

# PICKENS COUNTY

SOUTH CAROLINA

## COUNCIL MEMBERS

CHRIS BOWERS, CHAIRMAN  
ROY COSTNER, VICE CHAIRMAN  
ALEX SAITTA, VICE CHAIR PRO-TEM  
C. CLAIBORNE LINVILL  
CHRIS LOLLIS  
HENRY WILSON



## COUNTY ADMINISTRATOR

KEN ROPER

## CLERK TO COUNCIL

MEAGAN NATIONS

## PICKENS COUNTY COMMITTEE OF THE WHOLE MEETING

Monday, February 26, 2024

6:00 PM

Main Conference Room, County Administration Facility  
222 McDaniel Avenue, Pickens SC 29671

All meetings of Pickens County Council are held in accordance with the South Carolina Freedom of Information Act, Section 30-4-70, *et seq.* of the Code of Laws of South Carolina, 1976, as amended, as well as the Organizational Rules for Pickens County Council.

1. WELCOME AND CALL TO ORDER: Chairman Chris Bowers  
INVOCATION AND PLEDGE OF ALLEGIANCE: Councilman Chris Lollis
2. COMMITTEE OF THE WHOLE:
  - a. **Log No. 141** – UDSO
  - b. **Log No. 226** – Library Programming and Media Policy
3. ADJOURN

## Committee of the Whole Log

Updated 02/20/2024

Log Number	Description	Date Referred	Meeting Date(s)	Action
80	County Radio System	11/6/2017	2/22/2022	■ No action taken by Committee.
			10/17/2022	■ Chairman Chris Bowers made a motion to put out an RFP for either/or the Project 25 UHF Standalone System and the Project 25 800 MHz Standalone System. Motion was seconded by Councilman Ensley Feemster and carried unanimously (6-0).
			5/15/2023	■ Vice Chairman Roy Costner made a motion to allocate \$10,366,737 of ARPA Funding towards the County Radio System. Motion was seconded by Councilman Alex Saitta. Motion carried unanimously (6-0).
			1/22/2024	■ No Action Taken by the Committee.
109	Fort Prince George	10/1/2018	10/15/2018	■ Committee recommends staff working with the Historical Society to explore the logistics of the location and report back to Committee. No action taken by Committee.
			8/19/2019	■ No action taken by Committee.
123	AN ORDINANCE No. 572 AMENDING ARTICLE I OF CHAPTER 34 OF THE PICKENS COUNTY CODE OF ORDINANCES SO AS TO PROVIDE REMEDIES AND PENALTIES FOR ILLEGAL LITTER AND DUMPING IN THE UNINCORPORATED AREAS OF PICKENS COUNTY, AND MATTERS RELATED THERETO.	5/13/2019	3/21/2022	.

## Committee of the Whole Log

Updated 02/20/2024

133	Solid Waste Needs	10/7/2019	12/16/2019	▣ No Action Taken by the Committee.
			3/15/2021	▣ Councilman Trey Whitehurst made a motion to approve moving an allocation of \$358,400 from fund balance, for this capital project, forward into this year's budget for Solid Waste. Motion was seconded by Councilman Ensley Feemster and carried unanimously (6-0).
			7/19/2021	▣ No Action Taken by the Committee.
			2/21/2023	▣ Chairman Chris Bowers made a motion to move forward with expanding the piggyback at the landfill and the purchase of an excavator for \$142,000. Motion was seconded by Councilman Henry Wilson and carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
134	Mental Health	10/7/2019	1/21/2020	▣ No Action Taken by the Committee.
			1/25/2021	▣ No Action Taken by the Committee.
141	UDSO	2/3/2020	3/16/2020	▣ <i>Meeting cancelled due to COVID-19 Special Called Meeting.</i>
			2/16/2021	▣ No Action Taken by the Committee.
			11/19/2022	▣ No Action Taken by the Committee.
			1/17/2023	▣ Vice Chairman Roy Costner made a motion for a 6-month Moratorium, with an option to be extended out 90 days, to be moved out of Committee and for staff to provide recommendation on development size. Motion was seconded by Henry Wilson and carried unanimously (6-0).

## Committee of the Whole Log

Updated 02/20/2024

				<p>■ After more discussion, Chairman Chris Bowers made a motion for First Reading in Title Only to amend the UDSO and return to Committee for further discussion. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).</p>
			2/21/2023	■ No Action Taken by the Committee.
			4/17/2023	■ No Action Taken by the Committee.
			7/17/2023	■ No Action Taken by the Committee.
			8/21/2023	■ No Action Taken by the Committee.
			8/31/2023	■ No Action Taken by the Committee.
			9/18/2023	<p>■ Councilman Henry Wilson made a motion to leave the common roads out of the ordinance and discussion for the time being until discussed at a future date. Motion was seconded by Vice Chairman Roy Costner and carried (5-0). Councilman Henry Wilson made a motion to extend the moratorium for 90 days. Motion was seconded by Councilman Chris Lollis and carried unanimously (5-0).</p>
			10/16/2023	■ See minutes for motions made.
			11/20/2023	
			1/22/2024	■ No Action Taken by the Committee.
			2/26/2024	
142	Discussion on Old Jail	2/3/2020	2/10/2020	■ No Action Taken by the Committee.
			8/17/2020	<p>■ Vice Chairman Chris Bowers made a motion to implement a Memorandum of Understanding, laying out a plan on how Reverend Moss will implement the facility. Motion was seconded Councilman Whitehurst and carried unanimously (6-0).</p>



## Committee of the Whole Log

Updated 02/20/2024

			3/21/2022	<p>■ Chairman Chris Bowers made a motion to allocate funding, totaling \$98,000 towards this project at the Old Stockade. Councilman Trey Whitehurst seconded the motion. The motion carried (5-1), with Councilman Alex Saitta opposed.</p>
177	American Rescue Act Funding	6/7/2021	8/30/2021	<p>■ No Action Taken by the Committee.</p>
			9/20/2021	<p>■ Chairman Chris Bowers made a motion to use American Rescue Act Funding towards the first bill from the Broadband Project and towards twenty (20) Solid Waste Containers for the Solid Waste Department. Motion was seconded by Councilman Alex Saitta and carried (5-0).</p>
			10/18/2021	<p>■ Chairman Chris Bowers made a motion to go into executive session to discuss one-time funding for county employees out of American Rescue Act Funding. Motion was seconded by Vice Chairman Roy Costner and carried (6-0).</p>
				<p>■ <i>(second motion)</i> Chairman Chris Bowers made a motion to recommend to move forward to council meeting American Rescue Act Funding compensation 5/25/2/1 plan and to exempt county council from the plan. Motion was seconded by Vice Chairman Roy Costner and carried (6-0).</p>
			11/15/2021	<p>■ Vice Chairman Roy Costner made a motion to use the lost revenue to purchase a bailer for \$750,000. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).</p>

## Committee of the Whole Log

Updated 02/20/2024

				<p>■ Councilman Alex Saitta made a motion to amend to add a refund of \$75,000 for the Clean Up Pickens Program. Motion was seconded by Roy Costner and carried unanimously (6-0).</p> <p>■ Councilman Henry Wilson made a motion for staff to create a process for Non-Profits to apply for ARPA funding based on the principles set forth. Motion was seconded by Chairman Chris Bowers. The motion carried (4-2), with Councilman Alex Saitta and Councilman Trey Whitehurst opposed.</p>
			5/15/2023	■ No Action Taken by the Committee.
178	Hagood Mill MOU	6/14/2021		
182	Unified Dispatch Plan from Staff	9/13/2021	9/20/2021	<p>■ Chairman Chris Bowers made a motion to bring in Liberty City Dispatch for the reasons Chief Gibson explained, for Emergency Services to continue to give updates to Council, and to include the updates in Administrator Roper's report each month. The motion was seconded by Councilman Henry Wilson and carried unanimously (5-0).</p>
			10/18/2020	■ No Action taken by the Committee.
			2/22/2022	■ No Action taken by the Committee.
196	Arial Mill Rehab Project	2/7/2022		
203	Updating County Tire Policy Per DHEC Requirement	5/3/2022		
208	County Employee Handbook	8/8/2022	1/22/2024	■ No Action taken by the Committee.

## Committee of the Whole Log

Updated 02/20/2024

209	County Constables and Certification Process	10/3/2022	10/17/2022	<ul style="list-style-type: none"> <li>■ Councilman Henry Wilson made a motion to table for future consideration. Motion was seconded by Councilman Ensley Feemster and carried (5-1), with Councilman Alex Saitta opposed.</li> </ul>
210	2023 Recreation Funding Applications	4/3/2023		
211	2023 ATAX Funding Applications	4/3/2023		<ul style="list-style-type: none"> <li>■ Please see minutes for motions.</li> </ul>
212	AMENDMENTS TO CHAPTER 6 OF THE PICKENS COUNTY CODE OF ORDINANCES SPECIFIC TO THE OPERATIONS OF THE PICKENS COUNTY AIRPORT AND MATTERS RELATED THERETO.	4/3/2023		<ul style="list-style-type: none"> <li>■ Chairman Chris Bowers made a motion to move out of Committee. Motion was seconded by Councilman Alex Saitta and carried unanimously (5-0).</li> </ul>
213	Pickens County Water Authority	5/1/2023	5/15/2023	<ul style="list-style-type: none"> <li>■ No Action taken by the Committee.</li> </ul>
214	Sewer Capacity	5/1/2023	7/17/2023	<ul style="list-style-type: none"> <li>■ Chairman Chris Bowers made a motion allow the City of Clemson into the sewer capacity study. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).</li> </ul>
215	Council Rules	5/1/2023	5/15/2023	<ul style="list-style-type: none"> <li>■ Councilman Henry Wilson made a motion to remove Section 7:2 (a)(8) in Council Organization Rules, which states, "Board or commission members should resign their appointment prior to announcing or filing for candidacy for an elective office." Councilman Alex Saitta seconded the motion and the motion carried unanimously (6-0).</li> </ul>

## Committee of the Whole Log

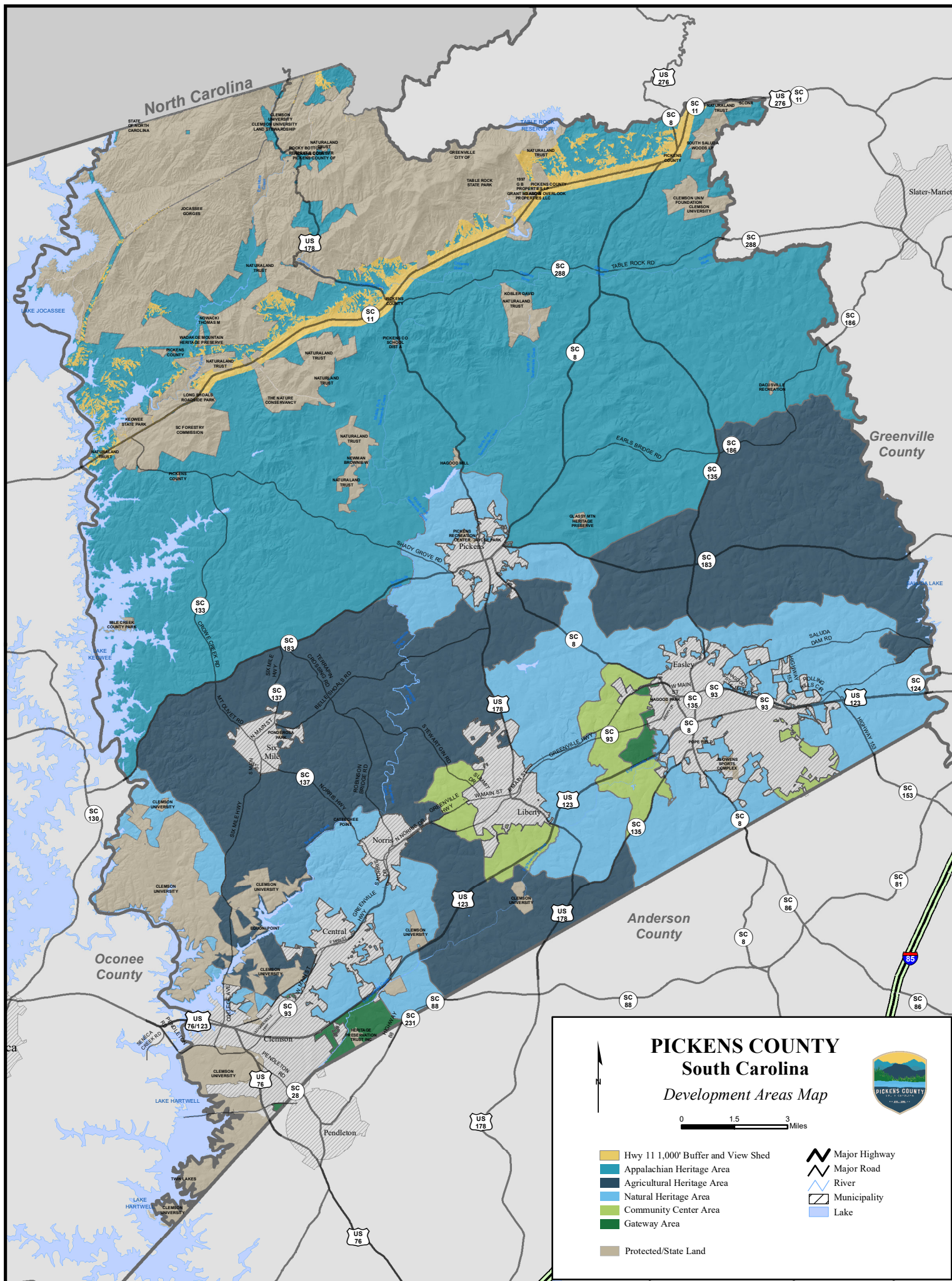
Updated 02/20/2024

			7/17/2023	▣ See minutes for motions.
216	American Flood Coalition	7/10/2023		
217	Workforce/Childcare Task Force	7/10/2023		
218	Proposed Changes to the Pickens County Solid Waste Management Plan to adhoc SW Committee	7/10/2023		
219	Administration Roof Replacement	8/7/2023		
220	Emergency Services	8/7/2023	1/22/2024	▣ Councilman Alex Saitta made a motion to approve this recommendation. Vice-Chairman Roy Costner seconded the motion.; Vice Chairman Roy Costner amended the original motion, stating he would like to allocate funding through ARPA funding. Councilman Alex Saitta seconded the motion. The motion carried unanimously (6-0).
221	Reassessment	9/5/2023	9/18/2023	▣ Vice Chairman Roy Costner made a motion to move this out of Committee for First Reading in Title Only. Motion was seconded by Councilman Henry Wilson and carried (4-1), with Councilman Alex Saitta opposed.
222	Animal Control Ordinance	10/2/2023	10/16/2023	▣ No Action Taken by the Committee
223	Council Facebook Page	11/6/2023	11/20/2023	See minutes

## Committee of the Whole Log

Updated 02/20/2024

224	Library Renovations/Construction Methods	12/4/2023		■ Councilman Alex Saitta made a motion to go big build design and the project be managed by the Administration. Councilman Henry Wilson seconded the motion. The motion was carried (5-1), with Councilwoman Claiborne Linvill opposed.
225	Review of County Holidays	1/8/2023	1/22/2024	■ No Action Taken by the Committee
226	Library Programing and Media/Materials Policy	2/5/2024	2/26/2024	
227	Gateway Signage	2/5/2024		







## TOWNHOMES

Per the existing UDSO language and the proposed updates, the density for townhomes is 2-units per acre on septic and 8-units per acre when a lot has access to sewer. This density applies to the proposed updates in the Appalachian Heritage Area, Agricultural Heritage Area and Natural Heritage Area. The vast majority of these areas do NOT have public sewer and would be limited to 2-units per acre.

