

Savannah Mayor and Aldermen

9.8.22 Workshop

Draft Capital Improvements Element (CIE)

Bill Ross
ROSS+associates

Paige Hatley, AICP
HatleyPlans LLC

Development Impact Fee Advisory Committee

- Jim Collins
- Monica Mastrianni
- Tomeca McPherson
- Melissa Phillips
- Pat Shay
- Dwayne Stephens
- Bryan Wardlaw

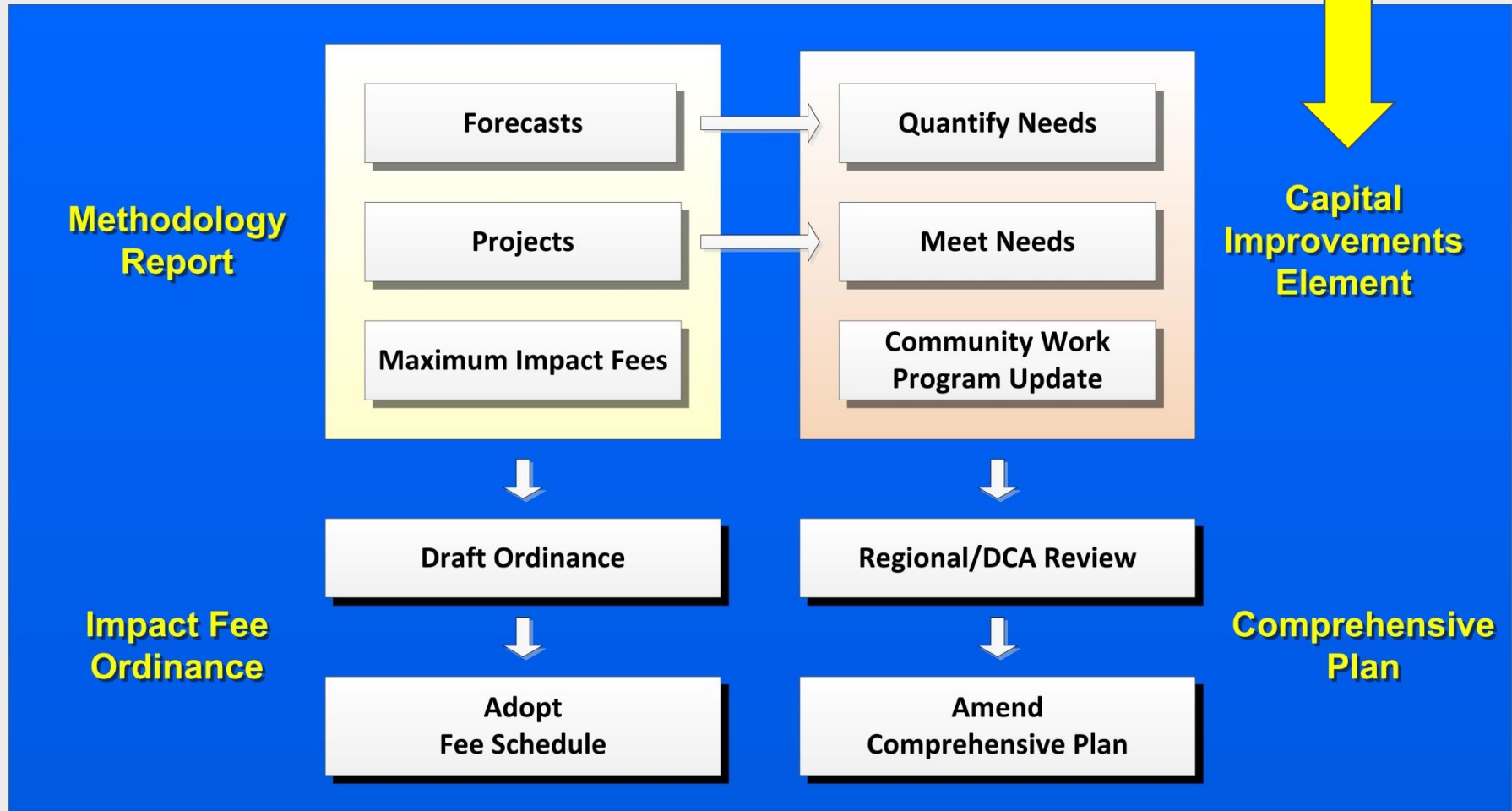
Next meeting:

