

JASPER COUNTY BOARD OF COMMISSIONERS

Will have a

Work Session

Monday, September 16, 2024

6:00 P.M.

Commissioners Meeting Room, Ground Floor

Discussion Items:

- 1. Review FY 2024 CIE Update**
- 2. Amending the Jasper County Impact Fee Program**
- 3. Short Term Rental Application & Inspection**

Agenda Request – Jasper County BOC

Department:

Date: September 16, 2024

Subject: Review FY 2024 CIE Update

Summary:

Review FY 2024 CIE Update

Annual Impact Fee Financial Report – FY 2024

Report of Accomplishments - FY 2020 – FY 2024

Impact Fee Capital Improvements Project List - FY 2025 – FY 2029

Short Term Work Program – FY 2025 – FY 2029

Background:

Jasper County BOC participates in the State Impact Fee Program.

The State requires counties that have enacted an Impact Fee Program to produce an annual update to the Capital Improvements Element each year.

Cost: None

Jasper County Board of Commissioners
 Report of Accomplishments
 Impact Fees
 Capital Improvements Project Update
 FY 2020 - 2024

Actual Cost of							
Project Description	Start Date	End Date	Project	Funding Sources	Funding Percentage	Status/Remarks	
Library							
Circulation Materials	7/1/2019	6/30/2020	6,483.34	Impact Fees	100%	Azalea Regional Library System	
Circulation Materials	7/1/2022	6/30/2023	14,531.20	Impact Fees	100%	Azalea Regional Library System	
Circulation Materials	7/1/2023	6/30/2024	4,292.71	Impact Fees	100%	Azalea Regional Library System	
Library Total			25,307.25				
Parks & Recreation							
Football Equipment	7/1/2021	6/30/2022	19,123.06	Impact Fees	100%	Youth Football Program	
Zero Turn Mower	7/1/2022	6/30/2023	8,300.00	Impact Fees	100%	Field Mintenance	
Urility Vehicle	7/1/2022	6/30/2023	8,195.00	Impact Fees	100%	Transport Vehicle	
Soccer Goals	7/1/2022	6/30/2023	7,427.97	Impact Fees	100%	Youth Soccer Program	
Field Dugouts	7/1/2023	6/30/2024	86,552.33	Impact Fees	100%	Youth Baseball and Softball Program	
Pavillion Shelter	7/1/2023	6/30/2024	22,500.00	Impact Fees	100%	Park Picnic Pavillion Shelter	
Parks & Recreation Total			152,098.36				
Fire							
New Lucas Devices and Extrication Equipment	7/1/2019	6/30/2020	46,531.04	Impact Fees	100%	Support Fire Rescue	
2021 Chev 4500 Ambulance	7/1/2021	6/30/2022	56,505.00	Impact Fees	100%	Support Fire Rescue	
Thermal Imager	7/1/2022	6/30/2023	21,077.00	Impact Fees	100%	Support Fire Rescue	
RAM Truck 2500	7/1/2022	6/30/2023	75,147.74	Impact Fees	100%	Fire Rescue Vehicle	
Zero Turn Mower	7/1/2022	6/30/2023	8,900.00	Impact Fees	100%	Service All Fire Stations	
Lucas Device	7/1/2023	6/30/2024	2,280.00	Impact Fees	100%	Additional Chest Compression System	
Fire Total			210,440.78				
Jail							
Detention Center Expansion	7/1/2022	6/30/2023	145,564.90	Impact Fees	100%	Detention Center Expansion & Renovation	
Jail Total			145,564.90				

Sheriff						
Sheriff's Office Expansion	7/1/2022	6/30/2023	188,376.05	Impact Fees	100%	Sheriff's Office Expansion & Renovation
Sheriff Total			188,376.05			
E-911						
NexGen Compliant Telephone System	7/1/2020	6/30/2021	84,000.00	Impact Fees	100%	Additional Communication Capability
Building Access Security & EMD	7/1/2023	6/30/2024	24,731.09	Impact Fees	100%	911 Center Building Security
Recorder Server	7/1/2023	6/30/2024	24,130.00	Impact Fees	100%	Additional Communication Capability
E-911 Total			132,861.09			
Admin						
Surface Pro Tablets; BOC Meeting Room	7/1/2019	6/30/2020	9,572.91	Impact Fees	100%	Improve BOC Meeting Communication
Install Credit Card Capability	7/1/2020	6/30/2021	121.72	Impact Fees	100%	Improve Taxpayer Pay Ability
Credit Card Capability	7/1/2021	6/30/2022	144.02	Impact Fees	100%	Improve Taxpayer Pay Ability
Admin Total			9,838.65			
Report of Accomplishments Total			864,487.08			

**Jasper County Board of Commissioners - Impact Fee Capital Improvement Project List
FY 2025 - 2029**

Public Facility	Service Area	Project Start Date	Project End Date	Estimated Cost of Project	Responsible Parties	Funding Sources	Funding Percentage	Project Description	Status/Remarks
Library	County Wide	2024	2028	28,234	Jasper County BOC, Uncle Remus Library Board	Impact Fees	100%	Books, Circulation Materials	
Parks & Recreation	County Wide	2024	2028	383,199	Jasper County BOC	Impact Fees	100%	Multi-Purpose Building, Multi-Use Recreation Fields	
Fire	County Wide	2024	2028	298,102	Jasper County BOC	Impact Fees	100%	Fire Station, Fire Fighting Equipment, Emergency Safety Equipment, Extrication Equipment	
Jail	County Wide	2021	2025	151,243	Jasper County BOC	Impact Fees	100%	Jail Confinement Expansion and Addition, Security Automation	
Sheriff	County Wide	2021	2025	195,722	Jasper County BOC	Impact Fees	100%	Sheriff Office Administration Renovation and Expansion	
E911	County Wide	2024	2028	348,928	Jasper County BOC	Impact Fees	100%	Radio Communication Relocation and Equipment Upgrades	
Administration	County Wide	2024	2028	44,351	Jasper County BOC	Impact Fees	100%	Impact Fee Amendment Consulting Fee	
				1,449,779					

Jasper County Board of Commissioners
Short Term Work Program – Jasper County, GA
Countywide
FY 2025 - 2029