The Gateway and Community Center Areas do allow for a higher townhome density. These areas were proposed to balance the low density in the other areas. Within the proposed Gateway and Community Center Areas – which should already have (or have access to) public sewer, the density increases to 20-units per acre with 40% open space required. It is important to note that this density allowance is only for sites that have access to public sewer and water and for which all required traffic studies have been completed and roadway modifications agreed to and for which Emergency Services and for which the School District approves.

Also, just to clarify, the City of Clemson allows a townhome density of 21-29 units per acre depending on the zoning district with 25% open space. This is shown in Table 19-304 of their ordinance. The proposal before Council is that for this one small area in Pickens County the density be increased to 20-units per acre with 40% open space. This is noticeably less dense than Clemson.

Easley allows 14-units per acre and has no open space requirements (that staff could locate) which would result in a higher density than the current proposal. This is shown on Table 2.5 and Table 2.6 of their ordinance describing the GR-2 and NCD zones which allow townhomes.

Staff is also not aware of any townhomes development that is 100-acres in size. 10-acres is considered a very large townhome development.



## TREE PROTECTION

The following areas of the proposed updates to the UDSO cover tree protection/remediation:

### PARKING LOT CANOPY STANDARDS

#### Section 606 (f) Landscaping

Vehicular use areas are defined as any area used for movement, circulation, parking, and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Vehicular use areas under the jurisdiction of this Ordinance shall be located screened with a ten (10) foot Class 1 buffer and shall comply with the following standards:

- A. When a parking lot contains twenty-five (25) or more spaces, an area equal to twenty (20) percent of the total interior square footage of the vehicular use area shall be dedicated to landscaping. The twenty (20) percent landscape requirement is in addition to any required buffers as outlined in this Ordinance and in Article 8 of the Pickens County Unified Development Standards Ordinance.
- B. Landscaped areas shall contain a mixture of native canopy trees, understory trees, evergreens/conifers, and shrubs. Article 8 of the Pickens County Unified Development Standards Ordinance details the minimum standards for plant sizes, substitutions, installation, and maintenance of landscaped areas.
- C. All paved area planting plans must demonstrate the likelihood of achieving ninety percent 90% canopy coverage from hardwood trees after fifteen (15) years of growth. The objective is to prove reasonable likelihood of achieving this coverage at the time of planting/final approval.
- D. The minimum landscape area for each tree shall be no less than one hundred seventy (170) square feet with four (4) foot minimum distance between all trees and any paving at the time of planting, measured at the base of the tree.

### OPEN SPACE SUBDIVISIONS

**Section 505 (c)** Open Space must be contiguous to the Open Space of a neighboring parcel or development. This standard can be waived or negotiated by the Planning Department with adequate demonstration of why this requirement cannot be met.

**Section 505 (f)** Trees Open Space Subdivisions shall plant a minimum of two (2) 2.5" caliper trees per building lot. These trees are to be planted in the right-of-way or other protected area approved by staff.

### RIPARIAN SETBACKS (Stormwater Ordinance)

#### Section 15 Riparian Setbacks

**15 (a) Findings.** Pickens County finds that setbacks adjacent to waterbodies provide numerous benefits including:

- (1) Protecting, restoring, and maintaining the chemical, physical, and biological integrity of streams and their water resources
- (2) Removing pollutants delivered in urban stormwater
- (3) Reducing erosion and controlling sedimentation
- (4) Protecting and stabilizing banks
- (5) Providing for infiltration of stormwater runoff
- (6) Reducing flood impacts by absorbing peak flows, slowing the velocity of floodwaters, and regulating base flow
- (7) Contributing organic matter that is a source of food and energy for the aquatic ecosystem
- (8) Providing tree canopy to shade waters and promote desirable aquatic habitat
- (9) Providing riparian wildlife habitat
- (10) Furnishing scenic value and recreational opportunity
- (11) Minimizing encroachment on stream channels and reducing the need for costly engineering solutions such as dams and riprap, to protect structures and reduce property damage and threats to the safety of watershed residents
- (12) Providing opportunities for the protection and restoration of greenspace

**15 (b) Purpose.** It is the purpose of this section to protect the public health, safety, environment, and general welfare; to minimize public and private losses due to erosion, siltation, and water pollution; and to maintain stream water quality by provisions designed to:

- (1) Create riparian setbacks along Waters of the State of Pickens County for the protection of water resources; and,
- (2) Minimize land disturbing activities within such setbacks by establishing riparian setback requirements.

# TRAFFIC STUDY POLICY

## OVERVIEW

Under the current wave of growth Pickens County is experiencing, one of the greatest causes of concern is the traffic impact these various projects have and will continue to have on our community. There are frequent calls for a developer to do a “traffic study”. In an effort to standardize when a study is required, what type or types of studies are required, the geographic range of the study and how far into the future the study should consider traffic patterns, the County is proposing a Traffic Study Policy which will define these terms and automatically trigger the appropriate traffic research on a case-by-case basis.

## PROPOSED TEXT AMENDMENTS TO ARTICLE 10

### TRAFFIC STUDY POLICY

#### Purpose

The purpose of the Pickens County Traffic Study Policy is to standardize the requirements for various development-related traffic studies in Pickens County. By establishing a set of metrics tied to best practices and commonly accepted data, the decision to require or not require a traffic study shall be made based on empirical data.

#### Triggers for A Traffic Study Being Required:

The following chart shows the type and scope of traffic studies required for various projects:

Development trips/day generated	Traffic Impact Analysis	Traffic Circulation Analysis	Traffic Volume Study	Speed Study	Origin & Destination Study	Traffic Capacity Study
0-500	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>
501-1000	Required	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	Required
1001-1250	Required	Required	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	Required
Greater 1250	Required	Required	Required	Required	Required	Required

<sup>1</sup> Unless a development has a single entrance on an existing road that has previously had a traffic volume study that stated that the road was at capacity after previous development and would require structural changes to accommodate additional traffic flow.

#### Required Actions and Range of Study Based on Triggers:

Development trips/day generated	Peak Hour Calculation	Un-signalized intersection range	Signalized Intersection range	Future Time Horizon	Traffic Capacity Study
0-500	Yes				
501-1000	Yes	¼ mile	¼ mile	10 years	1 mile
1001-1250	Yes	½ mile	½ mile	15 years	1.5 miles
Greater 1250	Yes	2 miles	2 miles	20 years	2 miles

**Trip Generation** - Trip Generation calculations shall follow the most current Edition of the ITE (Institute of Transportation Engineers). At the time of adoption of this policy the most current edition is the Eleventh (11th).

**Roadway/Paving Impact Analysis:**

Based on the outcome of the studies outlined above, the County Engineer shall review the data and make a recommendation regarding, but not limited to:

- Roadway widening
- Addition of travel lanes
- Acceleration, deceleration, turning, or queuing lanes
- The addition or removal of sidewalks
- The addition or removal of bust stops
- Curb/stormwater management work
- Intersection signage including full signalization
- Other signage as necessary
- Parking study
- Addition of bike lanes or multimodal pathways

## **Notes and Addendum**

The County reserves the right to require traffic studies based on unique factors specific to a particular project or location.

## **Definitions**

**Average Daily Trips** - Average Daily Trips (ADT) are the total number of trips, both in-bound and out-bound, within a 24 hour weekday period, generated by a particular use or development.

**Pass-By Trip** - Trips generated by the proposed Project that would be attracted from traffic passing the proposed project site on an adjacent street that contains direct access to the Project.

**Peak Hour Trip** - Peak Hour Trips are vehicle trips, both in-bound and out-bound, occurring during a one hour period either during the AM Peak (7AM to 9AM) or the PM Peak (4PM to 6PM), generated by a particular use or Project.

**Project** - A Project subject to this policy encompasses all land use development projects affecting the built environment, including changes in occupancy or intensification of existing uses, over which the City has administrative or legislative authority, that require review and approval and issuance of a building permit, certificate of occupancy, or other land use approval by County staff, Commissions, or Council.

**Traffic Count** - A traffic count is a count of traffic along a particular road, either done a digital counter (hose), electronically via photography and OCR technology, or by human counters.

**Traffic Impact Analysis (TIA)** – A TIA is provided to assess the near-term and long-term effects of specific development activity on the roadway system in a comprehensive manner. Development activity may include rezoning, platting, development plan approvals, Thoroughfare Plan amendments, and annexations.

**Traffic Circulation Analysis (TCA)** – A TCA is provided to determine how a development's traffic relates to existing traffic on internal and adjacent roadways. A TCA can be required during the same stages of the development process as a TIA, or it can be required at the time of building permit, driveway permit, development plan, or certificate of occupancy. A TCA is smaller in scope and magnitude than a TIA and focuses primarily on localized impacts.

**Traffic Volume Study** - Traffic volume studies are conducted to determine the number, movements, and classifications of roadway vehicles at a given location. The data helps to identify critical flow time periods, determining the influence of large vehicles or pedestrians on vehicular traffic flow.

**Speed Study** - Spot speed studies are conducted to estimate the distribution of speeds of vehicle in the traffic stream at a particular position on highway. This is done by recording the speeds of vehicle at the specified location.

**Origin and Destination Study** - An origin-destination study is used to determine travel patterns of traffic on an installation during a typical day. This is a study to determine and analyze trips. Trips are defined as one-way movement, from where a person starts (origin) to where the person is going (destination).

**Traffic Flow Characteristics** - Traffic flow is the study of the movement of individual drivers and vehicles between two points and the interactions they make with one another.

**Traffic Capacity Study** - A traffic capacity study is done to determine the *maximum number of vehicles* in a lane or a road that can pass a given point in unit time per hour per lane or roadway. The traffic capacity indicates a capability or maximum rate of flow with a certain level of service characteristics that can be carried by the road. The traffic capacity of a roadway depends upon a number of prevailing roadways and traffic conditions.

**Parking Study** - A parking study is defined as the ratio of number of bays occupied in a time duration to the total space available. It gives an aggregate measure of how effectively the parking space is utilized.

**Roadway/Paving Impact Analysis** - This is recommended by the County Engineer to determine the ability of a given section of roadway to handle any proposed increase of various types of traffic based upon a proposed development.

## MEMORANDUM

December 8, 2023

To: Allison Fowler, Trad Julian, Pickens County (SC)  
 From: DTA  
 Subject: Proposed Development Impact Fee Estimates (Update)

DTA has generated this memorandum to update the one presented to the County on November 17, 2023. That memorandum presented eight (8) proposed Development Impact Fees (the "DIFs") to Pickens County (the "County"). **Table 1** below summarized the preliminary DIFs for the following fee categories: (1) County Administration, (2) Fire Department, (3) EMS, (4) Emergency Management, (5) Roads and Bridges, (6) Solid Waste, (7) Library and (8) Parks. The tentative DIFs listed in the following Table represent the maximum supportable DIFs that Pickens County may impose under South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.).

**Table 1: Previous Proposed Development Impact Fees (100%)**

Land Use	Admin	Fire	EMS	Emerg. Mgt.	Roads / Bridges	Solid Waste	Library	Parks	Total Fees <sup>4 5</sup>
Residential (per unit) <sup>1</sup>	\$41	\$494	\$92	\$335	\$95	\$146	\$777	\$1,318	\$3,297
Hotel (Per Room) <sup>2</sup>	\$26	\$313	\$58	\$212	\$60	\$92	\$492		\$1,253
Commercial / Retail (per 1,000 SF) <sup>3</sup>	\$40	\$485	\$90	\$329	\$93	\$143	\$763		\$1,944
Office (per 1,000 SF) <sup>3</sup>	\$45	\$545	\$101	\$369	\$104	\$161	\$857		\$2,182
Industrial (per 1,000 SF) <sup>3</sup>	\$20	\$248	\$46	\$168	\$47	\$73	\$389		\$992
Institutional / Other (per 1,000 SF) <sup>3</sup>	\$39	\$476	\$88	\$322	\$91	\$140	\$748		\$1,905

**Notes:**

1. Residential fees are calculated using the square footage of floor space basis and include single-family residential, multi-family residential, and mobile homes. This example is for a single family residence.
2. Hotels include hotels, motels, spas, and resorts and are presented on a per-room basis.
3. Non-residential fees are presented per square foot.
4. This total represents the Maximum Supportable Fees per category.
5. Total fee for a single family residence is \$3,297 based on a 3,894 average square foot house per County Building permit information.

The DIFs listed in **Table 1** are anticipated to be at or close to the final recommended DIF levels that are to be generated by DTA, with any later iterations reflecting any updated information or recommendations received from the County. The residential fees are being calculated on a square footage of floor space basis and presented on a per unit basis for this memorandum. Non-residential DIFs are imposed per 1,000 square footage of floor space basis. Fees for the Hotels category, including hotels, motels, spas, and resorts, are per room.

As indicated earlier, the calculated Development Impact fees presented in Table 1 are the maximum allowable DIFs that may be implemented. The County has the option of implementing a fee up to the maximum allowable fee level. As an option, DTA has presented the calculated DIFs at 80% of their maximum levels in Table 2 below.

**Table 2: Previous Proposed Development Impact Fees (80%)**

Land Use	Admin	Fire	EMS	Emerg. Mgt.	Roads / Bridges	Solid Waste	Library	Parks	Total Fees <sup>1</sup>
Residential (per unit)	\$33	\$395	\$73	\$268	\$76	\$117	\$622	\$1,054	\$2,638
Hotel (Per Room)	\$21	\$250	\$46	\$170	\$48	\$74	\$394		\$1,002
Commercial / Retail (per 1,000 SF)	\$32	\$388	\$72	\$263	\$74	\$115	\$611		\$1,556
Office (per 1,000 SF)	\$36	\$436	\$81	\$295	\$84	\$129	\$686		\$1,746
Industrial (per 1,000 SF)	\$16	\$198	\$37	\$134	\$38	\$58	\$312		\$794
Institutional / Other (per 1,000 SF)	\$31	\$380	\$71	\$258	\$73	\$112	\$598		\$1,524

**Notes:**

1. The total fee for a single family residence is \$2,638 at 80% based on a 3,894 average square foot house per County Building permit information.

In an effort to generate a more precise fee schedule, DTA closely reviewed each of the fee categories to make sure that they accurately represented the nexus between projected facilities and projected development. Given that the County's current park ratio is 1.86 acres per 1,000 residents, it was determined that the County would maintain the 1.86 acres per 1,000 residents standard. (As opposed to the 3.0 acres per 1,000 residents used in the earlier calculation) This reduced the Park fee from \$1,318 to \$819 per residential unit. This is presented in Table 3 below.

**Table 3: Updated Proposed Development Impact Fees (100%)**

Land Use <sup>1 2 3 4</sup>	Admin.	Fire	EMS	Emerg. Mgt.	Roads Bridges	Solid Waste	Library	Parks <sup>5</sup>	Total Fees
Residential (per unit)	\$41	\$494	\$92	\$335	\$95	\$146	\$777	\$819	\$2,799
Hotel (per Room)	\$26	\$313	\$58	\$212	\$60	\$92	\$492		\$1,253
Commercial/Retail (per 1,000 SF)	\$40	\$485	\$90	\$329	\$93	\$143	\$763		\$1,944
Office (per 1,000 SF)	\$45	\$545	\$101	\$369	\$104	\$161	\$857		\$2,182
Industrial (per 1,000 SF)	\$20	\$248	\$46	\$168	\$47	\$73	\$389		\$992
Institutional/Other (per 1,000 SF)	\$39	\$476	\$88	\$322	\$91	\$140	\$748		\$1,905

**Notes:**

- 1 Residential fees are calculated using the square footage of floor space basis and include single-family residential, multi-family residential, and mobile homes. This example is for a single family residence.
- 2 Hotels include hotels, motels, spas, and resorts and are presented on a per-room basis.
- 3 Non-residential fees are presented per square foot.
- 4 This total represents the Maximum Supportable Fees per category.
- 5 The total fee for a single family residence is \$2,799 based on a 3,894 average square foot house per County Building permit information.

