

EXHIBIT A - IMPACT FEE UPDATES AS PER RESOLUTION 16 - 21

Transportation Impact Fee Table				
Land Use	Measurement	TAZ 1	TAZ 2	TAZ 3
Residential	Dwelling Unit	\$2,521	\$1,998	\$653

The following table reflects the Transportation Impact Fees for Non-Residential Uses throughout the County.

Land Use Type *	Development Unit	Fee
Commercial / Retail Bldg.	Per 1,000 Square Ft.	\$4,071
Churches	Per 1,000 Square Ft.	\$3,500
Bank	Per 1,000 Square Ft.	\$9,081
Convenience Store	Per 1,000 Square Ft.	\$9,081
Restaurant – Sit Down	Per 1,000 Square Ft.	\$4,960
Restaurant – Fast Food	Per 1,000 Square Ft.	\$10,334
Day Care Center	Per 1,000 Square Ft.	\$3,908
Office – General	Per 1,000 Square Ft.	\$2,768
Office–Medical/Dental/Vet.	Per 1,000 Square Ft.	\$4,409
Industrial/Manufacturing	Per 1,000 Square Ft.	\$2,027
Warehousing/Storage	Per 1,000 Square Ft.	\$1,190
Mini-Warehouse & Surface storage of RVs/material/Equipment/Vehicles	Per 1,000 Square Ft.	\$438
Hotel/Motel	Per Room	\$1,785
Elbert County Fire Districts	Exempt	\$0
Elbert County Government Offices and Service entities.	Exempt	\$0

* Note – Multi-use buildings will be split between specific uses for fee calculations.

Land uses not listed will be based upon uses which are most similar. Since these uses will generate the same amount of traffic no matter where they are located within the County, "non-residential" type uses should not be calculated based upon the existing Traffic Analysis Zones (TAZ). The Traffic Analysis Zones (TAZ) will still apply to residential dwelling units.

The following additional growth related impact fees are the result of the Elbert County Impact Fee Study developed and presented by BBC Research and Consulting. These are added Growth-Related Impact Fees.

Elbert County will assess as appropriate and collect all adopted Impact Fees at the initial step in the County approval process. Elbert County Fire Districts are exempt. Elbert County Government Offices and entities are exempt.

Growth Impact Fee Table			
	Single Family Residential	Multi-family Residential (each unit)	Blended Non- Residential
Road and Bridge	\$1,481	\$1,026	5218.00
Recreation	\$198	\$198	\$0
Public Facilities	\$381	\$381	\$237
Sheriff	\$393	\$393	\$249
Total	\$2,453	\$1,998	\$5,704