Jasper County Board of Commissioners

Plan Element	Project Description	FY Year Initiated	Projected FY Year of Completion	Cost Estimate	Responsible Party	Funding	Notes
Community Facilities	Perform water and sewer facility upgrades and replacements, and provide extensions to planned developments.	2017	2028	\$5,000,000	Water & Sewer Authorities	CDBG, GEFA, USDA, Local	
Community Facilities	Continue to provide private curbside collection of solid waste.	2017	2028	\$1,010,688 Annually	BOC, Monticello City Council	User Fees	Continuing
Community Facilities	Increase public education and awareness regarding recycling and waste reduction.	2017	2028	\$12,000 Annually	BOC, Shady Dale City Council	Local / State	Clean Up Jasper Campaign
Community Facilities	Construct New Recreation Multi-purpose Facility	2025	2028	\$6,000,000	BOC	Impact Fee - 7% SPLOST, Grants, Impact Fees, Local - 93%	Splost Referendum November 2017
Community Facilities	Implement Recreation improvement projects based on County and Cities' parks and recreation plans	2017	2025	Project Dependent	BOC, Monticello City Council, Shady Dale City Council	SPLOST, DNR, DCA, Local	Continuing
Community Facilities	Addition and Renovation to Sheriff's Administrative Office Space & Jail Confinement & Security Automation	2021	2025	\$10,000,000	BOC	Impact Fee - 3% SPLOST, Grants, Impact Fees, Local - 97%	Splost Referendum November 2017
Community Facilities	Vehicle Rotation Plan for structured replacement of Sheriff's Patrol Vehicles	2014	2028	Varies with lease, cash purchase program	BOC	SPLOST, Local	Continuing
Community Facilities	New Generator - Jail, Sheriff's Office, 911 Center, Fuel Pumps; Relocate Existin Generator	2021	2025	\$77,000	BOC	SPLOST, Local	Add New; Relocate Existing
Community Facilities	Pave and repair roads annually to include utilization of outside contractors as well as County PW staff.	2017	2028	\$1,000,000 Annually	BOC	LMIG, SPLOST, Local	Increased Use of PW Chip Seal Equipment
Community Facilities	Procure Roads and Bridges Reclamation, Renovation & Maintenance equipment	2018	2028	Based on specific equipment	BOC, Monticello City Council, Shady Dale City Council	SPLOST, Local	New Tree Limbing Tractor, New Skid Steer
Community Facilities	Fire Stations, Fire Rescue Equipment Replacement Plan - Ambulances, Engines, Tankers, Safety Equipment	2024	2028	\$2,000,000	BOC	Impact Fee - 11% SPLOST, Impact Fees, Local - 89%	Continuing
Community Facilities	Radio Communication Relocation and Equipment Upgrades	2020	2024	\$1,000,000	BOC	Impact Fees - 33% SPLOST, Impact Fees, Local - 67%	
Community Facilities	Implement Disaster Preparedness Plan that addresses Continuity of Operations and Operational Redundancy	2018	2028	\$0	BOC	N/A	Continuing
Community Facilities	Develop IGA's with Municipal Governments for improvements and efficiencies	2017	2028	\$0	BOC, Monticello City Council, Shady Dale City Council, and Other surrounding county BOC's	N/A	Code Enforcement
Community Facilities	Review and update Jasper County's Code of Ordinances	2020	2028	To be Determined	BOC	Local	Continuing

Plan Element	Project Description	FY Year Initiated	Projected FY Year of Completion	Cost Estimate	Responsible Party	Funding	Notes
Community Facilities	Become a designated Broadband Ready Community	2020	2028	To be Determined	BOC, Monticello City Council, Shady Dale City Council, COC, Development Authority of Jasper County, Four County Development Authority, DCA, NEGRC	Local, State and Federal	
Community Facilities	Community Resource Center (Food Bank)	2021	2025	Approximately \$750K	BOC, Health Department, Chamber of Commerce, Senior Center	Local, State and Federal, CDBG Grant	Received 2021 CDBG Award
Community Facilities	Landfill Equipment Compactor, Excavator, Bulldozer	2022	2025	TBD	BOC, Grants	BOC, Grants	Analyzing Priority
Community Facilities	Animal Shelter Incinerator	2022	2024	TBD	BOC, Grants	BOC, Grants	
Community Facilities	Jasper County Library - Books, Circulation Materials	2024	2028	\$24,947	BOC	Impact Fees - 100%	
Community Facilities	Jasper County Impact Fee Program - Administration Cost	2024	2028	\$36,055	BOC	Impact Fees - 100%	
Economic Development	Promote job-training efforts from local and regional sources	2017	2028	Varies Annually	Development Authority of Jasper County, Board of Education, Downtown Development Authority, Piedmont & Shiloh Academy	Local, State and Federal	Continuing
Economic Development	Foster cooperative relationship among local government entities, EDA, DDA, SCTC, the COC, the BOE, and private businesses and schools to monitor labor force conditions and needs.	2017	2028	\$0	Chamber of Commerce, DDA, DAJC	N/A	Continuing
Economic Development	Study local economic characteristics and conditions to address potential for economic diversification.	2017	2028	Development Authority of Jasper County Budget	DDA, DAJC	Development Authority of Jasper County Budget	Continuing
Economic Development	Participate in multi-jurisdictional regional tourism planning efforts	2017	2028	Chamber of Commerce Budget, Development Authority of Jasper County Budget, Downtown Development Authority Budget	Chamber of Commerce, Development Authority of Jasper County, Downtown Development Authority	Chamber of Commerce Budget, Development Authority of Jasper County Budget, Downtown Development Authority Budget	Continuing
Economic Development	Utilize the Future Land Use map to coordinate new economic development in appropriate area serviced by necessary facilities and services	2017	2028	\$0	Development Authority of Jasper County, Downtown Development Authority, United States Forest Service, Department of Natural Resources	N/A	Continuing

Plan Element	Project Description	FY Year Initiated	Projected FY Year of Completion	Cost Estimate	Responsible Party	Funding	Notes
Economic Development	Actively promote and market Jasper County's economic resources through various state agencies and interstate clearinghouses	2017	2028	Chamber of Commerce Budget	Chamber of Commerce, DDA, DAJC	N/A	Continuing
Economic Development	Seek ways to reduce the amount of retail dollars spent outside the county.	2017	2028	Chamber of Commerce Budget, Downtown Development Authority Budget, Development Authority of Jasper County Budget	Chamber of Commerce, Downtown Development Authority, Development Authority of Jasper County	Chamber of Commerce Budget, Downtown Development Authority Budget, Development Authority of Jasper County Budget	Continuing
Economic Development	Continue to invest in regional economic development initiatives.	2017	2028	Varies	BOC, Monticello City Council, Shady Dale City Council, Development Authority of Jasper County, Four County Development Authority	Local	Continuing
Economic Development	Create additional Industrial Parks as needed to support Economic Development Efforts	2017	2028	Varies according to project	Development Authority of Jasper County	State, Federal	
Housing	Encourage residential development that conserves open space and sustains rural character in accordance with the Future Land Use Plan.	2017	2028	\$0	Local, Planning & Zoning	N/A	
Housing	Host a housing fair with available resources from various organizations, realtors, banks and others	2020	2028	To be Determined	BOC, Monticello City Council, Shady Dale City Council, Housing Authority, DCA	Local	
Housing	Develop a strategic plan to work with neighborhood groups to monitor, improve, support and maintain existing neighborhoods.	2020	2028	\$0	BOC, Monticello City Council, Shady Dale City Council, DAJC, Neighborhood Groups	N/A	
Land Use	Utilize the Future Land Use Map to coordinate new development with the Comprehensive Plan.	2017	2028	\$0	Local	N/A	
Land Use	Address the Future Land Use Map every two years to ensure it reflects prevailing development patterns.	2017	2028	\$0	Local	N/A	Continuing
Natural & Cultural Resources	Actively promote the countywide tourism Plan thru marketing materials	2017	2028	Chamber of Commerce Budget	Chamber of Commerce	Local	Continuing
Natural & Cultural Resources	Promote the Countywide greenways/trails plan	2020	2028	To be Determined	BOC, Monticello City Council, Shady Dale City Council, DAJC, Neighborhood Groups	Local, DNR	

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: September 16, 2024

Subject: Amending the Jasper County Impact Fee Program

Summary:

Discussion to be held regarding amending the Impact Fee Program

Ross Associates has provided a proposal to assist Jasper County in amending the County Impact Fee Program.