Friday, September 9, 9AM

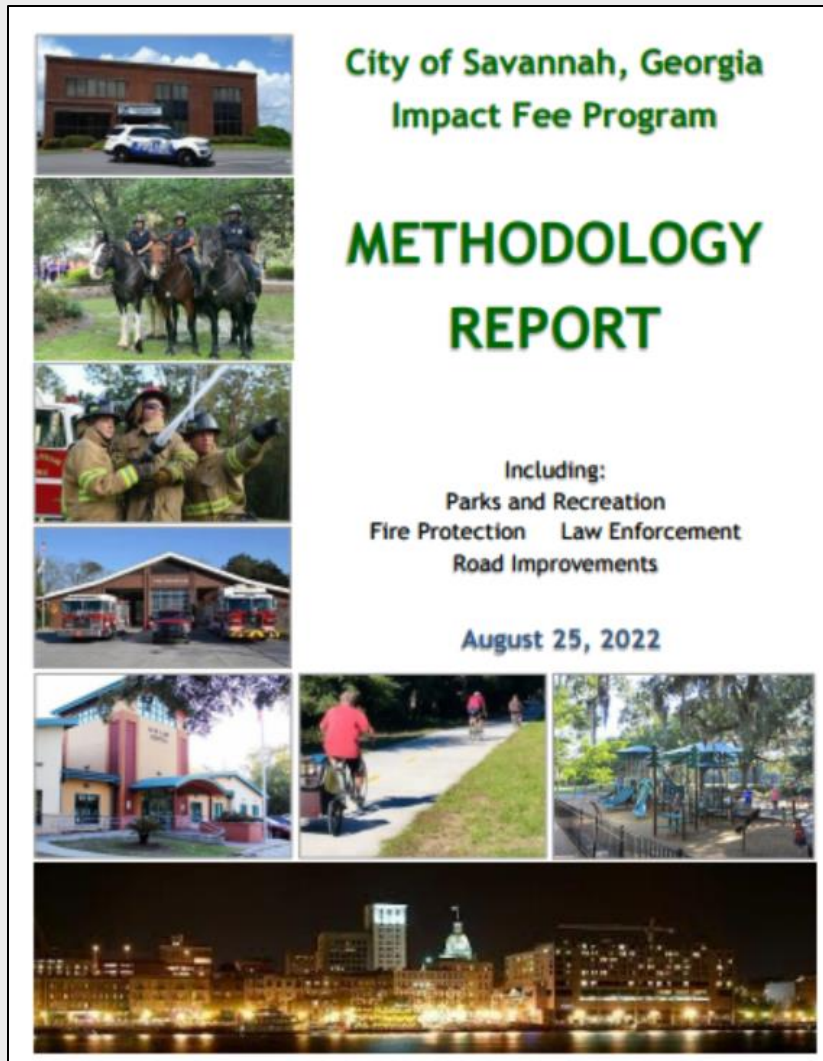
Adam's Complex, 20 Interchange Drive

www.savannahga.gov/impactfees

Impact Fee Study Elements / Process

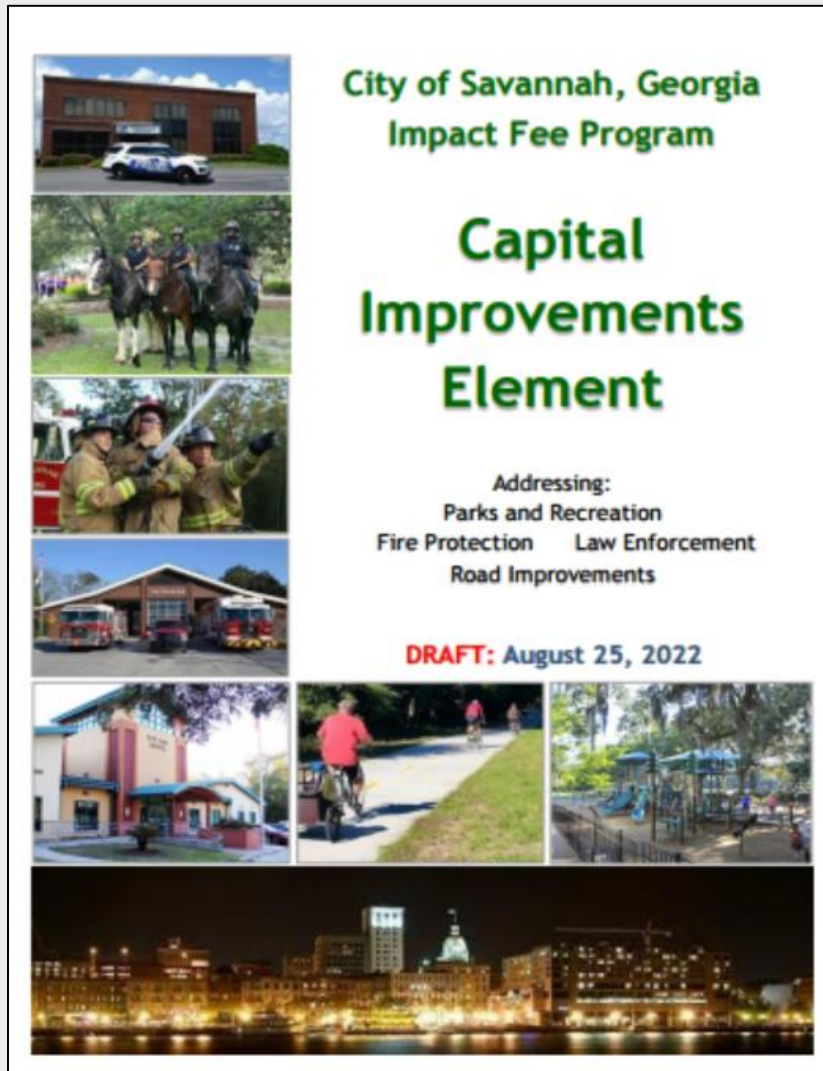


Methodology vs. CIE



- **Forecasts**
 - *Population*
 - *Housing*
 - *Employment*
- **Adjustments & Credits**
- **For Each Public Facility Category:**
 - *Service Area*
 - *Level of Service*
 - *Projects to Serve Future Growth*
 - *Cost Estimates*
 - *Impact Fee Calculations*
- **Maximum Fees**

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- **Maximum Fees**
- **5-Year Community Work Program (CWP)**

**Parks &
Recreation**

**Fire
Protection**

**Law
Enforcement**

**Road
Improvements**

**2023-2027
Community
Work
Program**

- **Impact Fee Eligible Projects**

- *Public Facility Category*
- *Implementation Year(s)*
- *Responsible Party*
- *Cost Estimate*
- *Funding Sources*

- **Annual Updates**

- *Implementation Year(s)*
- *Cost Estimate*
- *Additional Near-Term Projects
Pulled from CIE 20+ Year List*

Next Steps

- **Capital Improvements Element**

- *Public Hearing (today)*
- *Authorize Transmittal of Draft (via Transmittal Resolution)*
- *Review by Coastal Regional Commission & DCA (up to 60 days)*
- *Recommendation by MPC*
- *Local Adoption*

- **Development Impact Fee Ordinance**

- *Confirm Exemption Policy*
- *Set Fee Schedule*
- *Conduct Two Public Hearings*
- *Local Adoption*

Draft Exemption Policy* (Include in Ordinance)

The City recognizes that certain office, retail trade, hospitality and other business development projects provide extraordinary benefit in support of the ***economic advancement*** of the city's citizens over and above the access to jobs, goods and services that such uses offer in general.

In addition, the City recognizes that fees, in some circumstances, can negatively affect the ***affordability of housing***.