As stated earlier, the County has the option of implementing a fee up to the maximum allowable fee level. As an option, DTA has presented the calculated DIFs at 80% of their maximum levels for the updated fees in Table 4 below.

**Table 4: Updated Proposed Development Impact Fees (80%)**

Land Use <sup>1 2 3 4</sup>	Admin.	Fire	EMS	Emerg. Mgt.	Roads Bridges	Solid Waste	Library	Parks <sup>5</sup>	Total Fees
Residential (per unit)	\$33	\$395	\$73	\$268	\$76	\$117	\$622	\$655	\$2,239
Hotel (per Room)	\$21	\$250	\$46	\$170	\$48	\$74	\$394		\$1,002
Commercial/Retail (per 1,000 SF)	\$32	\$388	\$72	\$263	\$74	\$115	\$611		\$1,556
Office (per 1,000 SF)	\$36	\$436	\$81	\$295	\$84	\$129	\$686		\$1,746
Industrial (per 1,000 SF)	\$16	\$198	\$37	\$134	\$38	\$58	\$312		\$794
Institutional/Other (per 1,000 SF)	\$31	\$380	\$71	\$258	\$73	\$112	\$598		\$1,524

**Notes:**

- 1 The total fee for a single family residence is \$2,239 at 80% based on a 3,894 average square foot house per County Building permit information.

In order to compare the calculated Development Impact Fees in Pickens County to the surrounding areas, the fees for a single family residence are compared to fees for single family residences in seven surrounding jurisdictions. They are presented below in Table 5.

**Table 5: Single Family Resident Maximum Allowable DIF Comparison**

Jurisdiction	Single Family Maximum Allowable DIF <sup>10</sup>
City of Easley, (SC) <sup>1</sup>	\$3,340
City of Clemson, (SC) <sup>2</sup>	\$9,756
Cherokee County, (SC) <sup>3</sup>	\$2,560
Anderson County, (SC) <sup>4</sup>	\$11,208
Oconee County, (SC) <sup>5</sup>	No Fee
Spartanburg County, (SC) <sup>6</sup>	No Fee
Transylvania County, (NC) <sup>7</sup>	No Fee
Pickens County (100%) <sup>8</sup>	\$2,799
Pickens County (80%) <sup>9</sup>	\$2,239

**Notes:**

- 1 Easley DIF includes fees for Parks & Recreation, Police, Fire, and Transportation.
- 2 Clemson DIF includes fees for Parks & Recreation, Police, Fire, Sanitation, Water and Wastewater.
- 3 Cherokee County DIF includes fees for Library, Parks Recreation, Sheriffs, Public Safety, Fire & EMS, and Road Improvements,
- 4 Anderson County calculated fee of \$11,208 for a single family residence was rejected by the Planning Commission and fees were not adopted.
- 5 Oconee County does not have any DIFs.
- 6 Spartanburg does not have any DIFs.
- 7 Transylvania County (NC) does not have any DIFs.
- 8 Pickens County fee of \$2,799 is based on an average 3,894 square foot house.

- 9 Pickens County fee of \$2,239 is 80% of the maximum calculated DIF for Pickens County.
- 10 Totals may not sum due to rounding.

Additional details regarding the DIF calculations presented herein will be discussed during our next meeting. If you have any immediate questions upon review of the attached analysis; please call us at (800) 969-4DTA.





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# DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

PICKENS COUNTY, SOUTH CAROLINA

Report Date January 9, 2023

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## PICKENS COUNTY, SOUTH CAROLINA



## DEVELOPMENT IMPACT FEE STUDY UPDATE

Prepared for:

**Pickens County**

222 Mc Daniel Ave.

Pickens County, SC 29671

Attention: Trad Julian

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## **I EXECUTIVE SUMMARY**

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by Pickens County, South Carolina (the "County"), to evaluate the adoption of a Development Impact fee Program by preparing a study in compliance with state law (S.C. Code of Law 6-1-910, et. seq.) (the "Fee Study"). To date, Pickens County has not imposed development impact fees on new development. However, current growth projections indicate that increasing demand will be placed upon the County to provide necessary infrastructure and facilities and additional capital facilities may be required to maintain current or targeted levels of service. The purpose of this Study is to see what role, if any, developers should have in mitigating the financial challenges the County may face due to rapid growth. DTA was tasked with assessing the County's potential Development Impact Fees ("DIFs"), proposing fee modifications as appropriate, and evaluating potential new DIFs that the County could adopt to help finance facilities, infrastructure and services which benefit new development and County residents. The categories of DIFs, or "Fees," to be determined by this Fee Study include County Administration, Fire, Emergency Medical Service (EMS), Emergency Management, Roads and Bridges, Solid Waste, Parks, and Libraries. The purpose of this Fee Study will be to establish a nexus between the anticipated development and public facilities needs for the unincorporated portion of the County through 2043. All references to the "County" in this Study will refer only to the unincorporated portion of the County.

All work to be completed will satisfy the requirements of Code and Laws of South Carolina, Title 6, Chapter 1, Article 9 ("The South Carolina Impact Fees Act"). The South Carolina Impact Fees Act-compliant DIF Nexus Study would recommend the appropriate fee justification methodology and fee levels to support specific types of County-selected future capital facilities needed to serve new growth. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the Appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the development fee program.

### **A Organization of the Fee Study**

This Fee Study will be presented in the following seven sections:

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.
- Section II is an Introduction that includes a brief description of County surroundings and background information on DIF funding.
- Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus

requirements for each facility included as part of this Fee Study. Included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.

- Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2043.
- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.
- Section VI presents the calculation of the Fees for each land use.
- Section VII presents a summary of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the findings presented, as noted below:

- **Appendix A** includes the calculations used to determine the various fee levels.
- **Appendix B** includes the Facilities Inventory and Needs List used to determine the various fee levels and the Inventory List for the purpose of estimating the land acquisition costs used in the calculations.
- **Appendix C** includes the Inventory List for the purpose of estimating the land acquisition costs used in the calculation of the fees.

## B Development Impact Fee Summary By Land Use

Table ES-1: DIF Summary (Maximum Supportable Fees)

Land Use <sup>1 2 3 4</sup>	Admin.	Fire	EMS	Emerg Mgt.	Roads Bridges	Solid Waste	Library	Parks <sup>5</sup>	Total Fees
Single-Family (per unit)	\$41	\$494	\$92	\$335	\$95	\$146	\$777	\$819	\$2,799
Multi-Family (per unit)	\$10	\$119	\$22	\$80	\$23	\$35	\$187	\$197	\$672
Mobile Home (per unit)	\$25	\$301	\$56	\$204	\$58	\$89	\$473	\$499	\$1,704
Hotel (per Room)	\$26	\$313	\$58	\$212	\$60	\$92	\$492		\$1,253
Commercial/Retail (per 1,000 SF)	\$40	\$485	\$90	\$329	\$93	\$143	\$763		\$1,944
Office (per 1,000 SF)	\$45	\$545	\$101	\$369	\$104	\$161	\$857		\$2,182
Industrial (per 1,000 SF)	\$20	\$248	\$46	\$168	\$47	\$73	\$389		\$992
Institutional/Other (per 1,000 SF)	\$39	\$476	\$88	\$322	\$91	\$140	\$748		\$1,905

### Notes:

1. Single-family, multi-family and mobile home residential fees are charged \$0.72 per square foot for each structure and are presented per residential housing unit based on the respective average size residences in the County.
2. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.
3. Hotel fees are charged per room.
4. Non-residential fees are charged per 1,000 square feet.
5. Non-residential development is exempt from Park Fees.

Per the results of this Fee Study, the total fee amounts required to finance new development's share of Future Facilities for the County are identified in **Table ES-1** above below. Fees presented in this Fee Study represent the maximum DIFs that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.) Residential fees are presented on a per-unit basis (but calculated on a per square foot basis), commercial Lodging (Hotels/Motels) are listed per room, and non-residential development fees are per 1,000 square feet.

As these are the maximum supportable fees allowed under the South Carolina Impact Fee Act, DTA has presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in **Table ES-2** below.

**Table ES-2: DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use <sup>1 2 3</sup>	Admin.	Fire	EMS	Emerg Mgt.	Roads Bridges	Solid Waste	Library	Parks <sup>4</sup>	Total Fees
Single-Family (per unit)	\$33	\$395	\$73	\$268	\$76	\$117	\$622	\$655	\$2,239
Multi-Family (per unit)	\$8	\$95	\$18	\$64	\$18	\$28	\$149	\$157	\$538
Mobile Home (per unit)	\$20	\$241	\$45	\$163	\$46	\$71	\$379	\$399	\$1,363
Hotel (per Room)	\$21	\$250	\$46	\$170	\$48	\$74	\$394		\$1,002
Commercial/Retail (per 1,000 SF)	\$32	\$388	\$72	\$263	\$74	\$115	\$611		\$1,556
Office (per 1,000 SF)	\$36	\$436	\$81	\$295	\$84	\$129	\$686		\$1,746
Industrial (per 1,000 SF)	\$16	\$198	\$37	\$134	\$38	\$58	\$312		\$794
Institutional/Other (per 1,000 SF)	\$31	\$380	\$71	\$258	\$73	\$112	\$598		\$1,524

**Notes:**

1. Single-family, multi-family and mobile home residential fees are charged per square foot at 80% of Maximum Supportable Fees and are presented per residential housing unit based on average sized residences in the County.
2. Hotel fees are charged per room.
3. Non-residential fees are charged per 1,000 square feet.
4. Non-residential development is exempt from Park Fees.

## C Development Impact Fee Comparison by Single Family Residential Size

In order to present the Development Impact Fees for a range of residential development sizes, **Table ES-3** below presents the fees schedule for six (6) single family residences ranging from 1,000 square feet to 3,894 square feet. The DIFs generated are the residential fees calculated on a square footage of floor space basis and presented on a per unit basis for this table. As indicated below the total fee for a 1,000 square foot residence is \$719 while the fee for a 3,894 square foot residence is \$2,799. This represents the maximum supportable DIFs that Pickens County may impose under the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). (The 3,894 square foot residence is included because it represents the average size single family residence in Pickens County and was used as an example in the Planning Commission meeting)

**Table ES-3: Proposed Development Impact Fees for a Range of Single Family Residences**

Single Family Residence	Admin	Fire	EMS	Emerg. Mgt.	Roads / Bridges	Solid Waste	Library	Parks	Total Fees
1,000 Sq. Ft.	\$10	\$127	\$24	\$86	\$24	\$37	\$200	\$210	\$719
1,500 Sq. ft.	\$16	\$190	\$35	\$129	\$37	\$56	\$299	\$315	\$1,078
2,000 Sq. Ft.	\$21	\$254	\$47	\$172	\$49	\$75	\$399	\$421	\$1,437
2,500 Sq. Ft.	\$26	\$317	\$59	\$215	\$61	\$94	\$499	\$526	\$1,797
3,000 Sq Ft.	\$31	\$381	\$71	\$258	\$73	\$112	\$599	\$631	\$2,156
3,894 Sq. Ft. <sup>1,2</sup>	\$41	\$494	\$92	\$335	\$95	\$146	\$777	\$819	\$2,799

**Notes:**

1. The total fee for a single family residence is \$2,799 based on a 3,894 average square foot house per County Building permit information.
2. This is the same fee schedule presented for a Single Family Residence in Table ES-1.

There is also an Administrative portion of the DIF. The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at the time of new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual cost escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").



## **II INTRODUCTION**

Pickens County is in the Northwest part of South Carolina and is situated between Lakes Keowee and Jocassee to the west, the foothills of the Blue Ridge Mountains to the north, and the growing urban area of Greenville to the southeast. The County includes seven municipalities, and is broadly rural, with more suburban and town center areas in the south and central parts of the county, with rural and conservation areas to the north. According to the U.S. Census Bureau, the County has a total area of 512.75 square miles, of which 496.94 square miles is land and 15.81 square miles is water. The county also contains the highest natural point in South Carolina, Sassafras Mountain, with an elevation of 3,560 feet. The County currently has a population of over 137,000, with the unincorporated portion accounting for 87,049 people. It is the unincorporated portion of the County that will be the focus of this study.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by Pickens County, South Carolina (the "County"), to evaluate the adoption of a Development Impact fee Program by preparing a study in compliance with state law (S.C. Code of Law 6-1-910, et. seq.) (the "Fee Study"). To date, Pickens County has not imposed development impact fees on new development. However, current growth projections indicate that increasing demand will be placed upon the County to provide necessary infrastructure and facilities and additional capital facilities may be required to maintain current or targeted levels of service. The purpose of this Study is to see what role, if any, developers should have in mitigating the financial challenges the County may face due to rapid growth. DTA will be tasked with assessing the County's potential Development Impact Fees ("DIFs"), proposing fee modifications as appropriate, and evaluating potential new DIFs that the County could adopt to help finance facilities, infrastructure and services which benefit new development and County residents. The categories of DIFs, or "Fees," to be determined by this Fee Study include County Administration, Fire, Emergency Medical Services (EMS), Emergency Management, Roads and Bridges, Solid Waste, Parks, and Libraries. The purpose of this Fee Study will be to establish a nexus between the anticipated development and public facilities needs for the unincorporated portion of the County through 2043. All references to the "County" in this Study will refer only to the unincorporated portion of the County.

All work to be completed will satisfy the requirements of Code and Laws of South Carolina, Title 6, Chapter 1, Article 9 ("The South Carolina Impact Fees Act"). The South Carolina Impact Fees Act-compliant DIF Nexus Study would recommend the appropriate fee justification methodology and fee levels to support specific types of County-selected future capital facilities needed to serve new growth. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the Appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. The purpose of this Fee Study is to

ensure that all new development is required to pay its “fair share” of the cost of new infrastructure through the development fee program.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. Many of the calculations and totals presented in this Study are factored out to several decimal places and may not sum due to the rounding of numbers in the tables provided throughout the Study. In the interest of clarity, they will be noted with footnotes where necessary. The steps followed in the Fee Study include:

1. **Demographic Assumptions:** Identify future growth that represents the increased demand for Future Facilities;
2. **Facility Needs and Costs:** Identify current facilities inventory to determine Level of Services (“LOS”) requirements and determine the Future Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation:** Allocate costs of Future Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule:** Calculate the Fee amount per square foot for residential development, per 1,000 square feet for non-residential development and per room for Lodging Development.

### **III LEGAL REQUIREMENTS TO JUSTIFY DIFS**

The levy of Development Impact Fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is defined as “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project.

A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, upon the issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

The State of South Carolina has granted the power to cities and counties to collect impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). (A copy of the legislation enabling the State to enact these fees is included in Appendix A at the end of the report.) The process to create a local impact fee system begins with a resolution by County’s Governing Body directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina. The Pickens County Comprehensive Plan was adopted on May 17, 2022. In addition, the County maintains a Capital Improvement Plan (CIP) 5 Year Plan for Capital Purchases dated November 15, 2021.

In addition, eligible costs may include the design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Fees collected must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years from the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private landowners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Pickens County is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years. If the capital improvement program changes significantly then Pickens County should revisit the development impact fee study in compliance with existing state law. According to State law, the County will not be allowed to recommend additional projects eligible for impact fee funding or charge higher maximum allowable development impact fees until the development impact fee study and capital improvements plan have been updated.

## IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information of future land use development within the unincorporated portion of the County through 2043. For the purpose of this Fee Study, DTA categorized developable residential land uses as single-family residences, multi-family residences and mobile homes. Developable non-residential land uses within the County's commercial zones are categorized as commercial lodging (hotels/motels), commercial/retail, office, industrial, and institutional/other categories and are summarized in detail in the following sections.

Elements from the Pickens County Comprehensive Plan, the Appalachian Council of Governments, U.S. Census, County staff, and information generated by the CoStar Real Estate Manager software platform ("CoStar") were used as estimates for the number of existing housing units, population, and non-residential building square footage located in the County over the build-out period.