Background:

Jasper County BOC has expressed interest in amending the county Impact Fee Program

Cost: TBD

Section I – General Overview

Briefly, our approach to the project is to establish a working relationship with the County staff that will be responsible for guiding and administrating the process, and involvement with the Board of Commissioners at their public meetings and hearings.

. Our goal is always to bring the Board to an understanding and support for the ultimate impact fee program and a consensus on the actual impact fees to be charged. We are not advocates but advisors and problem-solvers.

Section II – Scope of Services

ROSS+associates services will include advice and assistance to Jasper County in general on impact fee matters, the preparation of an Impact Fee Methodology Report (including all impact fee calculations), preparation of a Capital Improvements Element (CIE) that will conform to DCA requirements for inclusion in the County's comprehensive plan, and the preparation of an Impact Fee Ordinance consistent with current State Law requirements and including a final impact fee schedule for adoption. Altogether, these documents will fully update the County's impact fee program and will conform to all current state law requirements and the guidelines promulgated by the Georgia Department of Community Affairs (DCA).

In the course of our studies, we will consider the scope and amount of impact fees for Jasper County for each of the following public facility categories:

- Library Services;
- Parks and Recreation;
- Animal Control;
- Road Improvements;
- Fire Rescue and Emergency Medical Services
- Emergency Management (EMA) and Communications Services (E911)
- Law Enforcement including the Sheriff's Office and Jail.

In addition, we will:

- Create an implementation handbook for administrative processes (appeals, annual reporting, etc.); and
- Provide continuing services as described under Task 5.

IMPACT FEE UPDATE PROPOSAL

Note that the creation and interaction with an Impact Fee Advisory Committee is not included in this proposal because it is not required by the State Development Impact Fee Law. If the County wishes to appoint such a committee, we will revise this Proposal accordingly.

The results of our proposed services will be the completion of an impact fee program and fee schedule for Jasper County meeting all legal and administrative requirements.

Our services will include the following items:

Task 1: Project Kick-Off and Data Collection

The first phase of the project will involve study organization with the staff and data collection.

Following contract execution, the Consultant will work with the County to schedule joint or back-to-back meetings with key members of County staff. At initial meetings, the Consultant will gather available information related to the project; identify major policy issues involved in formulating a Jasper County impact fee program; and coordinate staff and Consultant responsibilities. The County will supply the Consultants with copies of all relevant plans, studies, data and documents needed and available to perform the scope of work.

Data to be supplied (to the extent available) include, but are not limited to:

- The County's most recently amended/adopted Comprehensive Plan.
- Any recent study or calculations prepared for the County that contain population, housing and/or employment forecasts.
- Adopted plans that address the public facility categories (such as a Parks and Recreation Master Plan, Fire Station Coverage plan, transportation studies or plans, etc.),
- The latest annual number of Occupational Tax employment statistics by employer in each employment range category.
- Property tax base totals by land use category for each of the geographic areas described above.
- Inventories of all existing impact fee eligible community facilities for each of the public facility categories first listed above.
- A list of currently proposed new or expanded facilities for which funding has already been identified or programmed, and method of funding (such as SPLOST, Bonds, General Fund, etc.).
- A prioritized list of projects planned or envisioned but not yet funded for each facility category including estimated costs, start dates and funding sources.
- Debt payment schedules for outstanding bond issues or loans relating to impact fee-eligible facilities, if any; SPLOST program funded projects and monthly SPLOST receipts; other capital improvement projects programmed and method of payment.
- A copy of the County's most recently adopted budget.

IMPACT FEE UPDATE PROPOSAL

Budgeted capital projects, adopted Capital Improvement Plan (CIP) project listings, and departmental service plans/projections will be key inputs for the impact fee eligible project listings.

All current cost estimates will be converted to Net Present Value (NPV) by the Consultant using average annual inflation rates (the U.S. Bureau of Labor Statistics' Consumer Price Index [CPI] and Engineering News-Records' Building Cost Index [BCI] and Construction Cost Index [CCI] for building and other construction projects), discounted by the most appropriate investment interest rate.

Task 2: Impact Fee Methodology Report

The preparation of an Impact Fee Methodology Report addressing each and all of the County's impact fee eligible public facility categories listed above, including calculations of the maximum impact fees for each category impact fee, will reflect the following:

Population, Dwelling Unit and Employment Forecasts to 2050

Socioeconomic forecasts will be prepared for the County as a whole, each city and the unincorporated portion of the County.

The results will be presented in a Technical Appendix containing all pertinent calculations.

Level of Service (LOS) Standards

The current LOS for each of the public facility services enumerated above will be calculated based on existing facilities and either the pertinent day-night population or number of households served (as appropriate to each public facility category) based on existing facilities and future plans (to the extent appropriate and available).

Road improvements will reflect current trip demand on the system and the anticipated increase in trips generated by new growth and development, or, in the case of dirt roads, the extent to which all-weather surfacing is proposed.

Determination of the LOS standards to use—current, future or other—will be a function of County policies and the most advantageous impact fee calculations themselves.

Funding Mechanisms

Funding vehicles in place, including funding from the General Fund and from other sources (such as SPLOST, bonds or short-term financing vehicles) will be examined.

Tax Digest and SPLOST Tax Forecasts

These will be needed to calculate credits for new development property and SPLOST taxes attributable to impact fee projects. The calculation of a credit against impact fees is needed to avoid potential situations of double taxation.

IMPACT FEE UPDATE PROPOSAL

Maximum Impact Fees

The maximum potential impact fee for each land use category in each public facility category (animal control, fire, etc.) will be calculated to set the ceiling on fees that can be charged under the state law. The actual fees to be charged will be decided by the County Commission as part of the Impact Fee Ordinance amendment process.

Deliverables:

- Methodology Report containing all forecasts, credit data and NPV components, impact fee calculations for each public facility category, and a maximum fee schedule by land use category. Pertinent Technical Appendices will be attached.
- The document will be delivered in digital (PDF) format for reproduction and digital distribution to the appropriate parties by the County.
- Briefing PowerPoint summarizing the Methodology Report for County Commission presentation.
- Attendance at one County Commission meeting to review the draft Methodology Report, which then will be finalized reflecting County Commission comments.

Task 3: Capital Improvements Element

A draft Capital Improvements Element (CIE) based on the finalized Methodology Report will be prepared and will ultimately replace the current adopted CIE. The CIE document will be drawn from those portions of the Methodology Report (with supplemental text added) that are required to be included by the Georgia Department of Community Affairs.

Impact fee projects will be included in the 5-Year Community Work Program that will be added as a part of the CIE.

The document will be delivered in digital (PDF) format for reproduction and digital distribution to the appropriate parties by the County.

The Consultant will facilitate a public hearing before the County Commission to receive public input and for authorization to transmit the CIE to the Regional Commission for review as an amendment to the County's Comprehensive Plan.

Deliverables:

- Draft Capital Improvements Element containing all data required by the Georgia Department of Community Affairs (DCA). Pertinent Technical Appendices will be included.

IMPACT FEE UPDATE PROPOSAL

- Recommended formats for the public hearing notice and the Transmittal Resolution for the transmittal public hearing.
- PowerPoint Presentation summarizing the Capital Improvements Element for the County Commission transmittal meeting.
- Attendance at the transmittal public hearing before the County Commission regarding transmittal of the draft CIE to the Regional Commission and DCA.
- Review of comments from DCA on the CIE (if any) and appropriate responses and/or revisions. (See also Task 4.2.)

