

Impact Fees

One-time payment for growth-related infrastructure
(collected prior to Certificate of Occupancy)

Horry County Infrastructure Study Categories:

- Parks and Recreation
- Public Safety: Fire and EMS
- Public Safety: Police
- Public Safety: Emergency Operations Center
- Transportation
- Stormwater
- Solid Waste (Recycle Centers)

Why Impact Fees?

- Infrastructure capacity is essential to accommodate new development
- New growth pays its equitable share
- Encourages disciplined capital improvement planning
 - Earmarks money for capital improvements
- Promotes comprehensive planning and growth management
 - Helps ensure adequate public facilities
- Compared to negotiated agreements, streamlines approval process with known costs (predictability)

Impact Fees in South Carolina

- Must be identified in the CIP
- Public Facilities (not general governmental)
- Capital equipment and vehicles (> \$100,000)
- Can't be used for operations, maintenance, replacement, or other existing deficiencies.
- Monies to be spent within 3 years of scheduled date of expenditure

**PUBLIC
PRESENTATIONS**

COUNTY COUNCIL
MEETING

MARCH 24, 2020 @ 6 PM

PLANNING COMMISSION
WORKSHOP

MARCH 26, 2020 @ 3 PM

PUBLIC HEARINGS

PLANNING COMMISSION
MEETING

APRIL 2, 2020 @ 5:30
PM

COUNTY COUNCIL
MEETING

APRIL 21, 2020 @ 6 PM

Comments and ques-
tions may be directed
to David Schwerd,
Planning Director at
843-915-5340 or
schwerdd@horrycounty
.org

Impact Fee Adoption Process

County Council directs Planning Commission

Planning Commission

- Conducts Fee & Housing Availability Studies
- Recommends impact fees and CIP per Comp Plan process
- Recommends CIP & Fee updates per Comp Plan process

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Impact Fee Adoption Process

Planning Commission Recommendation is
nonbinding

Public Notice and Public Hearing
Council may adopt CIP and updates by
Ordinance

Impact Fees adopted by Ordinance.

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Impact Fee Post Adoption

Impact Fee Revenues earmarked
Spent on Category for which it is collected
No fees for capacity provided by developer

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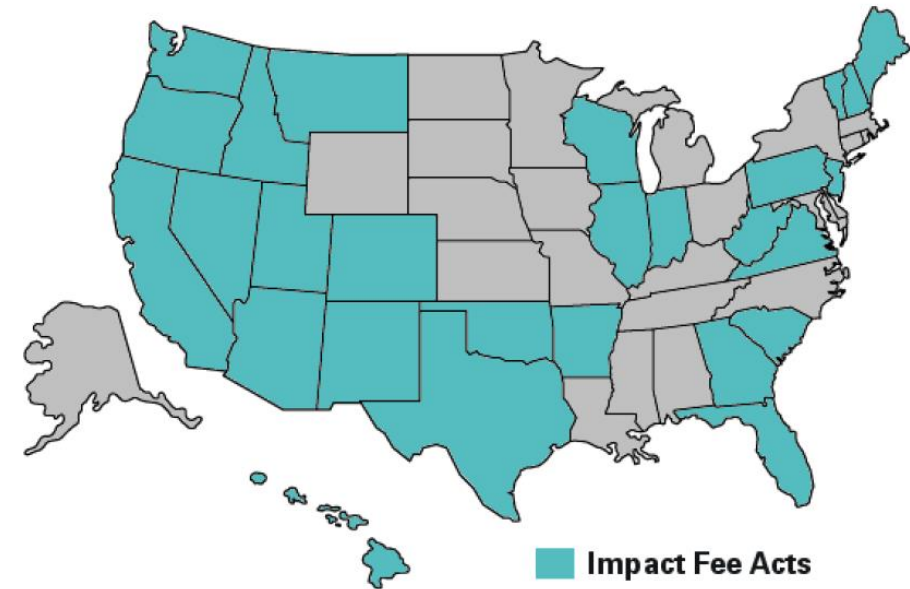
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Impact Fee Post Adoption

- Reviewed every quarter for 1st two (2) years)
- Must public Annual Monitoring Report
- Comprehensive Review(every 5 years)
- Updates annually with Capital Improvements Plan (CIP)

Impact Fees (other South Carolina jurisdictions)

- Summerville
- Goose Creek
- Clemson
- Mount Pleasant
- Georgetown Fort Mill
- Charleston
- Rock Hill
- Dorchester County
- Berkley County



Maximum Supportable Impact Fees

Development Type	Demand Unit	Parks & Recreation	PUBLIC SAFETY			Transportation	Maximum Supportable Development Impact Fee
			Public Safety: Police	Public Safety: Fire/EMS	Public Safety: Emergency Operations Center (EOC)		
Residential (per Demand Unit)							
Single Family	DU	\$814	\$76	\$524	\$38	\$3,113	\$4,565
Multifamily	DU	\$679	\$63	\$437	\$31	\$1,836	\$3,046
Nonresidential (per Demand Unit)							
Retail	1,000 Sq. Ft.	n/a	\$187	\$2,035	\$183	\$5,034	\$7,439
Office	1,000 Sq. Ft.	n/a	\$73	\$795	\$71	\$1,918	\$2,857
Industrial	1,000 Sq. Ft.	n/a	\$30	\$322	\$29	\$774	\$1,155
Institutional	1,000 Sq. Ft.	n/a	\$146	\$1,594	\$143	\$3,845	\$5,728
Lodging	Room	\$135	\$63	\$683	\$61	\$1,645	\$2,587