In addition, information provided by the South Carolina Revenues and Fiscal Affairs Office and estimates produced by DTA were used to project the additional land uses resulting from new development. Notably, DTA attempted to utilize metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with the projections used in this Study.

Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately service. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the County, the facilities on the Inventory and Facility Needs List (presented throughout Section VI and in the Appendix), as reviewed and approved by the County staff, was constructed.

For those facilities that are needed solely to mitigate demand from new development, facility costs have been allocated to new development only. In those instances, in which it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit (see the Equivalent Dwelling Unit ("EDU") discussion in Section V).

In addition, DTA has determined that utilizing a Persons Served population, comprised of all residents and 50% of employees, is common practice in quantifying the impact of a new development in a given service area and this metric will be used in both residential and non-residential employee population and calculations throughout this Fee Study.

**Table 1** presented below provides a summary of the land uses covered in this Fee Study. As indicated earlier, the Fee Study will determine fees for six (6) specific land use categories; residential, hotels, commercial/retail, office, industrial, and institutional/other. The table shown below is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the County's potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	Includes single-family detached homes and single-family attached homes. Also Includes buildings with attached residential units, including apartments, condominiums, townhomes, and all other units not classified as Detached Dwellings and not meeting the criteria for Single-Family Attached.
Hotels	Includes Commercial Lodging such as Hotels, Motels, Spas and Resorts.
Commercial/Retail	Includes buildings used as the following: <ul style="list-style-type: none"> <li>▪ Retail;</li> <li>▪ Service-oriented business activities, wineries/vineyards, and car washes;</li> <li>▪ Department stores, discount stores, furniture/appliance outlets, and home improvement centers;</li> <li>▪ Entertainment centers;</li> <li>▪ Subregional and regional shopping centers; and</li> <li>▪ Grocery stores and storage facilities.</li> </ul>
Office	Includes but is not limited to buildings used as the following: <ul style="list-style-type: none"> <li>▪ Business/professional offices;</li> <li>▪ Medical/Dental offices;</li> <li>▪ Office Park, research park, business park; and</li> <li>▪ General Office buildings.</li> </ul>
Industrial	Includes buildings used in the following: <ul style="list-style-type: none"> <li>▪ Light manufacturing, warehouse/distribution, and logistics wholesaling;</li> <li>▪ Wholesale and warehouse retail, fulfillment center;</li> <li>▪ Industrial Park; and</li> <li>▪ Light industrial.</li> </ul>
Institutional/Other	Include but is not limited to buildings used as the following: <ul style="list-style-type: none"> <li>▪ Professional urgent care and private hospitals, rehabilitation centers;</li> <li>▪ Private schools, trade and vocational schools, veteran's organizations;</li> <li>▪ Rehabilitation Centers, assisted living, and memory care facilities; and</li> <li>▪ Churches, Temples, Mosques, and Synagogues.</li> </ul>

## A Existing Residential Land Uses

Demographic data provided by the Nielsen Company, a leading information, measurement, and data analytics company, the South Carolina Revenues and Fiscal Affairs Office, and the US Census, were used to estimate the existing number of housing units and population in the County.

According to the information provided by the Pickens County Comprehensive Plan, the South Carolina Revenues and Fiscal Affairs Office, the US Census, and the Nielsen Company, there are currently 81,049 existing residents residing in 32,550 residential single-family, multi-family, and mobile home housing units in the unincorporated portion of the County. The residential persons-per-unit figure of 2.49 was also derived from data published by the Pickens County Comprehensive Plan. Table 2 presented below summarizes the existing demographics for the County's unincorporated residential land uses.

Table 2: Estimated Unincorporated County Existing Residential Development <sup>1</sup>

Residential Land Use	Existing Residents <sup>2</sup>	Existing Housing Units <sup>2</sup>	Residents per Unit
Residential	81,049	32,550	2.49
<b>Total</b>	<b>81,049</b>	<b>32,550</b>	<b>2.49</b>

Note:

1. Numbers may not sum due to rounding.
2. Unincorporated portion of the County

## B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for commercial/retail, office, hotel, industrial, and institutional/other non-residential land uses was based on information published in the U.S. Energy Information Administration's "Commercial Buildings Energy Consumption Survey" ("CBECS") released in December of 2018 and the Nielsen Company *Employment Profiles* (2023) NAICS Codes. The number of commercial hotel lodging units and non-residential building square footage presented below in Table 3 was considered "existing non-residential development".

As shown in Table 3 below, the unincorporated portion of the County has approximately 2,910,232 total square feet of existing non-residential development; including approximately 2,185,299 square feet of commercial/retail development, 183,850 square feet of office space, 520,099 square feet of industrial development, 20,983 square feet of institutional/other development and 176 hotel rooms.

Based on information provided by the CBECS and the Nielsen Company's *Employment Profiles* (2023), the unincorporated County has 6,837 employees in these non-residential sectors, specifically 5,354 commercial/retail employees, 506 office employees, 650 industrial employees, 50 institutional/other employees and 277 hotel employees. These numbers were based on existing employee data and existing square footage data, utilizing DTA-generated employees-per-thousand-square-foot factors ("EPSFs") of 2.45 for commercial/retail development, 2.75 for the office sector, 1.25 for the industrial sector, 2.40 for the institutional sector and 1.58 for the hotel sector. These numbers are presented in detail in Appendix A.



**Table 3: Estimated Unincorporated County Existing Non-Residential Development <sup>1</sup>**

Non-Residential Land Use	Existing Employees	Persons Served <sup>2</sup>	Hotel Rooms	Existing Building Square Footage
Hotel	277	139	176	
Commercial/Retail	5,354	2,677		2,185,299
Office	506	253		183,850
Industrial	650	325		520,099
Institutional/Other	50	25		20,983
<b>Total</b>	<b>6,837</b>	<b>3,419</b>	<b>176</b>	<b>2,910,232</b>

**Notes:**

1. Numbers may not sum due to rounding.
2. Persons served is 50% of total employees.

### C Future Residential Land Uses (2043)

The projected number of residential units and population by 2043 is based on projections provided by the South Carolina Revenues and Fiscal Affairs Office. The projected residential growth rates were used over the build-out period to generate the number of future housing units shown below. As indicated in **Table 4**, given the assumed projected growth rates, DTA determined that the County is expected to grow by 9,594 residential units by the end of the 2043 build-out period.

**Table 4: Future Unincorporated County Residential Development <sup>1</sup>**

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit <sup>2</sup>
Residential	23,890	9,594	2.49
<b>Total</b>	<b>23,890</b>	<b>9,594</b>	<b>2.49</b>

**Notes:**

1. Numbers may not sum due to rounding.
2. For the purpose of this calculation, the residents per unit remains the same.

**Table 4** presented above summarizes the projected number of housing units for residential land uses over the build-out period. Using building permit information provided by the County, DTA calculated that the combined average residential unit contained 3,887 square feet per unit across single-family and multi-family residences. Based on the total anticipated future County development of 9,594 residential units, this results in a total of 37,292,715 sq. ft. of future residential development, as shown in **Table 5** below.



**Table 5: Future Unincorporated County Residential Development Sq. Ft.**

Category	Total
Total Residential Units	9,594
Average Sq. Ft. per Unit <sup>1</sup>	3,887
<b>Total Residential Sq. Ft.</b>	<b>37,292,715</b>

Notes:

1. Average square footage per unit was based on single-family and multi-family building permits issues between 2017 and 2023. Mobile home units were excluded from this calculation.
2. Numbers may not sum due to rounding.

**D Future Non-Residential Land Uses (2043)**

To generate the 2043 non-residential build-out square footage totals presented in this Fee Study, DTA used a normalized growth rate of 1.0% for each of the non-residential sectors. (This is a standard best practices approach over a 20-year period) The projected non-residential square footage growth rate was also applied to future hotel room development. A breakout of the projected non-residential development is presented below.

**Table 6: Future Unincorporated County Non-Residential Development <sup>1</sup>**

Non-Residential Land Use	Projected Employees	Persons Served	Hotel Rooms	Projected Building Square Footage
Hotel	61	31	39	
Commercial/Retail	1,179	589		481,181
Office	111	56		40,482
Industrial	143	72		114,521
Institutional/Other	11	6		4,620
<b>Total</b>	<b>1,506</b>	<b>753</b>	<b>39</b>	<b>640,804</b>

Note:

1. Numbers may not sum due to rounding.

## V METHODOLOGY USED TO CALCULATE FEES

There are many methods used in calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized several of the methodologies described below, depending upon the data and information available from the County and its current infrastructure policies.

### A Standards-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Study for Library and Parks are based on “standards,” where costs are based on existing level of service (LOS.) This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each type of facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that County facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility.

### B Plan-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Study for County Administration, Fire, EMS, Emergency Management, Roads/Bridges, and Solid Waste is based on a “plan,” such as a Master Plan of Facilities, Capital Improvement Plan, or General Plan, which identifies a finite set of improvements to be implemented during the 2043 build-out period. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency’s legislative body. Using this plan-based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population, units, and residential and non-residential square footage numbers, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facilities costs attributed to future development can then be allocated to each land use class in proportion to the demand caused by each type of development.

### C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the “capacity” of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are

unknown at the outset; however, it requires that the capacity used by a particular land use type be measurable or estimable and that the information be available. Capacity-based impact fees are assessed based on the demand rate per unit. Although this methodology is not used to calculate any of the fees generated in this Study, the description is provided so that the County understands the various methodologies available for calculating fees.

#### **D Summary of Fee Methodology**

In this Fee Study, the Standards-based LOS methodology is used to generate fees for Library and Parks, and a Plan-based methodology is used to generate County Administration, Fire, EMS, Emergency Management, Roads, Bridges, and Solid Waste fees. This is summarized in Table 7 below.

**Table 7: Fee Methodology (by Fee Category Type)**

Fee Category	Methodology	Basis of Methodology
County Administration	Plan-Based	Needs List
Fire		
EMS		
Emergency Management		
Roads/Bridges		
Solid Waste		
Library	Standards-Based (LOS)	Existing Standards
Parks		

For Fees calculated using the Standards-Based approach, the County provided DTA with an inventory of current facilities including buildings, land, vehicles, and equipment to use in calculating a LOS standard for each of the respective fee categories.

For Fees calculated using the Plan-Based approach, the County has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). For the purposes of the County's DIF program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the imposition of a DIF on new development within the County through the year 2043. The Needs List is organized by facility element (or type) and includes cost information, as outlined in Table 8 below.

The facilities included on the Needs List for each Fee (presented in Appendix B) are provided by the County and reflect either the County's goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, Capital Improvement Plan, or other official policy or document etc. Specific estimated facility costs are provided by the County and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed County staff and consultants on the required facilities needed to serve new development as a starting point for its fee calculations.

**Table 8: Description of Needs List Cost Sections**

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost, including engineering, design, construction, land acquisition, and equipment (as applicable).	County
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	County
Net Cost to County	The difference between the total cost and the offsetting revenues (column 1 plus column 2).	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost allocated to new development based on new development's share of facilities.	Calculated by DTA and the County
Net Cost Allocated to New Development	The net cost to the County multiplied by the percentage cost allocated to new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	County General Plan, CIP, County Staff

## **E Allocation of Benefits**

### ***E.1 Equivalent Dwelling Units (EDUs) and Equivalent Benefit Units (EBUs)***

The methodologies employed in this Fee Study use Equivalent Dwelling Units (EDUs) and Equivalent Benefit Units ("EBUs") as the method of identifying and quantifying benefits of certain facilities and ensuring that an equitable portion of the total facilities costs are allocated to future growth, based on the proportion of need generated by that growth. Specifically, EDUs are generated in the demographic portion of this Fee Study and are used to generate the land use calculations. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. In this Study, EDUs are used as a basis of allocation for County Administration, Fire, EMS, Emergency Management, Roads/Bridges, Solid Waste, and Library. In contrast, for Park fees, EBUs are used to allocate costs to future growth and generate fees. This is explained further below in this section and in detail in Appendix A.

**Table 9: Basis of Allocation (by Fee Category Type)**

Fee Category	Basis of Allocation of Benefit (EDU/EBU Factor)
County Administration	Persons Served
Fire	Persons Served
EMS	Persons Served
Emergency Management	Persons Served
Roads/Bridges	Persons Served
Solid Waste	Persons Served
Library	Persons Served
Parks	Recreation Hours per Week per Person

## **E.2 Persons Served**

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purpose of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and number of employees per 1,000 sq. ft. generated by each land use class. Based on years of performing a variety of fiscal and economic impact studies and with experience in a variety of both public and private sectors, DTA has determined that utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees (i.e. 100 employees = 50 persons served) is common fiscal practice in quantifying the impact of a new development in each service area. This number suggests that a resident generally has twice the fiscal impact of an employee.

**Table 10: EDUs/EBUs**

Facility Type	EBU/EDU	Existing	Projected	Total
County Administration	EDU	35,296	10,199	45,495
Fire	EDU	35,296	10,199	45,495
EMS	EDU	35,296	10,199	45,495
Emergency Management	EDU	35,296	10,199	45,495
Roads/Bridges	EDU	35,296	10,199	45,495
Solid Waste	EDU	35,296	10,199	45,495
Library	EDU	35,296	10,199	45,495
Parks <sup>1</sup>	EBU	-	-	-

**Note:**

1. Park and Recreation use recreation hours per week to determine fee calculation, this methodology does not generate traditional existing and projected EDU/EBUs as presented in the other categories.

### ***E.3 Recreation Hours per Week per Person***

This analysis used in calculating the Park fees assumes that each employed person living in the County has 3 hours of potential park usage during weekdays (i.e., 1 hour before work, 1 hour during lunch, and one hour after work), and 12 hours per day on weekends. This potential usage amounts to 39 hours per week. In addition, it is also assumed that each non-working person living and lodging guest visiting in the County has 12 hours per day of potential park usage, 7 days a week, or 84 hours per week.

### ***E.4 Subsequent Sections***

The subsequent sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., County Administration, Fire, EMS, Emergency Management, Roads/Bridges, Solid Waste, Library and Park facilities, as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each type of facility are included in the **Appendix**.

### ***E.5 Fee Calculations***

In this Study, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room.

## VI CALCULATION OF FEES

### A County Administration

#### A.1 County Administration Facilities

The County Administration Facilities and Equipment element includes the facilities necessary to provide basic governmental and public facilities maintenance services, exclusive of public safety, throughout the County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing County facilities to accommodate new growth. The fees collected from the new development will be used exclusively for County Administrative purposes. All new development within the County contributes to the direct and cumulative impacts of development on Administration facilities and creates the need for new facilities to accommodate growth.

The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing County facilities to accommodate new growth.

Table 11: County Administration Element

Identify Purpose of Fee	County Administration Facilities
Identify Use of Fee	Acquisition of facilities used to provide Public Buildings, additional facilities vehicles, and equipment in the County.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development in the County will generate additional residents and employees who will increase the demand for services in the Town, including public works and general government functions. Population and growth have a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for County Administration Facilities and Equipment.

The following table presents the proposed County Administration projects to be funded in whole or in part with the fees collected for Public Facilities improvements. The costs of facilities are based on estimates provided by the County and are presented in detail in Appendix B.



**Table 12: County Administration Facilities Costs**

Child Care Facilities	Facility Costs
Building	\$1,477,595
Vehicles	\$25,000
Technology	\$353,512
<b>Subtotal</b>	<b>\$1,856,107</b>
<b>Offsetting Revenue</b>	<b>\$0</b>
<b>Total</b>	<b>\$1,856,107</b>

### **A.2 Offsetting Revenues**

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the County Administration Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

### **A.3 Calculation Methodology**

The facilities costs for the County Administration facilities fee category were provided by the County's Capital Improvements Plan and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served. As defined in Section V.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the County and using the Plan-based fee approach, DTA has determined that after 77.58 % of the costs will be allocated to existing development and 22.42 % of the costs will be allocated to new development.