Task 4: Adoption of the Impact Fee Program

Adoption will involve the following:

Task 4.1 Impact Fee Ordinance

In order to expedite implementation of the impact fee program, a Development Impact Fee Ordinance will be prepared by the Consultant for review by the County Attorney during the 60-day Regional/DCA review process on the CIE, such that the Ordinance amendment and the CIE can be adopted at the same County Commission meeting, and the new impact fees implemented thereafter. The Ordinance will fully replace the adopted version that has been in effect since the inception of the County's impact fee program. It will be crafted to ensure compliance with the Georgia Development Impact Fee Act.

Commission Briefings

The Consultant will meet with County staff to discuss the Development Impact Fee Ordinance and prospective fee schedule. Following this meeting, the Consultant will prepare additional briefing materials as needed for discussions with the County Commissioners regarding appropriate levels of impact fees to be charged.

Fee Schedule for Adoption

After confirming the impact fees the County Commission wishes to charge, the Consultant will prepare a final impact fee schedule to be included in the County's Impact Fee Ordinance.

Ordinance Amendment Adoption

The Consultant will attend the two required public hearings for adoption of the Impact Fee Ordinance and will be prepared to answer any questions that may arise.

Task 4.2 Adoption of the Capital Improvements Element

During the Regional/DCA required review period, the Consultant will coordinate with the Regional Commission and DCA staff as appropriate to facilitate their review and answer any questions.

IMPACT FEE UPDATE PROPOSAL

Following receipt of their review comments, the Consultant will provide necessary revisions, if any, and attend the County Commission meeting for adoption of the CIE. It is anticipated that the CIE adoption will coincide with the 2nd public hearing on adoption of the Impact Fee Ordinance.

Task 5 Implementation of the Impact Fee Program

During the DCA review process, we will review the current procedures for collecting and accounting for impact fees with County staff, and may propose changes that are appropriate, if any, or the implementation of a new system. Such a new system would be form-based and complement the current records associated with each building permit, the allocation of those fees to the appropriate public facility categories, and as a resource when refunds are in order.

Our new system would potentially include the creation of forms that can be used during the building permitting process to assess an applicant's impact fees for both residential and nonresidential projects, to handle appeals and special assessments, to handle change-of-use situations, and issue refunds.

A Procedures Manual will be prepared documenting all staff administrative procedures for such items as: assessing and collecting impact fees, maintaining financial records, handling appeals, preparing individual assessments, and preparing future Annual Update reports required by the state.

Deliverables:

- Attendance at one County Commission meeting or workshop to discuss the draft Development Impact Fee Ordinance and to set the final fee schedule.
- Recommended formats for the public notice to be published for the two public hearings regarding adoption of the Ordinance.
- Attendance at the first public hearing of the County Commission regarding adoption of the Ordinance.
- Attendance at the second public hearing of the County Commission to adopt the as well as the Capital Improvements Element.
- Delivery of the as-adopted CIE in digital format for transmittal by the County staff to the Regional Commission for their records.
- Administrative Procedures Manual for the Impact Fee Administrator and Finance Director.
- One training session with County staff to review the fee collection system and administrative procedures.

IMPACT FEE UPDATE PROPOSAL

Task 5: Continuing Services

Following adoption and implementation of the Impact Fee Program, ROSS+associates will stand ready to answer questions, provide explanations and otherwise provide continuing advice to the County as questions or issues arise for a period of one year at no cost to the County. This assistance will be advisory in nature and delivered by telephone or email as appropriate to the inquiry.

SECTION III – Qualifications

Business Location and Officers

ROSS+associates is a Sole Proprietorship owned by William F. (Bill) Ross. The firm has been in continuous operation since its founding by Mr. Ross in 1988, becoming ROSS+associates in 2001.

ROSS+associates maintains its office in Madison, Georgia. The office is located at:

340 N. Main Street

Madison, Georgia 30650

Telephone: 404-626-7690

Email: bill@planross.com

Overview of the Firm

ROSS+associates is recognized as a major force in urban planning and plan implementation throughout Georgia. Strategic and long-range comprehensive planning, zoning and land development codes, impact fees and other implementation and project financing programs that realistically achieve plan objectives, are major strengths of the firm.

We have prepared the vast majority of **impact fee programs** in Georgia, across the state. In addition to impact fee programs and water/sewer fee studies, our services related to public facility planning, programming and implementation services range from broad Capital Improvement Programs creating a local funding strategy for a wide spectrum of public facilities, to individual facility categories such as Transportation Plans and Parks and Recreation Plans.

Comprehensive land use planning services include the identification of land use and community facility needs based on future forecasts of population growth and economic development demand, projected patterns of land use development, and the delineation of character areas. In addition to city and county Comprehensive Plans, related planning specialties include demographics and growth forecasts, affordable housing strategies and ‘smart growth’ community design criteria.

Land development regulations further implementation through state-of-the-art regulations, such as zoning ordinances and unified development codes, that translate local plan objectives into actual requirements and streamlined procedures within realistic staffing capabilities.

For several years, we have partnered with Paige Hatley and her firm **Hatley Plans LLC**, on a wide range of projects, including Impact Fee Programs, Comprehensive Plans, Zoning Ordinances and Unified Development Codes.

IMPACT FEE UPDATE PROPOSAL

William F. Ross, who oversees all activities of the firm, has over forty-five years of planning experience in government and private consulting, and is a recognized expert regarding zoning and land development regulation and administration, and in the field of impact fees, particularly under Georgia's unique laws and court decisions.

Bill Ross' career has included both "in the trenches" experience as a public official within local government and extensive consulting work with cities and counties regarding their land use planning activities, zoning and land development regulations, and public facility programming and financing. While with Fulton County, Mr. Ross served as Deputy Director for Planning and Administration of the Planning and Community Development Department. This entailed day-to-day direction to the Planning Division as well as administration of the entire department (which included the Public Works Division and their three inmate work camps). Future land use planning, rezoning reviews and recommendations, and preparing land development regulations are normal activities of any planning department. Subsequently, Mr. Ross served as the Director of Development in Gwinnett County, where he oversaw the development review, construction and building permitting processes, development and building inspections, and code enforcement for the county. Mr. Ross consolidated all of Gwinnett County's zoning and development related ordinances into a single Unified Development Code—the first in the state and still in use today (with a few amendments over time). This "hands on" experience in these two large and fast-growing counties has been very helpful when consulting with cities and counties, providing an insider's view of planning and zoning realities.

On the legal front, Mr. Ross has provided professional assistance and expert testimony in defense of cities and counties that have been sued over rezoning or other land development related decisions. All of the many cases that Mr. Ross has been involved in have either been won in court or withdrawn by the plaintiffs. In providing these services, Mr. Ross keeps abreast of decisions of the Georgia Supreme Court as zoning law evolves in the state, and with legal trends nationwide.

With regard to professional development, Mr. Ross has been actively involved with the advancement of planning in Georgia through the Georgia Planning Association, including two terms as President of the organization and editor of the GPA newsletter, *Georgia Planner*. He also served as the Founding President of the Georgia Planning Memorial Foundation.

Resumés follow.