Source: Capital Improvement Plan and Development Impact Fee Study (Draft), TischlerBise, 2019

Development Impact Fees: Comparisons

	Per Housing Unit		Per 1,000 Sq. Ft.			Fee Categories
	Single Family	Multifamily	Retail [1]	Office [2]	Industrial [3]	
Horry County: 2019 Proposed	\$4,565	\$3,046	\$7,439	\$2,857	\$1,155	Parks & Rec; Police; Fire & EMS; Transportation
Beaufort County: 2019 Proposed South of Broad [4]	\$5,340	\$3,576	\$5,518	\$2,684	\$1,083	Parks & Rec; Library; EMS; Solid Waste; Transp.
Beaufort County: 2019 Proposed North of Broad [4]	\$2,167	\$1,497	\$955	\$416	\$168	Parks & Rec; Library; EMS; Solid Waste; Transp.
Beaufort County: Current South of Broad	\$3,318	\$2,695	\$4,314	\$2,353	\$356	Parks & Rec; Library; Transportation
Beaufort County: Current North of Broad	\$1,649	\$1,419	\$1,948	\$803	\$122	Parks & Rec; Library; Transportation
Georgetown County (2010)	\$3,844	\$2,465	\$2,132	\$1,355	\$608	Library; Recreation; Law Enforcement; Transp.
Dorchester County (no date)	\$3,290	<i>based on # of ERUs/meter size</i>				Water; Sewer
Berkeley County (2019)	\$5,050	<i>based on # of ERUs/meter size</i>				Water; Sewer
Town of Mount Pleasant (2017)	\$6,132	\$3,737	\$10,120	\$4,650	\$2,930	Recreation; Fire; Municipal Fac. & Equip; Transp.
City of Tega Cay (2019) [General]	\$6,676	\$3,839	\$3,751	\$1,466	\$591	Parks and Rec; Police; Fire
City of Tega Cay (2019) [Utilities]	\$1,871	<i>based on meter size</i>				Water; Wastewater

[1] If fee schedule includes multiple retail options, the category shown is ITE 820, Shopping Center
 [2] If fee schedule includes multiple office options, the category shown is ITE 710, General Office Building
 [3] If fee schedule includes multiple industrial options, the category shown is ITE 110, General Light Industrial
 [4] Proposed fees are from a TischlerBise impact fee study. Study includes School fees but **are not shown** above. The proposed 2019 fees have not yet been adopted.
 Sources: Fee info has been gathered from localities' fee schedules posted on respective websites or TischlerBise studies, where indicated.

Parks and Rec Impact Fee Projects

• Aynor Recreation Center	\$12,000,000	FY2021-FY2024
• Loris Recreation Center	\$12,000,000	FY2021-FY2024
• <u>Carolina Forest Fields</u>	<u>\$2,350,000</u>	<u>FY2025-FY2027</u>
• South Strand Rec Auxiliary Gym	\$3,500,000	FY2027-FY2029
• Green Sea Ballfields Lighting	\$875,000	FY2022
• Michael Morris Graham Lighting	\$875,000	FY2022
• Pee Dee Park Lighting	\$875,000	FY2023
• McNeil Park Lighting	\$525,000	FY2023
• Waccamaw Park Lighting	\$525,000	FY2024

Parks and Rec Impact Fee Projects

• <u>Lewis Ocean Bay Trail</u>	<u>\$750,000</u>	<u>FY2024</u>
• <u>River Oaks Park</u>	<u>\$1,000,000</u>	<u>FY2025-FY 2028</u>
• Forestbrook Park	\$1,500,000	FY2021-FY 2029
• Little River Waterfront	\$1,655,000	FY2021-FY 2026
• Garden City Beach Parking	\$1,200,000	FY2022-FY 2024
• Greenwood Park	\$1,960,000	FY2030
• District 7 Landing Upgrades	\$700,000	FY2028-FY 2029

Public Safety

- Fire Stations/ Apparatus
- EMS/Medic Stations
- 5th Police Precinct
- Emergency Operations Center
- Expansion of Animal Care Center

Transportation Impact Fee Projects

- Augusta Plantation Interchange \$65,000,000 FY2021- FY 2025
- Hwy 90 (Design/Elevate portion) \$22,000,000 FY2022- FY 2030
- Middle Ridge Extension (Legends)\$15,000,000 FY2028- FY 2030
- Tournament Blvd \$15,000,000 FY2027- FY 2029
- Hwy 90 (Edge Pkwy-Joseph) \$10,000,000 FY2021- FY 2023
- Hwy 111& Hwy 50 \$5,000,000 FY2021- FY 2023
- Hwy 319 & Four Mile \$5,000,000 FY2024- FY 2026
- Hwy 319 & Harris Shortcut \$5,000,000 FY2024- FY 2026
- Hwy 378 & Pee Dee Hwy \$5,000,000 FY2021- FY 2023
- Hwy 90 & Bear Bluff \$5,000,000 FY2024- FY 2025
- McCormick & Burcale \$5,000,000 FY2023- FY 2025