**Table 13: County Administration Facilities Cost Allocation Summary**

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	35,296	77.58%	\$1,440,006
New Development	10,199	22.42%	\$416,101
<b>Total</b>	<b>45,495</b>	<b>100.0%</b>	<b>\$1,856,107</b>

As illustrated in **Table 13** above and in **Appendix A** at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 45,495 (Total EDUs), with 35,296 (Existing EDUs) assigned to existing

development and 10,199 (New EDUs) assigned to new development. In order to calculate the facilities cost allocation percentage of new development shown in the table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 22.42%. As shown in the table above, 22.42% of the \$1,856,107 in total facilities costs totals \$416,101. So, \$416,101 out of \$1,856,107 in total County Administrative Facilities costs would be covered by impact fees on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for County Administration facilities, based on historical and current data available.

Table 14 presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$416,101 by the number of EDUs that will be generated by new development (10,199). When accounting for the 10,199 planned EDUs in the County, the cost per EDU totals \$41 as shown in the table below. The cost per EDU of \$41 was then applied to the various land uses to determine the proposed Development Impact fees.

**Table 14: Cost per EDU**

Number of Projected EDUs	Cost to New Development	Cost per EDU
10,199	\$416,101	\$41

#### **A.4 County Administration Facilities Fee Calculation**

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected County Administration Facilities EDUs to generate a per EDU rate, which equals \$41 per EDU as shown in Table 14 above. As discussed in Section V, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room. Residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$41 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$391,433. This result was then divided by the total anticipated residential square footage projected for the County over the

buildout period (37,292,715 SF) to generate the Residential Fee per square foot of \$0.01. Details of this calculation are shown in the table below and in detail in Appendix A.

**Table 15: County Administration Facilities Costs Financed by Fees Summary per Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	9,594		9,594
Total Residential		9,594	a	9,594
Total cost per EDU			b	\$41
Total Costs Financed by Fees			c = a * b	\$391,433
Total Residential Sq. Ft.			d	37,292,715
Total cost per Residential Sq. Ft.			e = c/d	\$0.01

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$41 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.

**Table 16: County Administration Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft. / Room	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = a x Cost per EDU	c	[e] = ([c]/1,000) x [b]
Hotel	0.63	\$26	39	\$1,000
Commercial Retail	0.98	\$40	481,181	\$19,316
Office	1.10	\$45	40,482	\$1,824
Industrial	0.50	\$20	114,521	\$2,346
Institutional/Other	0.96	\$39	4,620	\$182
Total Costs				\$24,668

### A.5 Proposed Fees

A summary of the proposed County Administration fees is presented in Table 17 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

**Table 17: County Administration Facilities Costs Financed by Fees Summary per Land Use Category**

Land Type <sup>1 2 3</sup>	Residential/Non Residential Fee per SF / 1,000 SF / per Room	Number of Projected Res SF/Non-Res SF/Rooms	Rooms/Non-Res. Sq. Ft.
Residential	\$0.01	37,292,715	\$391,433
Hotel	\$26	39	\$1,000
Commercial Retail	\$40	481,181	\$19,316
Office	\$45	40,482	\$1,824
Industrial	\$20	114,521	\$2,346
Institutional/Other	\$39	4,620	\$182
<b>Total Costs</b>			<b>\$416,101</b>

Notes:

1. Residential fees include single-family residences, multi-family residences and mobile homes and are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square 1,000 square feet.

County Administration Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in Table 18 below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in Table 19 below.

**Table 18: County Administration DIF Summary (Maximum Supportable Fees)**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$41
Multi-family (per Unit) <sup>2, 4</sup>	\$10
Mobile Home (per Unit) <sup>3, 4</sup>	\$25
Hotel (per room)	\$26
Commercial Retail (per 1,000 SF)	\$40
Office (per 1,000 SF)	\$45
Industrial (per 1,000 SF)	\$20
Institutional/Other (per 1,000 SF)	\$39

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 2,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 19: County Administration Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$33
Multi-family (per Unit)	\$8
Mobile Home (per Unit)	\$20
Hotel (per room)	\$21
Commercial Retail (per 1,000 SF)	\$32
Office (per 1,000 SF)	\$36
Industrial (per 1,000 SF)	\$16
Institutional/Other (per 1,000 SF)	\$31

Note:

1. The notes for this table are the same as the table above.

#### **A.6 Administrative Fee**

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

#### **A.7 DIF Annual Cost Escalation Recommendations**

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. The cost estimates for future facilities used in this fee study are presented in 2023 dollars. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

## B Fire

### B.1 Fire Facilities

The Fire Facilities and Equipment element includes the facilities necessary to provide fire prevention, fire suppression and rescue services throughout the County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing County facilities to accommodate new growth. The fees collected from new development will be used exclusively for Fire Department purposes. All new development within the County contributes to the direct and cumulative impacts of development on Fire Department facilities and creates the need for new facilities to accommodate growth. The Fire element includes the facilities necessary to provide basic Fire Department services and facilities services throughout the County.

Table 20: Fire Element

Identify Purpose of Fee	Fire Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with Vehicle and Equipment replacement.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls, increasing the need for trained Fire Department personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Fire Department facilities and the impact of residential and non-residential development. The Fire Department Facility fees collected from new development will be used exclusively for Fire Department purposes.

The following table presents the proposed Fire Department projects to be funded in whole or in part with the fees collected for Fire Department facilities. The costs of facilities are based on estimates provided by the County and are presented in detail in Appendix B.

**Table 21: Fire Facilities Costs**

Fire Department Facilities	Facility Costs
Fire Facilities	\$22,444,500
Building, Equipment and Vehicles	
Subtotal	\$22,444,500
Offsetting Revenue	\$0.0
Total	\$22,444,550

### **B.2 Offsetting Revenues**

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the Fire Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

### **B.3 Calculation Methodology**

The facilities costs for the Fire Department facilities fee category were provided by the County's Capital Improvements Plan and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which is defined as the persons per household.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the County and using the Plan-based fee approach, DTA has determined that after 77.58 % of the costs will be allocated to existing development and 22.42 % of the costs will be allocated to new development.

**Table 22: Fire Facilities Cost Allocation Summary**

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	35,296	77.58%	\$17,412,908
New Development	10,199	22.42%	\$5,031,592
Total	45,495	100.0%	\$22,444,500

As illustrated in Table 22 above and in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 45,495 (Total EDUs), with 35,296 (Existing EDUs) assigned to existing development and 10,199 (New EDUs) assigned to new development. In order to calculate the facilities cost allocation percentage of new development shown in the



table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 22.42%. As shown in the table above, 22.42% of the \$22,44,500 in total facilities costs totals \$5,031,592. So, \$5,031,592 out of \$22,444,500 in total County Administrative Facilities costs would be covered by impact fees on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Fire facilities, based on historical and current data available.

Table 23 presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$5,031,592 by the number of EDUs that will be generated by new development (10,199). When accounting for the 10,199 planned EDUs in the County, the cost per EDU totals \$493 as shown in the table below. The cost per EDU of \$493 was then applied to the various land uses to determine the proposed Development Impact fees.

**Table 23: Cost per EDU**

Number of Projected EDUs	Cost to New Development	Cost per EDU
10,199	\$5,031,592	\$493

#### **B.4 Fire Facilities Fee Calculation**

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected Fire Facilities EDUs to generate a per EDU rate, which equals \$493 per EDU as shown in Table 23 above. As discussed in Section V, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room. Residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$493 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$4,733,304. This result was then divided by the total anticipated residential square footage over the buildout period of 37,292,715 to generate the Residential Fee per square foot of \$0.13. Details of this calculation are shown in the table below and presented in detail in Appendix A.

Table 24: Fire Facilities Costs Financed by Fees Summary per Residential Land Use Category <sup>1</sup>

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	9,594		9,594
Total Residential		9,594	a	9,594
Total cost per EDU			b	\$493
Total Costs Financed by Fees			c = a * b	\$4,733,304
Total Residential Sq. Ft.			d	37,292,715
Total cost per Residential Sq. Ft.			e = c/d	\$0.13

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$493 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.

Table 25: Fire Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft. / Room	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = a x Cost per EDU	c	[e] = ([c]/1,000) x [b]
Hotel	0.63	\$313	39	\$12,098
Commercial Retail	0.98	\$485	481,181	\$233,574
Office	1.10	\$545	40,482	\$22,057
Industrial	0.50	\$248	114,521	\$28,362
Institutional/Other	0.96	\$476	4,620	\$2,197
Total Costs				\$298,288

### B.5 Proposed Fees

A summary of the proposed Fire fees is presented in Table 26 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

**Table 26: Fire Facilities Costs Financed by Fees Summary per Land Use Category**

Land Type <sup>1 2 3</sup>	Residential/Non Residential Fee per SF /1,000 SF / Room	Number of Projected Res SF/Non-Res SF/Rooms	Rooms/Non- Res. Sq. Ft.
Residential	\$0.13	37,292,715	\$4,733,304
Hotel	\$313	39	\$12,098
Commercial Retail	\$485	481,181	\$233,574
Office	\$545	40,482	\$22,057
Industrial	\$248	114,521	\$28,362
Institutional/Other	\$476	4,620	\$2,197
<b>Total Costs</b>			<b>\$5,031,592</b>

Notes:

1. Residential fees including single-family residences, multi-family residences and mobile homes are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square 1,000 square feet.

Fire Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in Table 27 below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in Table 28 below.

**Table 27: Fire DIF Summary (Maximum Supportable Fees)**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$494
Multi-family (per Unit) <sup>2, 4</sup>	\$119
Mobile Home (per Unit) <sup>3, 4</sup>	\$301
Hotel (per room)	\$313
Commercial Retail (per 1,000 SF)	\$485
Office (per 1,000 SF)	\$545
Industrial (per 1,000 SF)	\$248
Institutional/Other (per 1,000 SF)	\$476

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 2,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 28: Fire DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$395
Multi-family (per Unit)	\$95
Mobile Home (per Unit)	\$241
Hotel (per room)	\$250
Commercial Retail (per 1,000 SF)	\$388
Office (per 1,000 SF)	\$436
Industrial (per 1,000 SF)	\$198
Institutional/Other (per 1,000 SF)	\$380

Note:

1. The notes for this table are the same as the Table above.

#### **B.6 Administrative Fee**

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

#### **B.7 DIF Annual Cost Escalation Recommendations**

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

## C Emergency Medical Services ("EMS")

### C.1 EMS Facilities

The purpose of the EMS Department and Advanced Life Support system is to provide professional and timely patient care to citizens and visitors of Pickens County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing County facilities to accommodate new growth. The fees collected from new development will be used exclusively for EMS Department purposes. All new development within the County contributes to the direct and cumulative impacts of development on EMS Department facilities and creates the need for new facilities to accommodate growth.

The EMS element includes the facilities necessary to provide basic EMS Department services and facilities services throughout the County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, expansion of new public buildings, and expansion of existing EMS Department facilities to accommodate new growth.

Table 29: EMS Element

Identify Purpose of Fee	EMS Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with Vehicle and Equipment replacement.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls, increasing the need for trained EMS Department personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for EMS Department facilities and the impact of residential and non-residential development. The EMS Department Facility fees collected from new development will be used exclusively for EMS Department purposes.

The following table presents the proposed EMS Department projects to be funded in whole or in part with the fees collected for EMS Facilities improvements. The costs of facilities are based on estimates provided by the County and are presented in detail in Appendix B.

**Table 30: EMS Facilities Costs**

Child Care Facilities	Facility Costs
EMS Facilities	\$4,167,538
Building, Equipment and Vehicles	
Subtotal	\$4,167,538
Offsetting Revenue	\$0.0
Total	\$4,167,538

### **C.2 Offsetting Revenues**

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the EMS Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

### **C.3 Calculation Methodology**

The facilities costs for the EMS Department facilities fee category were provided by the County's Capital Improvement Plan ("CIP") and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which is defined as the persons per household.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the County and using the Plan-based fee approach, DTA has determined that 77.58% of the costs will be allocated to existing development and 22.42% of the costs will be allocated to new development.

**Table 31: EMS Facilities Cost Allocation Summary**

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	35,296	77.58%	\$3,233,262
New Development	10,199	22.42%	\$934,276
Total	45,495	100.0%	\$4,167,538

As illustrated in Table 31 above and in Appendix A at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 45,495 (Total EDUs), with 35,296 (Existing EDUs) assigned to existing development and 10,199 (New EDUs) assigned to new development. In order to

calculate the facilities cost allocation percentage of new development shown in the table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 22.42%. As shown in the table above, 22.42% of the \$4,167,538 in total facilities costs totals \$934,276. So, \$934,276 out of \$4,167,538 in total County Administrative Facilities costs would be covered by impact fees on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for EMS facilities, based on historical and current data available.

Table 32 presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$934,276 by the number of EDUs that will be generated by new development (10,199). When accounting for the 10,199 planned EDUs in the County, the cost per EDU totals \$92 as shown in the table below. The cost per EDU of \$92 was then applied to the various land uses to determine the proposed Development Impact fees.

**Table 32: Cost per EDU**

Number of Projected EDUs	Cost to New Development	Cost per EDU
10,199	\$934,276	\$92

#### **C.4 EMS Facilities Fee Calculation**

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected EMS Facilities EDUs to generate a per EDU rate, which equals \$92 per EDU as shown in Table 32 above. As discussed in Section V, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room. Residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$92 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$878,889. This result was then divided by the total anticipated residential square footage of 37,292,715 to generate the Residential Fee per square foot of \$0.02. Details of this calculation are shown in the table below and presented in detail in Appendix A.



**Table 33: EMS Facilities Costs Financed by Fees Summary per Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	9,594		9,594
Total Residential		9,594	a	9,594
Total cost per EDU			b	\$92
Total Costs Financed by Fees			c = a * b	\$878,889
Total Residential Sq. Ft.			d	37,292,715
Total cost per Residential Sq. Ft.			e = c/d	\$0.02

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$92 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.

**Table 34: EMS Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft. / Room	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = a x Cost per EDU	c	[e] = ([c]/1,000) x [b]
Hotel	0.63	\$58	39	\$2,246
Commercial Retail	0.98	\$90	481,181	\$43,370
Office	1.10	\$101	40,482	\$4,096
Industrial	0.50	\$46	114,521	\$5,266
Institutional/Other	0.96	\$88	4,620	\$408
Total Costs				\$55,387

### C.5 Proposed Fees

A summary of the proposed EMS fees is presented in Table 35 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

Table 35: EMS Facilities Costs Financed by Fees Summary per Land Use Category

Land Type <sup>1 2 3</sup>	Residential/Non Residential Fee per SF / 1,000 SF / Room	Number of Projected Res SF/Non-Res SF/Rooms	Rooms/Non- Res. Sq. Ft.
Residential	\$0.02	37,292,715	\$878,889
Hotel	\$58	39	\$2,246
Commercial Retail	\$90	481,181	\$43,370
Office	\$101	40,482	\$4,096
Industrial	\$46	114,521	\$5,266
Institutional/Other	\$88	4,620	\$408
Total Costs			\$934,276

Notes:

1. Residential fees including single-family residences, multi-family residences and mobile homes are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square 1,000 square feet.

EMS Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in **Table 36** below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in **Table 37** below.