IMPACT FEE UPDATE PROPOSAL

William F. Ross

President, ROSS+associates



William F. (Bill) Ross has over forty-five years of planning experience in government and private consulting and carries unique credentials in the areas of land development regulation, comprehensive planning, socio-economic forecasting, and infrastructure financing. Since the early 1970's, Mr. Ross has been involved in various aspects of planning as an urban planning consultant and as a government official.

Mr. Ross has directed preparation of **impact fee programs** for a wide variety of cities and counties in Georgia. Under Mr. Ross' hands-on participation, about two-thirds of all impact fee programs adopted in Georgia were prepared by ROSS+associates. (See attached Client List.)

On a broader view of **Infrastructure financing**, Mr. Ross has addressed key policy and implementation issues related to long range financial planning in several projects, including the creation of Community Improvement Districts (CIDs) for downtown Atlanta, the Cherokee County Technology Ridge and the Central Perimeter Area; creation of Georgia's second Transportation Management Association; and the land use/regulatory aspects of a Tax Allocation District (TAD) for Bulloch County.

In the area of **land development regulation**, Mr. Ross has prepared zoning ordinances, unified land development codes and sign ordinances in a number of cities and counties. Recent experience has focused on the preparation of unified development codes (UDCs), which combine zoning, signage, subdivision, erosion, flood protection and other requirements relating to the entire land development process into a single ordinance. Clients in Georgia have ranged from very rural areas such as Crisp and Lumpkin Counties, to high growth suburbanizing areas such as Hall County, to mature urban areas such as Columbus/Muscogee County. In all cases, the goal is to make regulations effective, both in being easy for the average citizen or developer to understand and for the public official to interpret and enforce.

As a planning consultant, Mr. Ross has prepared **Comprehensive Plans** and Updates in a number of cities and counties, particularly in Georgia. In Macon-Bibb County, Mr. Ross prepared the demographic and economic development calculations and Land Use Plan Update in coordination with a new Transportation Plan for the region. More recently, the firm headed up a multi-disciplined team to update the Joint Comprehensive Plan for Cherokee County and its cities of Ball Ground, Waleska and Woodstock, including detailed forecasts, an extensive market study and a fiscal analysis of the impact of new growth on the County. Recent Comprehensive Plans or updates prepared under Mr. Ross' direction include the cities of Cartersville, Chamblee, Suwanee and Woodstock, as well as Douglas County, Oconee County and Jackson County, and forecasts for the Gainesville-Hall County Master Transportation Plan.

As a government official, Mr. Ross was with Fulton County, Georgia, for ten years, heading up all planning and zoning activities, and directed the Development Department in Gwinnett County for two years. While at Fulton County, Mr. Ross created the County's first Comprehensive Plan and implemented their neighborhood planning program. Mr. Ross also administered the rezoning and plan review process and extensively amended the County's various land development

IMPACT FEE UPDATE PROPOSAL

regulations. In Gwinnett County, then the fastest growing urban county in America, Mr. Ross reorganized the plan review, permitting and inspections process in a system issuing 10,000 building permits in new construction a year. While there, the County's zoning, subdivision and other development-related ordinances were revamped and combined into a Land Development Code with his direct participation and in coordination with a task force of private engineers, developers and builders.

In addition, Mr. Ross has used his extensive experience to make presentations regarding comprehensive planning, land development regulation and infrastructure financing at many **conferences**. Sessions at Georgia Planning Association and Georgia Association of Zoning Administrators conferences since 2000 alone include:

- Planning and Zoning 201 (with Paige Hatley) – GAZA Summer Conference, 2019
- Overlay Districts (with Paige Hatley) – GAZA Winter Conference, 2019
- Training Appointed Board Members, Variances Session: DCA and GPA 2018
- Impact Fees—Georgia's Most Ignored Law? - GPA 2018
- Appointed Boards: Making Sound Decisions - CPI and GPA 2017
- Signs – Is Your Code Legal? (with Paige Hatley) - GAZA Winter Conference, 2016
- Your Signs are Showing (with Paige Hatley) - GAZA 2015
- Zoning for Economic Development – GAZA 2012
- Setting Fees (How to and Why) – GAZA 2011
- Funding Strategies for Plan Implementation – GPA 2010
- Zoning Administration – GAZA 2010
- Marriage of Comp Plans and Ordinances – GAZA 2009
- Regulating Signs in the Digital Age – GAZA 2009 and GPA 2009
- The Hybrid Code – GPA 2008
- Do the Right Thing ... Ethical Decision-making in the Planning Process – GPA 2008
- The Zoning Clinic – GPA 2008
- Urban Zoning – GAZA 2007
- Form-Based Codes – GAZA 2007
- Development Strategies – GAZA 2006
- Signs – GAZA 2006
- Getting What You Want ... Linking the Comprehensive Plan to Development Regs – GPA 2005
- Show Me the Money ... Strategies for Funding Capital Improvements – GPA 2005
- Annexation: Threading the Needle Five Ways – GPA 2005
- Hardships, Heartaches ... Variances and Other "Relief" – GAZA 2004
- Signs – GAZA 2003
- Subdivision Plat Reviews – GAZA 2002
- Goes Without Saying ... New Rules for Signs in Georgia – GPA 2002
- Design Concept Development Districts – GPA 2002
- Considerations in Choosing Land Use Controls – GPA 2002
- Impact Fees and Development Agreements – GAZA 2001
- Impact Fees ... The Planning Connection – GPA 2001
- Making Conservation Subdivisions Real – GPA 2001
- Linking the Smart Growth Vision to Reality – GAZA 2000

IMPACT FEE UPDATE PROPOSAL

Employment History	President, ROSS+associates, 2001—Present President, Georgia Zoning Institute, Inc. 1995—Present Principal, Cooper-Ross sv, Atlanta & Birmingham, 1992—2001 President, WFR Associates, Atlanta, Georgia, 1988—2001 Vice-President, Post Properties, Inc., Atlanta, Georgia, 1987—88 Director of Development, Gwinnett County, Georgia, 1985—87 Deputy Director, Planning & Administration, Fulton County, GA, 1975—1985 Planning Consultant, Adley Associates, Inc., 1970—75
Education/ Honors	Georgia State University, B.S. in Urban Life with Honors (1970): Dean's Key for Scholastic Achievement Blue Key Honor Fraternity University of Georgia, Carl Vinson Institute of Government: Certificate of Public Management (1987).
Professional Affiliations	Founding President, Georgia Planning Memorial Foundation, 2008—2015 Vice-President, Georgia Planning Memorial Foundation, 2015 to present President, Georgia Planning Association, 1993—1997 Editor, GPA Newsletter, 2005--2012 Chairman, GPA Nominations Committee, 1998, 2000 and 2002 Chairman, GPA Public Relations Committee, 1991—1993 Director (At-Large), GPA Board of Directors, 1989—1991 Chairman, GPA Bylaws and Organization Committee, 1990 Chairman, Local Programs Committee, APA National Conf. 1989 Charter Member, American Planning Association Member, APA Planning Officials' Advisory Committee, 1995—2000 Member, APA National Planning Awards Jury, 1998 Associate Member, Georgia Association of Zoning Administrators Planning Advisory Committee, Ga. Dept. of Community Affairs, 1993—1997 Growth Strategies Reassessment Task Force, Georgia DCA, 1998 Developments of Regional Impact Task Force, Georgia DCA, 1999-2000 Lecturer: Georgia State University Real Estate and Urban Affairs Program Institute for Continuing Legal Education (ICLE) County Commissioner's Training Program: Planning and Zoning ACCG Elected Officials Training Program: Planning and Zoning (GMA) Community Planning Institute (GPA)
Representative Projects	Projects under Mr. Ross' direction include well over 100 assignments in Georgia under the following categories: <ul style="list-style-type: none">▪ Impact Fee Analyses, Programs and Ordinances▪ Zoning and Unified Land Development Codes, Sign Ordinances▪ Comprehensive Plans, Land Use Plans, Community Work Programs▪ Farm Land Conservation and Protection, TDR program▪ Economic Development Plans, Market Analyses▪ Socio-Economic Forecasts and Economic Analyses▪ Community Improvement Districts (CIDs), TADs▪ Expert Testimony in Lawsuits

