Hours)	square foot	\$3,939.37	0.0000%
327-Convenience Market (Open 24 Hours)	square foot	\$4,518.91	0.0000%
327-Convenience Market with Gasoline Pumps	square foot	\$5,105.49	0.0000%
327-Discount Club	square foot	\$705.16	0.0000%
327-Electronics Superstore	square foot	\$761.76	0.0000%
327-Factory Outlet Center	square foot	\$753.80	0.0000%
327-Fast Food (no interior dining) Restaurant	square foot	\$3,712.47	0.0000%
327-Fast-Food Restaurant	square foot	\$6,655.19	0.0000%
327-Free-Standing Discount Store	square foot	\$1,011.97	0.0000%
327-Free-Standing Discount Superstore	square foot	\$744.56	0.0000%
327-Furniture Store	square foot	\$170.26	0.0000%
327-Hardware/Paint Store	square foot	\$545.26	0.0000%
327-High-Turnover (Sit-Down) Restaurant	square foot	\$3,459.37	0.0000%
327-Home Improvement Superstore	square foot	\$622.83	0.0000%
327-Mini-Warehouse	square foot	\$43.59	0.0000%
327-New Car Sales	square foot	\$892.64	0.0000%
327-Nursery (Garden Center)	square foot	\$847.63	0.0000%

327-Nursery (Wholesale)	square foot	\$889.87	0.0000%
327-Pharmacy/Drugstore	square foot	\$1,048.98	0.0000%
327-Quality Restaurant	square foot	\$3,061.32	0.0000%
327-Quick Lubrication Vehicle Shop	service bay	\$1,031.25	0.0000%
327-Self-Service Car Wash	stall	\$643.83	0.0000%
327-Shopping Center	square foot	\$645.30	0.0000%
327-Specialty Retail Center	square foot	\$772.90	0.0000%
327-Supermarket	square foot	\$1,307.33	0.0000%
327-Tire Store	square foot	\$634.10	0.0000%
327-Truck Terminal	acres	\$4,256.23	0.0000%
327-Warehousing	square foot	\$413.63	0.0000%
327-Wholesale Market	square foot	\$281.88	0.0000%
327-Wholesale Tire Store	square foot	\$583.09	0.0000%
329-Amusement Park	acres	\$3,384.32	0.0000%
329-Arena	acres	\$1,304.73	0.0000%
O/S-Campground/Recreational Vehicle Park	camp sites	\$880.04	0.0000%
O/S-Cemetery	acres	\$80.46	0.0000%
O/S-Golf Course	acres	\$126.08	0.0000%
O/S-Racquet Club	square foot	\$299.01	0.0000%
O/S-Tennis Courts	acres	\$255.57	0.0000%