Table 36: EMS DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$92
Multi-family (per Unit) <sup>2, 4</sup>	\$22
Mobile Home (per Unit) <sup>3, 4</sup>	\$56
Hotel (per room)	\$58
Commercial Retail (per 1,000 SF)	\$90
Office (per 1,000 SF)	\$101
Industrial (per 1,000 SF)	\$46
Institutional/Other (per 1,000 SF)	\$88

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 2,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 37: EMS DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

<b>Land Use 80%</b>	<b>Fees</b>
Single-Family (per Unit)	\$73
Multi-family (per Unit)	\$18
Mobile Home (per Unit)	\$45
Hotel (per room)	\$46
Commercial Retail (per 1,000 SF)	\$72
Office (per 1,000 SF)	\$81
Industrial (per 1,000 SF)	\$37
Institutional/Other (per 1,000 SF)	\$71

Note:

1. The notes for this table are the same as the Table above.

**C.6 Administrative Fee**

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

**C.7 DIF Annual Cost Escalation Recommendations**

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

**D Emergency Management**

***D.1 Emergency Management Facilities***

The purpose of the Emergency Management Department is to maintain an Emergency Operations Plan to cope with potential hazards to the County, to provide training for department personnel and to ensure that professional emergency response capability is rendered to protect life and property. Additional responsibilities are to maintain a good working relationship with industry, to comply with federal and state mandates that regulate Emergency Management, and to conduct Emergency Operations Center and field exercises to test staff and correct deficiencies.

The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing County facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Emergency Management Department purposes. All new development within the County contributes to the direct and cumulative impacts of development on Emergency Management Department facilities and creates the need for new facilities to accommodate growth.

The Emergency Management element includes the facilities necessary to provide basic Emergency Management Department services and facilities services throughout the County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, expansion of new public buildings, and expansion of existing Emergency Management Department facilities to accommodate new growth.

Table 38: Emergency Management Element

Identify Purpose of Fee	Emergency Management Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with Vehicle and Equipment replacement.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls, increasing the need for trained Emergency Management Department personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Emergency Management Department facilities and the impact of residential and non-residential development. The Emergency Management Department Facility fees collected from new development will be used exclusively for Emergency Management Department purposes.

The following table presents the proposed Emergency Management Department projects to be funded in whole or in part with the fees collected for Emergency Management facilities. The costs of facilities are based on estimates provided by the County and are presented below in Table 39 and in detail in Appendix B.

Table 39: Emergency Management Facilities Costs

Emergency Management Facilities	Facility Costs
Emergency Management Facilities	\$15,211,569
Building, Equipment and Vehicles	
<b>Subtotal</b>	<b>\$15,211,569</b>
<b>Offsetting Revenue</b>	<b>\$0.0</b>
<b>Total</b>	<b>\$15,211,569</b>

## D.2 Offsetting Revenues

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the Emergency Management Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

## D.3 Calculation Methodology

The facilities costs for the Emergency Management Department facilities fee category were provided by the County's Capital Improvements Plan and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which is defined as the persons per household.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the County and using the Plan-based fee approach, DTA has determined that after 77.58 % of the costs will be allocated to existing development and 22.42 % of the costs will be allocated to new development.

**Table 40: Emergency Management Facilities Cost Allocation Summary**

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	35,296	77.58%	\$11,801,450
New Development	10,199	22.42%	\$3,410,119
<b>Total</b>	<b>45,495</b>	<b>100.0%</b>	<b>\$15,211,569</b>

As illustrated in **Table 40** above and in **Appendix A** at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 45,495 (Total EDUs), with 35,296 (Existing EDUs) assigned to existing development and 10,199 (New EDUs) assigned to new development. In order to calculate the facilities cost allocation percentage of new development shown in the table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 22.42%. As shown in the table above, 22.42% of the \$15,211,569 in total facilities costs totals \$3,410,119. So, \$3,410,119 out of \$15,211,569 in total Emergency Management Facilities costs would be covered by impact fees on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Emergency Management facilities, based on historical and current data available.

**Table 41** presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$3,410,119 by the number of EDUs that will be generated by new development (10,199). When accounting for the 10,199 planned EDUs in the County, the cost per EDU totals \$334 as shown in the table below. The cost per EDU of \$334 was then applied to the various land uses to determine the proposed Development Impact fees.

**Table 41: Cost per EDU**

Number of Projected EDUs	Cost to New Development	Cost per EDU
10,199	\$3,410,119	\$334

#### **D.4 Emergency Management Facilities Fee Calculation**

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected Emergency Management Facilities EDUs to generate a per EDU rate, which equals \$334 per EDU as shown in **Table 41** above. As discussed in Section V, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room. Residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$334 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$3,207,956. This result was then divided by the total anticipated residential square footage of 37,292,715 to generate the Residential Fee per square foot of \$0.09. Details of this calculation are shown in the table below and in detail in Appendix A.

**Table 42: Emergency Management Facilities Costs Financed by Fees Summary per Residential Land Use Category<sup>1</sup>**

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	9,594		<b>9,594</b>
<b>Total Residential</b>		9,594	<b>a</b>	<b>9,594</b>
<b>Total Cost per EDU</b>			<b>b</b>	<b>\$334</b>
<b>Total Costs Financed by Fees</b>			<b>c = a * b</b>	<b>\$3,207,956</b>
<b>Total Residential Sq. Ft.</b>			<b>d</b>	<b>37,292,715</b>
<b>Total Cost per Residential Sq. Ft.</b>			<b>e = c/d</b>	<b>\$0.09</b>

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$334 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.



**Table 43: Emergency Management Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft./Room	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = a x Cost per EDU	c	[e] = ([c]/1,000) x [b]
Hotel	0.63	\$212	39	\$8,199
Commercial Retail	0.98	\$329	481,181	\$158,303
Office	1.10	\$369	40,482	\$14,949
Industrial	0.50	\$168	114,521	\$19,222
Institutional/Other	0.96	\$322	4,620	\$1,489
<b>Total Costs</b>				<b>\$202,162</b>

#### D.5 Proposed Fees

A summary of the proposed Emergency Management fees is presented in **Table 44** below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

**Table 44: Emergency Management Facilities Costs Financed by Fees Summary per Land Use Category**

Land Type <sup>1 2 3</sup>	Residential/Non Residential Fee per SF / 1,000 SF / Room	Number of Projected Res SF/Non-Res SF/Rooms	Rooms/Non-Res. Sq. Ft.
Residential	\$0.09	37,292,715	\$3,207,956
Hotel	\$212	39	\$8,199
Commercial Retail	\$329	481,181	\$158,303
Office	\$369	40,482	\$14,949
Industrial	\$168	114,521	\$19,222
Institutional/Other	\$322	4,620	\$1,489
<b>Total Costs</b>			<b>\$3,410,119</b>

**Notes:**

1. Residential fees including single-family residences, multi-family residences and mobile homes are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square 1,000 square feet.

Emergency Management Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in **Table 45** below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in **Table 46** below.

**Table 45: Emergency Management DIF Summary (Maximum Supportable Fees)**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$335
Multi-family (per Unit) <sup>2, 4</sup>	\$80
Mobile Home (per Unit) <sup>3, 4</sup>	\$204
Hotel (per room)	\$212
Commercial Retail (per 1,000 SF)	\$329
Office (per 1,000 SF)	\$369
Industrial (per 1,000 SF)	\$168
Institutional/Other (per 1,000 SF)	\$322

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 2,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 46: Emergency Management DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$268
Multi-family (per Unit)	\$64
Mobile Home (per Unit)	\$163
Hotel (per room)	\$170
Commercial Retail (per 1,000 SF)	\$263
Office (per 1,000 SF)	\$295
Industrial (per 1,000 SF)	\$134
Institutional/Other (per 1,000 SF)	\$258

Note:

1. The notes for this table are the same as the Table above.

***D.6 Administrative Fee***

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

***D.7 DIF Annual Cost Escalation Recommendations***

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

## E Roads and Bridges

### E.1 Roads and Bridges Facilities

The purpose of the Roads and Bridges Department is to uphold the integrity of the transportation infrastructures within Pickens County. Their mission is to properly maintain all of the roads and bridges within the County's maintenance system and to provide quality public services in a timely and competent manner, with cost consideration.

The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing County facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Roads and Bridges Department purposes. All new development within the County contributes to the direct and cumulative impacts of development on Roads and Bridges Department facilities and creates the need for new facilities to accommodate growth.

The Roads and Bridges element includes the facilities necessary to provide basic Roads and Bridges Department services and facilities services throughout the County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land and expansion of existing Roads and Bridges Department facilities.

Table 47: Roads and Bridges Element

Identify Purpose of Fee	Roads and Bridges Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with Vehicle and Equipment replacement.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls, increasing the need for trained Roads and Bridges Department personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Roads and Bridges Department facilities and the impact of residential and non-residential development. The Roads and Bridges Department Facility fees collected from new development will be used exclusively for Roads and Bridges Department purposes.

The following table presents the proposed Roads and Bridges Department projects to be funded in whole or in part with the fees collected Roads and Bridges Facilities. The costs of facilities are based on estimates provided by the County and are presented in detail in Appendix B.

**Table 48: Roads and Bridges Facilities Costs**

<b>Roads and Bridges Facilities</b>	<b>Facility Costs</b>
Roads and Bridges Facilities	\$4,304,500
Building, Equipment and Vehicles	
<b>Subtotal</b>	<b>\$4,304,500</b>
<b>Offsetting Revenue</b>	<b>\$0</b>
<b>Total</b>	<b>\$4,304,500</b>

### ***E.2 Offsetting Revenues***

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the Roads and Bridges Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

### ***E.3 Calculation Methodology***

The facilities costs for the Roads and Bridges Department facilities fee category were provided by the County's Capital Improvements Plan and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which is defined as the persons per household.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the County and using the Plan-based fee approach, DTA has determined that after 77.58 % of the costs will be allocated to existing development and 22.42 % of the costs will be allocated to new development.

**Table 49: Roads and Bridges Facilities Cost Allocation Summary**

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	35,296	77.58%	\$3,339,520
New Development	10,199	22.42%	\$964,980
<b>Total</b>	<b>45,495</b>	<b>100.0%</b>	<b>\$4,304,500</b>

As illustrated in **Table 49** above and in **Appendix A** at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 45,495 (Total EDUs), with 35,296 (Existing EDUs) assigned to existing development and 10,199 (New EDUs) assigned to new development. In order to calculate the facilities cost allocation percentage of new development shown in the table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 22.42%. As shown in the table above, 22.42% of the \$4,304,500 in total facilities costs totals \$964,980. So, \$964,980 out of \$4,304,500 in total facilities costs would be covered by impact fees on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Roads and Bridges facilities, based on historical and current data available.

**Table 50** presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$964,980 by the number of EDUs that will be generated by new development (10,199). When accounting for the 10,199 planned EDUs in the County, the cost per EDU totals \$95 as shown in the table below. The cost per EDU of \$95 was then applied to the various land uses to determine the proposed Development Impact fees.

**Table 50: Cost per EDU**

Number of Projected EDUs	Cost to New Development	Cost per EDU
10,199	\$964,980	\$95

#### **E.4 Roads and Bridges Facilities Fee Calculation**

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected Roads and Bridges Facilities EDUs to generate a per EDU rate, which equals \$95 per EDU as shown in **Table 50** above. As discussed in Section V, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room. Residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$95 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$907,773. This result was then divided by the total anticipated residential square footage of 37,292,715 to generate the Residential Fee per square foot of \$0.02. Details of this calculation are shown in the table below and in detail in Appendix A.

**Table 51: Roads and Bridges Facilities Costs Financed by Fees Summary per Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	9,594		9,594
<b>Total Residential</b>		9,594	<b>a</b>	<b>9,594</b>
<b>Total Cost per EDU</b>			<b>b</b>	<b>\$95</b>
<b>Total Costs Financed by Fees</b>			<b>c = a * b</b>	<b>\$907,773</b>
<b>Total Residential Sq. Ft.</b>			<b>d</b>	<b>37,292,715</b>
<b>Total cost per Residential Sq. Ft.</b>			<b>e = c/d</b>	<b>\$0.02</b>

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$95 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.



Table 52: Roads and Bridges Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft. / Room	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = a x Cost per EDU	c	[e] = ([c]/1,000) x [b]
Hotel	0.63	\$60	39	\$2,320
Commercial Retail	0.98	\$93	481,181	\$44,796
Office	1.10	\$104	40,482	\$4,230
Industrial	0.50	\$47	114,521	\$5,439
Institutional/Other	0.96	\$91	4,620	\$421
Total Costs				\$57,207

### E.5 Proposed Fees

A summary of the proposed Roads and Bridges fees is presented in Table 53 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

Table 53: Roads and Bridges Facilities Costs Financed by Fees Summary per Land Use Category

Land Type <sup>1 2 3</sup>	Residential/Non Residential Fee per SF / 1,000 SF / Room	Number of Projected Res SF/Non-Res SF/Rooms	Rooms/Non-Res. Sq. Ft.
Residential	\$0.02	37,292,715	\$907,773
Hotel	\$60	39	\$2,320
Commercial Retail	\$93	481,181	\$44,796
Office	\$104	40,482	\$4,230
Industrial	\$47	114,521	\$5,439
Institutional/Other	\$91	4,620	\$421
Total Costs			\$964,980

Notes:

1. Residential fees including single-family residences, multi-family residences and mobile homes are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square 1,000 square feet.

Roads and Bridges Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in Table 54 below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in Table 55 below.

**Table 54: Roads and Bridges DIF Summary (Maximum Supportable Fees)**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$95
Multi-family (per Unit) <sup>2, 4</sup>	\$23
Mobile Home (per Unit) <sup>3, 4</sup>	\$58
Hotel (per room)	\$60
Commercial Retail (per 1,000 SF)	\$93
Office (per 1,000 SF)	\$104
Industrial (per 1,000 SF)	\$47
Institutional/Other (per 1,000 SF)	\$91

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 1,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 55: Roads and Bridges DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$76
Multi-family (per Unit)	\$18
Mobile Home (per Unit)	\$46
Hotel (per room)	\$48
Commercial Retail (per 1,000 SF)	\$74
Office (per 1,000 SF)	\$84
Industrial (per 1,000 SF)	\$38
Institutional/Other (per 1,000 SF)	\$73

Note:

1. The notes for this table are the same as the Table above.

***E.6 Administrative Fee***

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

***E.7 DIF Annual Cost Escalation Recommendations***

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

**F Solid Waste**

***F.1 Solid Waste Facilities***

The purpose of the Solid Waste Department is to accept and dispose of solid waste generated within the County, satisfying all permit criteria as required by the Department of Health and Environmental Control (DHEC.) The Solid Waste Facilities are to be utilized by County residents, private and commercial haulers for solid waste collection, disposal, and management. Pickens County Solid Waste Division accepts and disposes of solid waste generated by the County including solid waste, construction and demolition materials, land clearing debris, and recyclables. In addition, the department provides the required post-closure care and maintenance of the Liberty and Central Landfills, per state and federal regulations, and the Department assists Environmental Services and other county departments as needed.

The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing County facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Solid Waste Department purposes. All new development within the County contributes to the direct and cumulative impacts of development on Solid Waste Department facilities and creates the need for new facilities to accommodate growth.

The Solid Waste element includes the facilities necessary to provide basic services and facilities services throughout the County. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, expansion of new public buildings, and expansion of existing Solid Waste Department facilities.

Table 56: Solid Waste Element

Identify Purpose of Fee	Solid Waste Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with Vehicle and Equipment replacement.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls, increasing the need for trained Solid Waste Department personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Solid Waste Department facilities and the impact of residential and non-residential development. The Solid Waste Department Facility fees collected from new development will be used exclusively for Solid Waste Department purposes.

The following table presents the proposed Solid Waste Department projects to be funded in whole or in part with the fees collected for Solid Waste Facilities improvements. The costs of facilities are based on estimates provided by the County and are presented in detail in **Appendix B**.

Table 57: Solid Waste Facilities Costs

Solid Waste Care Facilities	Facility Costs
Solid Waste Facilities and	\$6,621,360
Building, Equipment and Vehicles	
Subtotal	\$6,621,360
Offsetting Revenue	\$0
Total	\$6,621,360

## F.2 Offsetting Revenues

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the Solid Waste Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

## F.3 Calculation Methodology

The facilities costs for the Solid Waste Department facilities fee category were provided by the County's Capital Improvements Plan and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which is defined as the persons per household.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the County and using the Plan-based fee approach, DTA has determined that after 77.58 % of the costs will be allocated to existing development and 22.42 % of the costs will be allocated to new development.