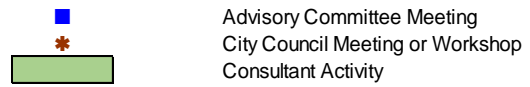
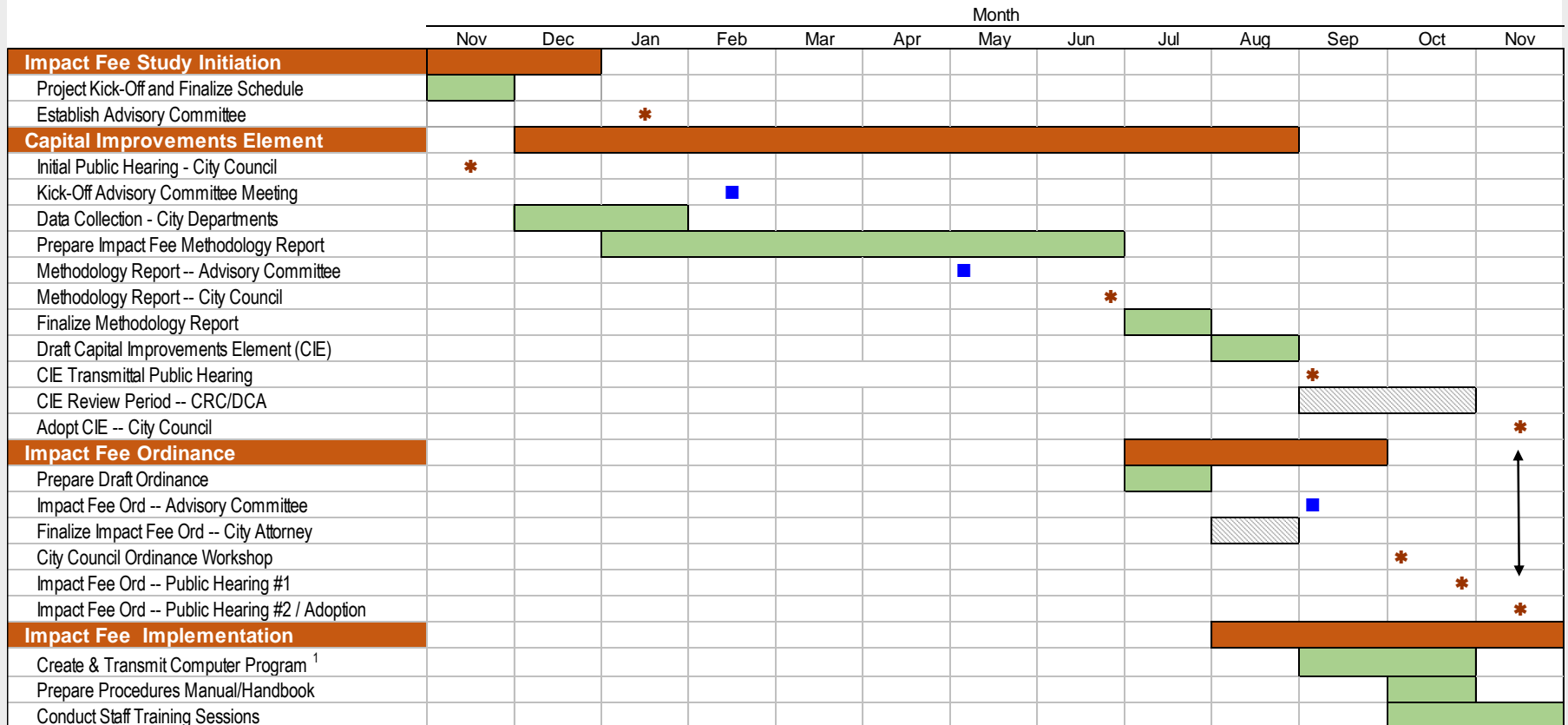
To encourage such development projects of public benefit to the City of Savannah, the City ***may consider*** granting a reduction in the impact fee for a business development project upon the determination and relative to the extent that the project represents extraordinary economic development and employment growth, or that the affordability of a housing project may be increased, ***in accordance with exemption criteria adopted by the City*** from time to time.

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.

* As allowed under, and consistent with, State law

Upcoming

Schedule of Key Events Savannah Impact Fee Program



¹ Or, consult with the City's IT staff regarding the creation by the City of a comparable program on the City's server.