IMPACT FEE UPDATE PROPOSAL

Paige Hatley, AICP

President, Hatley Plans LLC

CAREER SUMMARY

Paige Hatley has 25 years of experience working with local governments, having served as a land use and transportation planner for Nashville (TN), a Main Street Manager for Duluth (GA) and as a planning consultant for cities and counties in Georgia. Ms. Hatley's consulting experience includes dozens of comprehensive plans as well as the preparation of unified development codes (UDCs) and zoning ordinances. In recent years, Ms. Hatley has partnered with ROSS+associates to prepare, update, maintain, and implement state-compliant impact fee programs in Georgia.

RELEVANT EXPERIENCE

Impact Fee Programs (new or updated) include:

Cities

Alpharetta (2015, 2022)
Canton (2018)
Fayetteville (2024)
McDonough (2019)
Milton (2016, 2024)
Sandy Springs (2016, 2024)
Savannah (2022)

Counties

Butts County (2023)
Camden County (2023)
Cherokee County (2021)
Clayton County (2024)
Dawson County (2018, 2024)
Fayette County (2024)
Liberty County (2024)
Rockdale County (2020)
Spalding County (2022)

Capital Improvements Element (CIE) Annual Updates include:

City of Fayetteville (2021, 2022, 2023, 2024)
City of Milton (2019, 2021, 2022, 2023, 2024)
Rockdale County (2020, 2021, 2022, 2023, 2024)
Walton County (2021, 2022)

Impact Fees Implementation Assistance includes:

City of Canton (2019) and Dawson County (2018) Computer Program Manual and Staff Training
Rockdale County Administrator's Manual (2020)
Walton County Administrator's Manual and Computer Program Manual (and staff training) (2020)

EDUCATION

Master of Community Planning, 1997, Auburn University
Bachelor of Arts History, 1994, College of William and Mary

IMPACT FEE UPDATE PROPOSAL

Current Commitments

Bill Ross and Paige Hatley are currently teamed on the following projects. Completion dates are difficult to establish because they rely entirely on actions/public hearings/public meeting agendas that are not under the control of the consultants. In addition, the level of complexity varies from client to client reflecting the public facility categories that each jurisdiction has elected to study.

On-going impact fee projects include work for the following Georgia cities and counties:

East Point	Dawson County
Fairburn	Fayette County
Liberty County	Fayetteville
Butts County	McDonough
Pike County	Locust Grove
Clayton County	Newton County
Covington	Sandy Springs

Many of these projects are amendments to currently existing impact fee programs to bring them up to date. Several of these are approaching completion, including Butts County, Covington, Dawson County and Newton County.

IMPACT FEE UPDATE PROPOSAL

Experience

Bill Ross and Paige Hatley have many years of experience in the planning profession, both as former employees of local governments and as consultants to a wide range of individual cities, counties and utility authorities. Our knowledge and experience in comprehensive planning creates a framework within which impact fee projects both reside and implement goals and objectives of a community's long-range vision.

Our specific abilities regarding impact fee programs are presented in the preceding Qualifications section of this proposal. These include:

- Understanding and implementing a locality's particular political and fiscal priorities.
- Working with citizen groups involved in planning in general and impact fee committees specifically.
- Understanding governmental departments roles and orientation in the planning and implementing of future public facility projects, building permitting and inspection procedures, and financial accounting and record-keeping requirements.
- Implementing new programs, including impact fee programs, tailored to the procedures and relationships withing a local government.

No two communities, and their impact fee programs, are exactly alike. Our services and interaction with each particular local government is tailored to that community.

Specific Project Experience

ROSS+associates has led the team in the preparation of the vast majority of impact fee programs adopted in Georgia. Prior to that, Bill Ross was personally involved in the creation of the State's Development Impact Fee Act, particularly in creating the concept of a Capital Improvements Element and the required CIE Annual Update reports.

In addition to Jasper County's original impact fee program, below is a list of cities' and counties' impact fee programs that ROSS+associates has helped create, adopt, implement and maintain.

We are particularly proud of the many repeat "customers" we serve and we are the only consultant that "sticks with" our clients to answer questions or solve issues on a pro bono basis.

IMPACT FEE UPDATE PROPOSAL

Acworth, GA	Impact Fee Program	2001
	Impact Fee Program Amendment	2006
Alpharetta, GA	Impact Fee Program Overhaul	2015
Barnesville, GA	Water & Sewer Impact Fees	2005
Bryan County, GA	Impact Fee Program	2009
Butts County, GA	Impact Fee Program Amendment	Underway
Camden County, GA	Impact Fee Program	2008
	First Annual Update	2010
	Impact Fee Program Amendment	2024
Canton, GA	Review of Existing Impact Fee Program	2008
	Impact Fee Program Amendment	2010
	Impact Fee Program Amendment	2019
Carrollton, GA	Impact Fee Assessment	2006
Cartersville, GA	Impact Fee Program	2007
	Annual Update	2008-2010
Catoosa County, GA	Impact Fee Program	2005
Cherokee County, GA	Impact Fee Program	2000
	First Annual Update	2001
	Annual Updates	2002-04
	Impact Fee Program Amendment	2004
	Impact Fee Program Amendment	2013
	Impact Fee Program Amendment	2022
Coweta County, GA	Impact Fee Program: Parks & Public Safety	2006
	Impact Fee Program: Roads & Sewer	2007
	First Annual Update	2007
	Impact Fee Program Amendment	2010
Dawson County, GA	Impact Fee Program	2006
	Annual Updates	2007-2009
	Impact Fee Program Amendment	2009
	Impact Fee Program Amendment	2017
Effingham County, GA	Assistance with Legal Issues	2006
	Assistance with Legal Issues	2010
Ellijay-Gilmer Co Water & Sewer Authority	Water & Sewer Impact Fees	2004
Fayette County, GA	Impact Fee Program Amendment	Underway