**Table 58: Solid Waste Facilities Cost Allocation Summary**

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	35,296	77.58%	\$5,136,988
New Development	10,199	22.42%	\$1,484,372
<b>Total</b>	<b>45,495</b>	<b>100.0%</b>	<b>\$6,621,360</b>

As illustrated in **Table 58** above and in **Appendix A** at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 45,495 (Total EDUs), with 35,296 (Existing EDUs) assigned to existing development and 10,199 (New EDUs) assigned to new development. In order to calculate the Facilities, Cost Allocation percentage of new development shown in the table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 22.42%. As shown in the table above, 22.42% of the \$6,621,360 in total facilities costs totals \$1,484,372. So, \$1,484,372 out of \$6,621,360 in total facilities costs would be covered by impact fees on new development.

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Solid Waste facilities, based on historical and current data available.

**Table 59** presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$1,484,372 by the number of EDUs that will be generated by new development (10,199). When accounting for the 10,199 planned EDUs in the County, the cost per EDU totaled \$146 as shown in the table below. The cost per EDU of \$146 was then applied to the various land uses to determine the proposed Development Impact fees.

**Table 59: Cost per EDU**

Number of Projected EDUs	Cost to New Development	Cost per EDU
10,199	\$1,484,372	\$146

#### **F.4 Solid Waste Facilities Fee Calculation**

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected Solid Waste Facilities EDUs to generate a per EDU rate, which equals \$146 per EDU as shown in the table above. As discussed in Section V, residential fees are presented on a per-unit basis (but calculated on a per square foot basis), while non-residential fees will be presented per 1,000 square feet and hotels fees per room. Residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$146 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$1,396,374. This result was then divided by the total anticipated residential square footage of 37,292,715 to generate the Residential Fee per square foot of \$0.04. Details of this calculation are shown in the table below and in detail in Appendix A.

**Table 60: Solid Waste Facilities Costs Financed by Fees Summary per Residential Land Use Category<sup>1</sup>**

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	9,594		9,594
<b>Total Residential</b>		9,594	<b>a</b>	<b>9,594</b>
<b>Total cost per EDU</b>			<b>b</b>	<b>\$146</b>
<b>Total Costs Financed by Fees</b>			<b>c = a * b</b>	<b>\$1,396,374</b>
<b>Total Residential Sq. Ft.</b>			<b>d</b>	<b>37,292,715</b>
<b>Total cost per Residential Sq. Ft.</b>			<b>e = c/d</b>	<b>\$0.04</b>

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$146 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.



**Table 61: Solid Waste Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>**

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft. / Room	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = a x Cost per EDU	c	[e] = ([c]/1,000) x [b]
Hotel	0.63	\$92	39	\$3,569
Commercial Retail	0.98	\$143	481,181	\$68,907
Office	1.10	\$161	40,482	\$6,507
Industrial	0.50	\$73	114,521	\$8,367
Institutional/Other	0.96	\$140	4,620	\$648
<b>Total Costs</b>				<b>\$87,998</b>

### F.5 Proposed Fees

A summary of the proposed Solid Waste fees is presented in Table 62 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

**Table 62: Solid Waste Facilities Costs Financed by Fees Summary per Land Use Category**

Land Type <sup>1 2 3</sup>	Residential/Non Residential Fee per SF / 1,000 SF /Room	Number of Projected Res SF/Non-Res SF/Rooms	Rooms/Non-Res. Sq. Ft.
Residential	\$0.04	37,292,715	\$1,396,374
Hotel	\$92	39	\$3,569
Commercial Retail	\$143	481,181	\$68,907
Office	\$161	40,482	\$6,507
Industrial	\$73	114,521	\$8,367
Institutional/Other	\$140	4,620	\$648
<b>Total Costs</b>			<b>\$1,484,372</b>

Notes:

1. Residential fees including single-family residences, multi-family residences and mobile homes are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square 1,000 square feet.

Solid Waste Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in **Table 63** below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in **Table 64** below.

**Table 63: Solid Waste DIF Summary (Maximum Supportable Fees)**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$146
Multi-family (per Unit) <sup>2, 4</sup>	\$35
Mobile Home (per Unit) <sup>3, 4</sup>	\$89
Hotel (per room)	\$92
Commercial Retail (per 1,000 SF)	\$143
Office (per 1,000 SF)	\$161
Industrial (per 1,000 SF)	\$73
Institutional/Other (per 1,000 SF)	\$140

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 1,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 64: Solid Waste DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$117
Multi-family (per Unit)	\$28
Mobile Home (per Unit)	\$71
Hotel (per room)	\$74
Commercial Retail (per 1,000 SF)	\$115
Office (per 1,000 SF)	\$129
Industrial (per 1,000 SF)	\$58
Institutional/Other (per 1,000 SF)	\$112

Note:

1. The notes for this table are the same as the Table above.

**G Administrative Fee**

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

***G.1 DIF Annual Cost Escalation Recommendations***

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

## H Library

### H.1 Library Facilities

The Library Facilities element includes those facilities used by the County's Library's Department to maintain library services. The library system in Pickens County began in 1935, has one headquarters, three branches and approximately 96,700 registered users. The mission of the Pickens County Library System is to provide all county residents with access to information through development of appropriate collections and services that meet the informational, educational, cultural, and entertainment needs of the residents. The Pickens County Library system currently has four locations: Captain Kimberly Hampton Memorial Library, the Central-Clemson Library, the Sarlin Library, and the Village Library.

The fees collected from the new development will be used exclusively for Library Department purposes. All new development within the unincorporated County contributes to the direct and cumulative impacts of development on Library Department facilities and creates the need for new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Library Facilities and impact of residential and non-residential development.

Table 65: Library Facilities Element

Identify Purpose of Fee	Library Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with Land, Vehicle, and Equipment replacement.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls and increase the need for trained Library Department personnel. Buildings, land, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Library Department facilities and the impact of residential and non-residential development. Facility fees collected from new development will be used exclusively for Library Department purposes.

The table below identifies the current inventory for Library Facilities. Notably, all furniture, fixtures, and equipment have been consolidated into one integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

**Table 66: Library Facilities Inventory as of 2023**

Facility	Quantity
Buildings (Total Square Feet)	39,048
Land (Total Acres)	13.3
Vehicles (Number of Vehicles)	4.0
Furniture, Fixtures, and Equipment (One Integrated Unit)	1.0

### ***H.2 Calculation Methodology***

The Library Facilities fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the County will need to acquire or construct additional Library Facilities, vehicles, and equipment. Assuming the County's projected growth over the next 20 years, the County will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

The Standards-Based Methodology (LOS) ensures that County facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the County to apply the fee revenue to any project the county staff feels is necessary to accommodate new development.

### ***H.3 Level of Service (LOS)***

The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of Persons Served within the County. As indicated below, the existing LOS for every 1,000 persons served is 462 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 67**.

**Table 67: Library Facilities Current LOS as of 2023**

Facility Type	Facility Units per 1,000 Persons Served
Buildings (Square Feet)	462
Land (Acres)	0.158
Vehicles (Number of Vehicles)	0.047
Furniture, Fixtures, and Equipment (Integrated Unit)	0.012

The facility units generated in the table below are used to determine future Library Facility Units (buildings, land, vehicles, and equipment) funded by new development in 2043. These are the numbers required to maintain the same level of existing service in 2043. This is presented below in **Table 68**. The mathematics behind these calculations are presented in detail in **Appendix A**.

**Table 68: Future Library Facilities Required to Maintain the Current LOS in 2043**

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	11,392
Land (Acres)	3.8918
Vehicles (Number of Vehicles)	1.1670
Furniture, Fixtures, and Equipment (Integrated Unit)	0.2917

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Library Facilities, based on historical and current data available. These cost estimates were then applied to the future facility units.

Table 69: Library Total Facilities Costs in 2043 <sup>1</sup>

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	462	\$600	\$6,835,138
Land (Acres)	0.158	\$151,093	\$588,027
Vehicles (Number)	0.047	\$105,961	\$123,653
Equipment (Integrated Unit)	0.012	\$1,255,262	\$366,211
Offsetting Revenue			\$0
Total Facilities Cost			\$7,913,030
Total Future EDUs (see Table 11)			10,199
Cost per EDU			\$776

Note:

- Numbers may not sum due to rounding.

#### H.4 Offsetting Revenues

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the Library Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

#### H.5 Library Facilities Fee Calculation

Once the total future facilities cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Library Facilities EDUs to generate a per EDU rate, which equals \$776 per EDU as shown in Table 69 above. In this Study, residential housing includes single-family, multi-family, and mobile home residences.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$776 by the total number of residential EDUs (9,594), resulting in the total amount funded from residential property of \$7,443,921. This result was then divided by the total anticipated residential square footage of 37,292,715 to generate the Residential Fee per square foot of \$0.20. Details of this calculation are shown in the table below.



**Table 70: Library Facilities Costs Financed by Fees Summary per Residential Land Use Category <sup>1</sup>**

Land Use Type	EDUs per Unit/	Number of Projected Units	Conversion Factor	Total EDUs
Residential	1.00	9,594		9,594
Total Residential			[a]	9,594
Total Cost per EDU			[b]	\$776
Total Costs Financed by Residential Fees			[c] = [a] x [b]	\$7,443,921
Total Residential Sq. Ft.			[d]	37,292,715
Total Cost per Residential Sq. Ft.			[e] = [c]/[d]	\$0.20

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$776 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee non-residential amounts per 1,000 sq. ft. and lodging rooms and the total cost financed by Fees imposed on non-residential land uses.

**Table 71: Library Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category <sup>1</sup>**

Land Use Type	EDUs per Unit/1,000 Non-Res. Sq. Ft.	Fee per Lodging Unit/1,000 Non-Res. SF.	Number of Projected Lodging Units/1,000 Non-Res. SF	Costs Financed by Fees
	[a]	[b] = a x Cost per EDU	[c]	e) = ([c]/1,000) x [b]
Hotel	0.63	\$492	39	\$19,026
Commercial/Retail	0.98	\$763	481,181	\$367,335
Office	1.10	\$857	40,482	\$34,688
Industrial	0.50	\$389	114,521	\$44,605
Institutional/Other	0.96	\$748	4,620	\$3,455
Total Costs Financed by non-Residential Fees				\$469,109

Notes:

1. Numbers may not sum due to rounding.
2. Hotel Fees are measured in units/rooms.

## H.6 Proposed Fees

A summary of the proposed Library fees is presented in Table 72 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

**Table 72: Library Facilities Costs Financed by Fees Summary per Land Use Category <sup>1</sup>**

Land Use Type	Residential/ Non-Residential Fee per Sq. Ft./1,000 Sq. Ft. /Hotel Room <sup>2</sup>	Number of Projected Res Sq. Ft./Non-Res. Sq. Ft/Hotel Rooms	Costs Financed by Fees
Residential	\$0.20	9,594	\$7,443,921
Hotel	\$492	39	\$19,026
Commercial/Retail	\$763	481,181	\$367,335
Office	\$857	40,482	\$34,688
Industrial	\$389	114,521	\$44,605
Institutional/Other	\$748	4,620	\$3,455
<b>Total</b>			<b>\$7,913,030</b>

**Notes:**

1. Residential fees are per square foot.
2. Hotel fees are per room.
3. Non-residential fees are per square foot.

Library Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in **Table 73** below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in **Table 74** below.

**Table 73: Library DIF Summary (Maximum Supportable Fees) <sup>5</sup>**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$777
Multi-family (per Unit) <sup>2, 4</sup>	\$187
Mobile Home (per Unit) <sup>3, 4</sup>	\$473
Hotel (per room)	\$492
Commercial Retail (per 1,000 SF)	\$763
Office (per 1,000 SF)	\$857
Industrial (per 1,000 SF)	\$389
Institutional/Other (per 1,000 SF)	\$748

**Notes:**

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 1,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.
5. Numbers may not sum due to rounding.

**Table 74: Library DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$622
Multi-family (per Unit)	\$149
Mobile Home (per Unit)	\$379
Hotel (per room)	\$394
Commercial Retail (per 1,000 SF)	\$611
Office (per 1,000 SF)	\$686
Industrial (per 1,000 SF)	\$312
Institutional/Other (per 1,000 SF)	\$598

Note:

1. The notes for this table are the same as the Table above.

#### **H.7 Administrative Fee**

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

#### **H.8 DIF Annual Cost Escalation Recommendations**

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

## I Parks Fees

### I.1 Parks Development Facilities Fees

The Parks Facilities element will serve the residents of the County by providing facilities for recreation while enhancing the community's appeal and quality of life. Although Pickens County offers 31 parks with a variety of amenities, the focus of this section will be on Parks administered by the County. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the County through 2043. Covered in this fee section are park improvements, land acquisition if necessary, and park development. In contrast to the fees covered earlier in this Study, non-residential development will be excluded from the fee calculation.

According to the County's Comprehensive Plan adopted in May of 2022, parks provide social benefits. They are places for people to walk and talk, play games, and enjoy their family and friends and the natural setting they live in. They contribute to the County's quality of life and ability to attract and retain a happy, healthy workforce and employers. In addition to improving the overall quality of life for residents, excellent park and recreation opportunities contribute to the County's quality of life and promote a healthy, active community and enhance the County's economic viability. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a County's ability to enhance its fiscal base by attracting commercial and industrial businesses.

Table 75: Parks Facilities

Identify the Purpose of the Fee	Parks Facilities
Identify Use of Fee	The construction of new parks, recreational facilities, and acquisition of vehicles, and equipment.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	New residential and non-residential development will generate an increased demand for Park and Recreational Facilities. Population and growth will have a direct impact on the need for Park and Recreation facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Park and Recreational facilities. Fees collected from new development will be used exclusively for the improvement of Parks and Recreation Facilities on the Needs List.

## **I.2 Calculation Methodology**

Park development impact fees in this study have been calculated utilizing the "Standards-Based" methodology introduced in Section V. (The County currently has 1.86 acres of Parks per 1,000 residents and the fee will be calculated to maintain this Level of Service). The County currently has 151.08 total acres of Parks as shown in the table below.

**Table 76: Pickens County Parks Inventory**

<b>Park Facility</b>	<b>Acres</b>
Mile Creek	124.26
Cateechee Point	7.35
Equoni Point	4.1
Long Shoals	14.56
Grant Meadow	0.78
<b>Total</b>	<b>151.08</b>

The methodology of this Fee Study involves calculating the park facilities demand generated by each residential unit. Specifically, this demand is expressed in terms of potential hours of Parks and usage associated with the new residents created by future development.

Using the County's current residents per unit Standard of 1.86 acres per 1,000 residents and employing the concept of an "Equivalent Benefit Unit" ("EBU"), DTA links the demand for park facilities (per residential dwelling unit for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks facilities based on the demand resulting from new development, the County can meet the requirements of its Future Park Standard.

DTA calculated the estimated costs of Parks construction and improvements, net of park grants/funding the County has already received. Costs to improve Parks may include construction and installation costs for park improvements or equipment, as well as design, engineering, and project management costs.

To determine a fair and accurate land acquisition cost, DTA utilized the CoStar Real Estate Property Software Platform and created a comparable land inventory of 39 undeveloped properties ranging from 0.5 acres to 100.0 acres in and around the County. Each of the properties in the inventory were sold between 2018 and 2023 and an average of the sales price was determined. Based on this inventory, DTA used the average of \$151,093 per acre as an estimated cost of land acquisition. (An inventory listing the subject properties is presented in **Appendix B**)

DTA calculated the estimated costs of Parks construction and improvements, net of park grants/funding the County has already received. Costs to improve Parks may

include construction and installation costs for park improvements or equipment, as well as design, engineering, and project management costs. In working with County staff, DTA determined that the cost for Park Development was \$24,988 per acre.