fire	sheriff	parks	PSF	roads	admin	CIE_prep
31.8278%	1.6258%	18.9198%	20.9892%	8.5825%	2.8927%	0.6846%
32.9653%	1.6839%	19.5960%	21.7394%	5.4431%	2.8927%	0.6846%
32.7226%	1.6715%	19.4517%	21.5793%	6.1130%	2.8927%	0.6846%
32.7226%	1.6715%	19.4517%	21.5793%	6.1130%	2.8927%	0.6846%
32.7226%	1.6715%	19.4517%	21.5793%	6.1130%	2.8927%	0.6846%
44.8669%	2.2918%	0.0000%	29.5880%	19.6759%	2.8927%	0.6846%
18.0681%	0.9229%	0.0000%	11.9152%	65.5165%	2.8927%	0.6846%
39.7443%	2.0302%	0.0000%	26.2098%	28.4385%	2.8927%	0.6846%
41.0356%	2.0961%	0.0000%	27.0614%	26.2296%	2.8927%	0.6846%
18.2606%	0.9328%	0.0000%	12.0422%	65.1871%	2.8927%	0.6846%
23.4803%	1.1994%	0.0000%	15.4844%	56.2586%	2.8927%	0.6846%
17.6686%	0.9025%	0.0000%	11.6518%	66.1998%	2.8927%	0.6846%
6.5572%	0.3349%	0.0000%	4.3242%	85.2063%	2.8927%	0.6846%
26.2771%	1.3423%	0.0000%	17.3287%	51.4746%	2.8927%	0.6846%
31.5419%	1.6112%	0.0000%	20.8007%	42.4690%	2.8927%	0.6846%
54.3427%	2.7759%	0.0000%	35.8370%	3.4672%	2.8927%	0.6846%
49.5614%	2.5316%	0.0000%	32.6839%	11.6458%	2.8927%	0.6846%
51.4546%	2.6283%	0.0000%	33.9324%	8.4074%	2.8927%	0.6846%
43.5272%	2.2234%	0.0000%	28.7045%	21.9676%	2.8927%	0.6846%
47.0994%	2.4059%	0.0000%	31.0602%	15.8572%	2.8927%	0.6846%
49.0410%	2.5051%	0.0000%	32.3407%	12.5359%	2.8927%	0.6846%
51.0940%	2.6099%	0.0000%	33.6945%	9.0243%	2.8927%	0.6846%
17.6413%	0.9011%	0.0000%	11.6338%	66.2465%	2.8927%	0.6846%
48.9738%	2.5016%	0.0000%	32.2964%	12.6509%	2.8927%	0.6846%
42.0918%	2.1501%	0.0000%	27.7579%	24.4229%	2.8927%	0.6846%
48.4000%	2.4723%	0.0000%	31.9180%	13.6324%	2.8927%	0.6846%
26.3268%	1.3448%	0.0000%	17.3615%	51.3896%	2.8927%	0.6846%
54.8932%	2.8040%	0.0000%	36.2000%	2.5255%	2.8927%	0.6846%
50.0619%	2.5572%	0.0000%	33.0139%	10.7896%	2.8927%	0.6846%
28.7122%	1.4666%	0.0000%	18.9346%	47.3092%	2.8927%	0.6846%
15.4588%	0.7896%	0.0000%	10.1945%	69.9799%	2.8927%	0.6846%
15.4588%	0.7896%	0.0000%	10.1945%	69.9799%	2.8927%	0.6846%
27.0787%	1.3832%	0.0000%	17.8574%	50.1035%	2.8927%	0.6846%
6.9020%	0.3526%	0.0000%	4.5516%	84.6165%	2.8927%	0.6846%
6.1888%	0.3161%	0.0000%	4.0813%	85.8366%	2.8927%	0.6846%
5.4777%	0.2798%	0.0000%	3.6123%	87.0528%	2.8927%	0.6846%
28.5931%	1.4606%	0.0000%	18.8561%	47.5130%	2.8927%	0.6846%
19.5801%	1.0002%	0.0000%	12.9123%	62.9301%	2.8927%	0.6846%
34.4210%	1.7583%	0.0000%	22.6994%	37.5441%	2.8927%	0.6846%
31.2205%	1.5948%	0.0000%	20.5888%	43.0187%	2.8927%	0.6846%
25.4467%	1.2998%	0.0000%	16.7811%	52.8951%	2.8927%	0.6846%
30.1473%	1.5400%	0.0000%	19.8810%	44.8544%	2.8927%	0.6846%
20.0325%	1.0233%	0.0000%	13.2107%	62.1562%	2.8927%	0.6846%
37.8781%	1.9348%	0.0000%	24.9792%	31.6306%	2.8927%	0.6846%
27.4662%	1.4030%	0.0000%	18.1129%	49.4405%	2.8927%	0.6846%
33.5048%	1.7115%	0.0000%	22.0951%	39.1114%	2.8927%	0.6846%
23.9477%	1.2233%	0.0000%	15.7926%	55.4591%	2.8927%	0.6846%
15.8342%	0.8088%	0.0000%	10.4421%	69.3376%	2.8927%	0.6846%
30.8754%	1.5771%	0.0000%	20.3612%	43.6090%	2.8927%	0.6846%
29.8843%	1.5265%	0.0000%	19.7075%	45.3044%	2.8927%	0.6846%

29.0996%	1.4864%	0.0000%	19.1901%	46.6465%	2.8927%	0.6846%
24.7351%	1.2635%	0.0000%	16.3119%	54.1123%	2.8927%	0.6846%
37.8613%	1.9340%	0.0000%	24.9681%	31.6594%	2.8927%	0.6846%
31.6389%	1.6161%	0.0000%	20.8647%	42.3030%	2.8927%	0.6846%
4.8264%	0.2465%	0.0000%	3.1828%	88.1670%	2.8927%	0.6846%
40.2089%	2.0539%	0.0000%	26.5162%	27.6437%	2.8927%	0.6846%
36.5631%	1.8677%	0.0000%	24.1120%	33.8799%	2.8927%	0.6846%
15.0904%	0.7708%	0.0000%	9.9516%	70.6099%	2.8927%	0.6846%
31.3629%	1.6020%	0.0000%	20.6826%	42.7751%	2.8927%	0.6846%
42.7706%	2.1848%	0.0000%	28.2056%	23.2617%	2.8927%	0.6846%
47.8950%	2.4465%	0.0000%	31.5849%	14.4963%	2.8927%	0.6846%
45.1821%	2.3079%	0.0000%	29.7959%	19.1368%	2.8927%	0.6846%
34.1067%	1.7422%	0.0000%	22.4921%	38.0817%	2.8927%	0.6846%
41.7530%	2.1328%	0.0000%	27.5345%	25.0024%	2.8927%	0.6846%
39.6897%	2.0274%	0.0000%	26.1739%	28.5317%	2.8927%	0.6846%
1.1829%	0.0604%	0.0000%	0.7801%	94.3994%	2.8927%	0.6846%
15.7243%	0.8032%	0.0000%	10.3696%	69.5257%	2.8927%	0.6846%
30.2677%	1.5461%	0.0000%	19.9604%	44.6485%	2.8927%	0.6846%
18.9411%	0.9675%	0.0000%	12.4909%	64.0232%	2.8927%	0.6846%
14.8269%	0.7574%	0.0000%	9.7778%	71.0607%	2.8927%	0.6846%