IMPACT FEE UPDATE PROPOSAL

	Impact Fee Program	1998
	First Annual Update	1999
	Impact Fee Program Amendment	2000
	Analysis: County Jail Fee	2000
	Annual Updates	2001-07
Fayetteville, GA	Impact Fee Program Amendment	2007
	Annual Updates	2007-17
	Sewer Connection Fee Study	2012
	Impact Fee Program Amendment	2017
	Impact Fee Program Amendment Update	2018
	Annual Update Report	2021
	Impact Fee Program Amendment	Underway
Flemington, GA	Impact Fee Program	2018
Fulton County, GA	Impact Fee Program Amendment	2002
	Impact Fee Program	2003
Hall County, GA	Impact Fee Program Amendment	2004
	Impact Fee Program Update	2005
	Impact Fee Program Update	2009
	Water & Sewer Impact Fees	1993
	Impact Fee Program Amendment	2001
Hampton, GA	Impact Fee Program: Police & Parks	2006
	Impact Fee Program Amendment	2008
	Annual Update	2010
	Impact Fee Program	1998
Henry County, GA	Impact Fee Program Amendment	2000
	Impact Fee Program Amendment	2003
	Impact Fee Program Amendment	2023
	Water & Sewer Impact Fees	1992
	Impact Fee Program Amendment	1998
Henry County Water & Sewerage Authority	Impact Fee Program Amendment	2002
	Impact Fee Program Amendment	2004
	Connection Fees Update	2008
Jasper County, GA	Impact Fee Program	2007
	First Annual Update	2008
Jefferson, GA	Impact Fee Program	2005
Jones County, GA	Impact Fee Program	2009
	First Annual Update	2010
Kennesaw, GA	Impact Fee Program Amendment	2010
LaGrange, GA	Impact Fee Program Draft	2010
	Impact Fee Program	2006
	First Annual Update	2007
Lee County, GA	Impact Fee Program Amendment	2007
	Annual Updates	2009-2010
Liberty County, GA	Impact Fee Program	Underway
	Water & Sewer Impact Fees	1994
Locust Grove, GA	Impact Fee Program: Parks, Public Safety, Roads	2005
Loganville, GA	Water & Sewer Impact Fees	2004
Long County, GA	Impact Fee Program	2019
Lumpkin County, GA	Impact Fee Assessment	2008

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Madison, GA	Impact Fee Program	2009
	First Annual Update	2010
McDonough, GA	Water & Sewer Impact Fees	1997
	Impact Fee Program: Parks & Public Safety	2003
	Impact Fee Program: Roads	2006
	Annual Update Report: FY 2016 and 2017	2018
	Annual Update FY 2018	2018
	Impact Fee Program Amendment	2018
	Annual Update FY 2019	2019
	Annual Update FY 2020	2020
	Impact Fee Ordinance Amendment	2021
	Impact Fee Ordinance Amendment	Underway
Milton, GA	Impact Fee Program	2015
	Annual Updates	2016-21
	Impact Fee Program Amendment	Underway
Newton County, GA	Impact Fee Program	2003
	Impact Fee Program Amendment	2005
	Annual Update	2006
Peachtree City, GA	Impact Fee Program Amendment	2009
	Impact Fee Program Amendment	2017
Pike County, GA	Impact Fee Program Amendment	Underway
Douglas County, GA	Impact Fee Program	2006
	First Annual Update	2008
Rockdale County, GA	Impact Fee Program	2005
	Annual Update	2006
	Annual Update Review	2008
	Impact Fee Program Amendment	2010
	Annual Updates	2010-21
	Impact Fee Program Amendment	2021
Roswell, GA	Impact Fee Program Amendment	2000
	Annual Update	2001
	Annual Update Reviews	2002-2008
Sandy Springs, GA	Impact Fee Program Amendment	2016
	Impact Fee Program Amendment	Underway
Senoia, GA	Impact Fee Program	2003
	First Annual Update	2004
	Impact Fee Program Amendment & Update	2006
	Impact Fee Program Amendment	Underway
Spalding County, GA	Impact Fee Program	2005
	Impact Fee Program Amendment	2007
	Impact Fee Program Amendment	2017
	Impact Fee Program Amendment	2022
St. Marys, GA	Water & Sewer Impact Fees	2001
Stockbridge, GA	Water & Sewer Impact Fees	1992
	Impact Fee Program Amendment	1998
Thomas County, GA	Impact Fee Program	2007
	Annual CIE Updates	2008-21
	Impact Fee Program Amendments	2014 & 2016
	Impact Fee Program Amendment	Underway
Troup County, GA	Impact Fee Program	2009
	Annual Update	2010

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Walton County, GA	Impact Fee Program	2005
	Annual Updates	2006-21
	Impact Fee Program Amendment	2021
Woodstock, GA	Impact Fee Program	2008
Zebulon, GA	Water & Sewer Impact Fees	2006

References

We have most recently worked on the following county impact fee program assignments, which are either complete or are nearing completion::

Camden County (*complete, adopted*)

Joey Yacobacci, Planning and Development Director for Camden County at 912-729-5603;

Butts County (*2024 adoption*)

Brad Vaughan, Planning and Development Director for Butts County at 470-718-3618;

Fayette County (*2024 adoption*)

Deborah Bell, Director of Planning & Zoning, Fayette County, at 770-305-5160;

Newton County (*2024 adoption*)

Shena Applewhaite, Director of Development Services, Newton County, at 678-625-1650.

Additional references are available upon request.

Cost Proposal

The total fee for all services described above is:

\$88,700

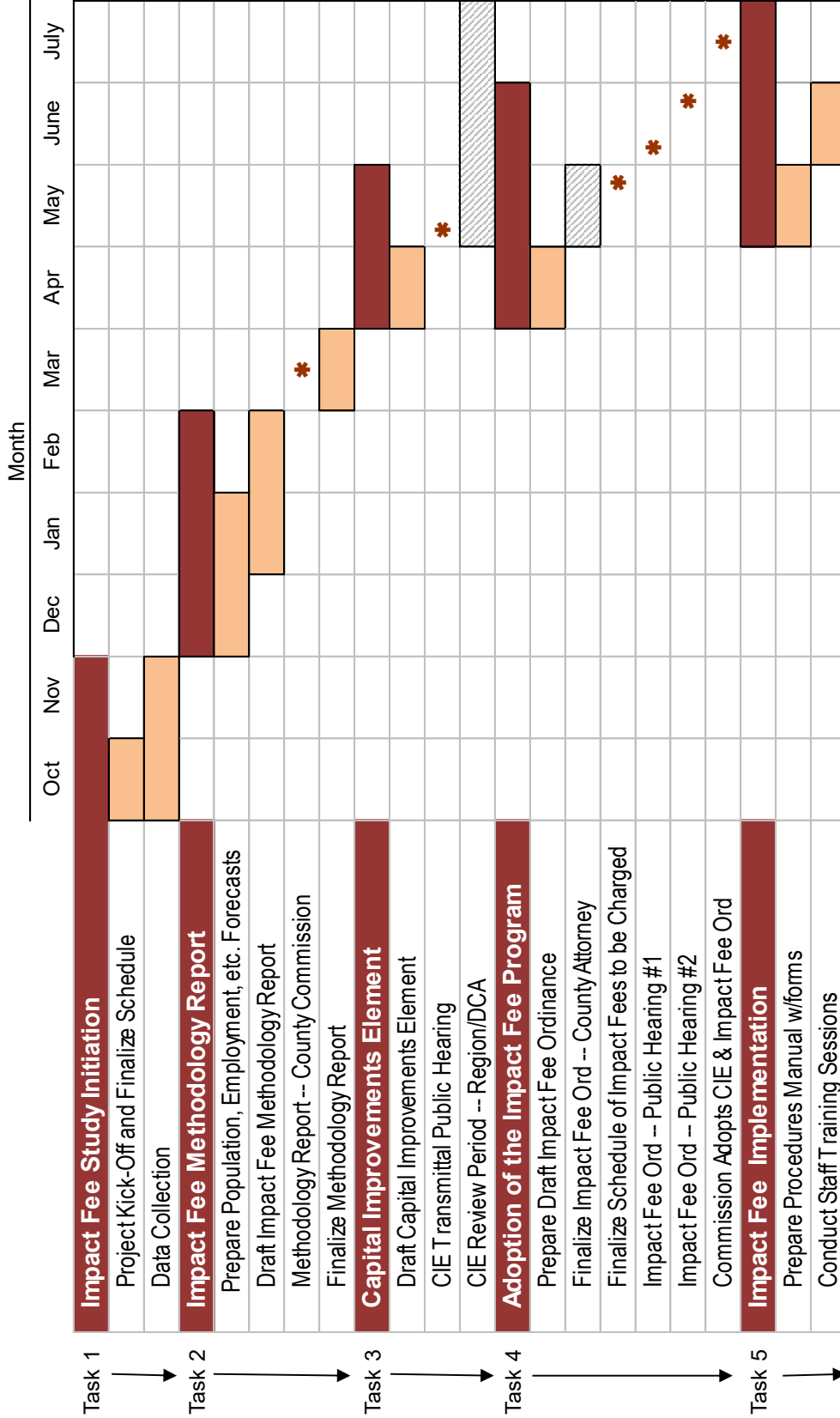
Attachments

Draft Schedule of Activities

Fee Comparison Table

Schedule of Key Events

Jasper County Impact Fee Program



* County Commission Meeting or Workshop
 Consultant Activity

IMPACT FEE UPDATE PROPOSAL

ROSS+associates

Examples of New or Amended Impact Fee Programs

City or County	Assessment Report	Advisory Committee	Pop/Emp Forecasts	CIE Public Facilities								Water/Sewer Connection Fees	Implementation Assistance	Annual Update Report	ROSS+associates Fee		
				Library	Fire	Jail	E-911	EMS	Sheriff/Police	Parks & Recreation	Roads				Contract	Year	2024 Dollars (rounded)
Alpharetta			■		■		■			■					\$ 69,500	2022	\$ 74,800
Ball Ground		■	■							■					\$ 55,350	2022	\$ 59,602
Bloomingdale		■	■							■					\$ 82,200	2020	\$ 95,300
Barrow County			■				■								\$ 82,400	2022	\$ 88,700
Camden County		■	■				■								\$ 86,400	2022	\$ 93,000
Canton			■				■								\$ 49,450	2018	\$ 61,700
Cartersville		■	■				■								\$ 48,058	2005	\$ 97,100
Cherokee County			■				■								\$ 79,350	2020	\$ 92,000
Covington		■	■				■					■			\$ 82,200	2022	\$ 88,500
Dawson County			■				■								\$ 47,250	2017	\$ 61,200
Dunwoody	■		■				■								\$ 48,140	2010	\$ 80,800
Fayetteville CIE			■				■								\$ 52,288	2022	\$ 56,300
Glynn County		■	■				■								\$ 76,450	2019	\$ 92,000
Henry County		■	■				■					■			\$ 70,650	2020	\$ 81,900
Jasper County	■	■	■				■								\$ 48,218	2006	\$ 93,900
Jones County	■	■	■				■								\$ 48,218	2006	\$ 93,900
Lee County	■	■	■				■								\$ 78,060	2005	\$ 157,700
Locust Grove		■	■				■						■		\$ 66,510	2004	\$ 139,400
Liberty County		■	■				■								\$ 94,500	2023	\$ 98,100
Madison	■	■	■				■								\$ 48,218	2007	\$ 90,500
McDonough			■				■								\$ 38,450	2017	\$ 49,800
Milton	■	■	■				■								\$ 58,140	2014	\$ 84,200
Newton County			■				■								\$ 82,350	2022	\$ 88,700
Pike County		■	■				■								\$ 95,200	2024	\$ 95,200
Rockdale County			■				■						■		\$ 53,350	2018	\$ 66,600
Sandy Springs			■				■								\$ 78,050	2021	\$ 87,200
Savannah		■	■				■								\$ 92,800	2021	\$ 103,700
Troup County	■		■				■								\$ 74,790	2022	\$ 80,500
Walton County			■				■								\$ 68,100	2019	\$ 81,900
Jasper Co Update			■				■									2024	\$ 88,700

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: September 16, 2024

Subject: Short Term Rental application and inspection

Summary: Currently STR Inspections are required on a yearly basis, would like to expand the inspections to a three-year cycle. Consideration needs to be given also like to reduce the application cost by \$200 and require the property owner to schedule and pay for the health department inspection.

Background: Initial STR inspections from the Health Department, Fire Marshall, and Building Inspector have been completed. These inspections are scheduled for a yearly inspection. After completing the inspections and seeing the common issues that each home had, we could move the yearly inspections out to a three-year cycle.

Cost: N/A

Sec. 8-30. Short term vacation rental license.

- (a) For the purposes of this chapter, a short term vacation rental is defined as the renting or leasing of a single-family dwelling unit, not including a guest house, recreational vehicle or boarding house, where the term of occupancy, possession, or tenancy is 30 consecutive calendar days or less. Renting or leasing, as used herein, means the payment of compensation, money, rent, or other, bargained for consideration in exchange for occupancy, possession, or use of the property.
- (b) No person or entity shall rent, lease or otherwise exchange for compensation all or any portion of a dwelling unit as short term vacation rental without first obtaining a short term rental license pursuant to the regulations contained in this article.
- (c) Any license issued pursuant to this article shall be valid for a term of one calendar year starting April 1 and expiring on March 31 of the next year.
- (d) No licensee shall transfer the right to operate under any license issued under this chapter to any other person or entity by lease, agreement, or any other contract.
- (e) No license issued under this article may be operated or shall have any legal effect at any location other than that for which it is issued.
- (f) The maximum day or night occupancy for any license issued pursuant to this article shall be two persons of any age per bedroom plus two additional persons of any age per residence, but no rental unit shall have a maximum occupancy greater than 12.
- (g) Nothing in this chapter shall be deemed to alter, affect, supersede or conflict with the requirements of any state or federal law, the Jasper County Code of Ordinances, or any applicable private covenants or third-party contractual obligations regarding the prohibition or limitation of the use of any residential property as a short term vacation rental unit.
- (h) Prior to issuance of any license pursuant to this chapter, an applicant must be in compliance with all applicable requirements under federal, state, and/or county ordinances. Compliance with state and county statute and ordinances shall specifically include the requirement that the applicant or business of the applicant is not delinquent in the payment of any tax or fee owed the county, including, but not limited to, personal or real property taxes, any occupational taxes, sales and use taxes, or payment for any required permit necessary for operation of applicant's business. For purposes of this section, any tax that has been paid, formally appealed to the proper authorities, or is being paid pursuant to a plan authorized and approved by the appropriate tax or revenue commissioner shall not be deemed delinquent.
- (i) Prior to issuance of any license pursuant to this chapter, an applicant must have the following inspections performed on the dwelling. The Jasper County Fire Chief or their designee shall inspect and certify the home for compliance of 2018 NFPA 101 and IFC 2018. The Jasper County Building official shall inspect and certify the habitable areas in accordance with 2018 IRC. Additionally, the Jasper County Health department will inspect and certify that the septic system meets or exceeds the state requirements for the homes occupancy as determined by the Jasper county Fire Chief or their designee.
- (j) The application process, management, and enforcement of the issuance and regulation of short term vacation rentals shall be the responsibility of the planning and zoning director, or their designee.