Once the costs were calculated, DTA then proceeded to allocate the costs among the various land use types according to the total demand generated by each category of new development. Total Park facilities demand for each land use type is given by the EBUs associated with the land use type, multiplied by the projected number of dwelling units or thousand square feet of new development through 2043 for the category.

In this Fee Study, demand for park and recreation facilities is quantified in terms of hours per week of potential park facilities usage. The hours per week of potential benefit are calculated per individual (working/non-working resident) and, by extension, per unit of development (i.e., residential dwelling unit). Detailed calculations of potential park facilities usage hours, and the conversion of hours to equivalent Benefit Units ("EBUs") for each land use class.

### ***1.3 Level of Service (LOS)***

As indicated earlier in this section, the County's current park ratio is 1.86 acres per 1,000 residents. Therefore, it is proposed that the County will maintain 1.86 acres per 1,000 residents.

### ***1.4 Offsetting Revenue***

In calculating Development Impact Fees, it is important to consider any offsetting revenue in the Parks Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the County, there are no current offsetting revenues.

### ***1.5 Calculations and Assumptions***

The park facilities demand (i.e., EBU) is based on the projected population growth resulting from new development. As shown in the table below, new development is anticipated to add 9,594 new dwelling units to the County. For purposes of the Fee, EBUs are calculated based on the potential recreation hours generated by each land use class. This analysis also assumes that each employed person living in the County has 3 hours of potential park usage during weekdays (i.e., 1 hour before work, 1 hour during lunch, and one hour after work), and 12 hours per day on weekends. This potential usage amounts to 39 hours per week.

In addition, it is assumed that each non-working person living in the County has 12 hours per day of potential park usage, 7 days a week, or 84 hours per week.

The rationale behind the calculation of residential demand per dwelling unit is as follows. According to the U.S. Census Bureau, approximately 58.0% of the population

of the County is in the civilian labor force. In addition, DTA assumes that the average residential household size in the County is 2.49 people.

Next, the park facilities demand (i.e., the EBU) are converted to EBU in order to quantify the level of benefit in proportion to a single-family residential dwelling unit, such that the ratio of EBU per single-family unit is 1.0. (A detailed description of this calculation is presented in Appendix A) As indicated in **Table 77** below, multiplying the number of projected residential units of 9,594 by the average household size (2.49) yields a total anticipated population of 23,890 (i.e., total EBU),

**Table 77: Total Park Facilities Created by New Development**

Land Use Categories	Avg. Household Size per Unit	Units	Total Population (EBUs)
Residential	2.49	9,594	23,890
<b>Total</b>		9,594	23,890

\*Note: Numbers may not sum due to rounding.

The County's desired park ratio of 1.86 acres per 1,000 residents, i.e., 0.00186 acres per resident, which the County intends to use as its park standard for future development ("Future Park Standard") and is used to satisfy the demand created by new development. As stated in the Demographics section of this report and above in **Table 77**, new development will generate an additional 23,890 residents. Therefore, the County requires a total of 44.53 additional acres to maintain the desired LOS. This is presented below in **Table 78**.

**Table 78: Total Acres to Meet Future Park Standard**

Land Use Categories	Total EBU	Park Standard	Total Acres Required
Residential	23,890	0.00186	44.53
<b>Total</b>		0.00186	44.53

Note:

1. Due to rounding, totals may not sum.

## 1.6 Fee Calculation

After determining that the County requires a total of 44.53 acres of new park and recreation facilities to meet the Future Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the required acreage of new facilities. **Table 79** presents the total costs of new park facilities (i.e., development and construction costs which equals approximately \$7,841,254 in projected facility expenditures necessary to meet the Future Park Standard for new development). Notably, 100% of the park and recreation facilities costs will be allocated to new development as such facilities would satisfy the Future Park Standard and do not reflect any unmet needs or deficiencies pertaining to existing



development. An advantage of this methodology as stated in Section VI is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the County to apply the fee revenue to any project necessary to satisfy future development.

Table 79: Financing Required to Meet Future Park Standards <sup>1</sup>

Facility Type	Number of Acres Required	Cost per Acre <sup>2</sup>	Facilities Cost
Parks Development Facilities	44.53	\$176,081	\$7,841,254
Less: Offsetting Revenues			-
Net Cost of Facilities			\$7,841,254

**Notes:**

1. Due to rounding, totals may not sum.
2. Land cost \$151,093 per acre + \$24,988 Park Development cost per acre = \$176,081 per acre.

### I.7 Park Facilities Fee Calculations

To determine the Fee per sq. ft., the cost allocated to new development of \$7,841,254 was divided by the total anticipated residential square feet of 37,292,715 and resulted in a Fee for Park facilities of \$0.21 per square foot. Details of this calculation are shown in the table below.

Table 80: Parks Costs Financed by Fees Summary per Residential Land Use Category

Land Use Type	EDUs per Unit	Number of Projected Units	Conversion Factor	Total EDUs
Residential	1.00	9,594		9,594
Total Residential		9,594	[a]	9,594
Total Cost per EDU			[b]	\$817
Total Fees			[c] = [a] x [b]	\$7,841,254
Total Residential Sq. Ft.			[d]	37,292,715
Total Cost per Residential Sq. Ft.			[e] = [c]/[d]	\$0.21

### I.8 Proposed Fees

A summary of the proposed Parks fees is presented in Table 81 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the County under the state law (S.C. Code of Law 6-1-910, et. seq.)

**Table 81: Park Cost Allocation by Land Use Type**

Land Use Categories	EBUs per Unit	Cost Allocation per Sq. Ft.	New Development in Units	Cost Financed	% Cost Financed
Residential	1.00	\$0.21	9,594	\$7,841,254	100.0%
<b>Total</b>				\$7,841,254	100.0%

Park Facilities DIFs for residential development (using a per unit metric) and non-residential development are summarized in **Table 82** below. As these are the maximum supportable fees, DTA has also presented an alternative scenario to the County showing the DIFs at 80% of their maximum supportable levels. This is presented in **Table 83** below.

**Table 82: Library DIF Summary (Maximum Supportable Fees)**

Land Use	Fees
Single-Family (per Unit) <sup>1, 4</sup>	\$819
Multi-family (per Unit) <sup>2, 4</sup>	\$197
Mobile Home (per Unit) <sup>3, 4</sup>	\$499

Notes:

1. Single-family per unit fee based on an average 3,894 square foot house.
2. Multi-family per unit fee based on an average 935 square foot unit.
3. Mobile home per unit fee based on an average 1,371 square foot unit.
4. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.

**Table 83: Library DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use 80%	Fees
Single-Family (per Unit)	\$655
Multi-family (per Unit)	\$157
Mobile Home (per Unit)	\$399

Note:

1. The notes for this table are the same as the Table above.

### **I.9 Administrative Fee**

The administrative component of the DIF is calculated at 2% of the total impact fees collected, rather than in addition to the fees charged at new development, which is a customary industry standard. The administrative fee funds the County's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports.

***I.10 DIF Annual Cost Escalation Recommendations***

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2023 dollars, it is appropriate for the County to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the Construction Cost Index ("CCI"). The recommended construction cost index is based upon the Building Cost Index ("BCI") average produced by the Engineering News Record ("ENR").

## VII SUMMARY OF FEES

The total proposed fee amounts to finance new development's share of the costs of new facilities are summarized below.

**Table 84: DIF Summary (Maximum Supportable Fees)**

Land Use <sup>1 2 3 4</sup>	Admin.	Fire	EMS	Emerg Mgt.	Roads Bridges	Solid Waste	Library	Parks <sup>5</sup>	Total Fees
Single-Family (per unit)	\$41	\$494	\$92	\$335	\$95	\$146	\$777	\$819	\$2,799
Multi-Family (per unit)	\$10	\$119	\$22	\$80	\$23	\$35	\$187	\$197	\$672
Mobile Home (per unit)	\$25	\$301	\$56	\$204	\$58	\$89	\$473	\$499	\$1,704
Hotel (per Room)	\$26	\$313	\$58	\$212	\$60	\$92	\$492		\$1,253
Commercial/Retail (per 1,000 SF)	\$40	\$485	\$90	\$329	\$93	\$143	\$763		\$1,944
Office (per 1,000 SF)	\$45	\$545	\$101	\$369	\$104	\$161	\$857		\$2,182
Industrial (per 1,000 SF)	\$20	\$248	\$46	\$168	\$47	\$73	\$389		\$992
Institutional/Other (per 1,000 SF)	\$39	\$476	\$88	\$322	\$91	\$140	\$748		\$1,905

**Notes:**

1. Single-family, multi-family and mobile home residential fees are charged \$0.72 per square foot for each structure and are presented per residential housing unit based on the respective average size residences in the County.
2. All average residential per square foot unit sizes are based on building permit information provided by Pickens County.
3. Hotel fees are charged per room.
4. Non-residential fees are charged per 1,000 square feet.
5. Non-residential development is exempt from Park Fees.

**Table 85: DIF Summary 80% of Maximum Supportable Fees (Alternative Scenario)**

Land Use <sup>1 2 3</sup>	Admin.	Fire	EMS	Emerg Mgt.	Roads Bridges	Solid Waste	Library	Parks <sup>4</sup>	Total Fees
Single-Family (per unit)	\$33	\$395	\$73	\$268	\$76	\$117	\$622	\$655	\$2,239
Multi-Family (per unit)	\$8	\$95	\$18	\$64	\$18	\$28	\$149	\$157	\$538
Mobile Home (per unit)	\$20	\$241	\$45	\$163	\$46	\$71	\$379	\$399	\$1,363
Hotel (per Room)	\$21	\$250	\$46	\$170	\$48	\$74	\$394		\$1,002
Commercial/Retail (per 1,000 SF)	\$32	\$388	\$72	\$263	\$74	\$115	\$611		\$1,556
Office (per 1,000 SF)	\$36	\$436	\$81	\$295	\$84	\$129	\$686		\$1,746
Industrial (per 1,000 SF)	\$16	\$198	\$37	\$134	\$38	\$58	\$312		\$794
Institutional/Other (per 1,000 SF)	\$31	\$380	\$71	\$258	\$73	\$112	\$598		\$1,524

**Notes:**

1. Single-family, multi-family and mobile home residential fees are charged per square foot at 80% of Maximum Supportable Fees and are presented per residential housing unit based on average sized residences in the County.
2. Hotel fees are charged per room.
3. Non-residential fees are charged per 1,000 square feet.
4. Non-residential development is exempt from Park Fees.

Table 86: Proposed Development Impact Fees for a Range of Single Family Residences

Single Family Residence	Admin	Fire	EMS	Emerg. Mgt.	Roads / Bridges	Solid Waste	Library	Parks	Total Fees
1,000 Sq. Ft.	\$10	\$127	\$24	\$86	\$24	\$37	\$200	\$210	\$719
1,500 Sq. ft.	\$16	\$190	\$35	\$129	\$37	\$56	\$299	\$315	\$1,078
2,000 Sq. Ft.	\$21	\$254	\$47	\$172	\$49	\$75	\$399	\$421	\$1,437
2,500 Sq. Ft.	\$26	\$317	\$59	\$215	\$61	\$94	\$499	\$526	\$1,797
3,000 Sq Ft.	\$31	\$381	\$71	\$258	\$73	\$112	\$599	\$631	\$2,156
3,894 Sq. Ft. <sup>1,2</sup>	\$41	\$494	\$92	\$335	\$95	\$146	\$777	\$819	\$2,799

Notes:

- 1 The total fee for a single family residence is \$2,799 based on a 3,894 average square foot house per County Building permit information.
- 2 This is the same fee schedule presented for a Single Family Residence in Table 84.

# **APPENDIX A**

Pickens County  
**DRAFT** Development Impact Fee Justification Study



## **FEE DERIVATION WORKSHEETS**

APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
COUNTY ADMINISTRATION FEE CALCULATION

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Municipal Facilities	\$ 1,856,107
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 1,856,107</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 1,440,006
New Development	10,199	22.42%	\$ 416,101
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 1,856,107</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	10,199	\$ 416,101	\$ 41

**VI. Developer Fee per Unit** Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by DIF
Residential	1.00	\$41	9,594	\$391,433
Hotel	0.63	\$26	39	\$1,000
Commercial Retail	0.98	\$40	481,181	\$19,316
Office	1.10	\$45	40,482	\$1,824
Industrial	0.50	\$20	114,521	\$2,346
Institutional / Other	0.96	\$39	4,620	\$182
<b>Total</b>				<b>\$416,101</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	\$0.01	9,594	\$391,433
Hotel	\$26	39	\$1,000
Commercial Retail	\$40	481,181	\$19,316
Office	\$45	40,482	\$1,824
Industrial	\$20	114,521	\$2,346
Institutional / Other	\$39	4,620	\$182
<b>Total</b>			<b>\$416,101</b>



**VI. Calculated Fee per Sq. Ft.**

<b>Land Use</b>	<b>Fees</b>
Residential (per SF)	\$0.01
Hotel (per room)	\$25.87
Commercial Retail (per SF)	\$0.04
Office (per SF)	\$0.05
Industrial (per SF)	\$0.02
Institutional / Other (per SF)	\$0.04

<b>Land Use</b>	<b>Fees</b>
Single Family (per Unit)	\$41
Multi-family (per Unit)	\$10
Mobile Home (per Unit)	\$25
Hotel (per room)	\$26
Commercial Retail (per 1,000 SF)	\$40
Office (per 1,000 SF)	\$45
Industrial (per 1,000 SF)	\$20
Institutional / Other (per 1,000 SF)	\$39

<b>Land Use 80%</b>	<b>Fees</b>
Single Family (per Unit)	\$33
Multi-family (per Unit)	\$8
Mobile Home (per Unit)	\$20
Hotel (per room)	\$21
Commercial Retail (per 1,000 SF)	\$32
Office (per 1,000 SF)	\$36
Industrial (per 1,000 SF)	\$16
Institutional / Other (per 1,000 SF)	\$31

**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
FIRE FEE CALCULATION**

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Fire Facilities	\$ 22,444,500
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 22,444,500</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 17,412,908
New Development	10,199	22.42%	\$ 5,031,592
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 22,444,500</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	10,199	\$ 5,031,592	\$ 493

**VI. Developer Fee per Unit** Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by DIF
Residential	1.00	\$493	9,594	\$4,733,304
Hotel	0.63	\$313	39	\$12,098
Commercial Retail	0.98	\$485	481,181	\$233,574
Office	1.10	\$545	40,482	\$22,057
Industrial	0.50	\$248	114,521	\$28,362
Institutional / Other	0.96	\$476	4,620	\$2,197
<b>Total</b>				<b>\$5,031,592</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft./ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	\$0.13	9,594	\$4,733,304
Hotel	\$313	39	\$12,098
Commercial Retail	\$485	481,181	\$233,574
Office	\$545	40,482	\$22,057
Industrial	\$248	114,521	\$28,362
Institutional / Other	\$476	4,620	\$2,197
<b>Total</b>			<b>\$5,031,592</b>

**VI. Calculated Fee per Sq. Ft.**

<b>Land Use</b>	<b>Fees</b>
Residential (per SF)	\$0.13
Hotel (per room)	\$312.80
Commercial Retail (per SF)	\$0.49
Office (per SF)	\$0.54
Industrial (per SF)	\$0.25
Institutional / Other (per SF)	\$0.48

<b>Land Use</b>	<b>Fees</b>
Single Family (per Unit)	\$494
Multi-family (per Unit)	\$119
Mobile Home (per Unit)	\$301
Hotel (per room)	\$313
Commercial Retail (per 1,000)	\$485
Office (per 1,000 SF)	\$545
Industrial (per 1,000 SF)	\$248
Institutional / Other (per 1,000)	\$476

<b>Land Use 80%</b>	<b>Fees</b>
Single Family (per Unit)	\$395
Multi-family (per Unit)	\$95
Mobile Home (per Unit)	\$241
Hotel (per room)	\$250
Commercial Retail (per 1,000)	\$388
Office (per 1,000 SF)	\$436
Industrial (per 1,000 SF)	\$198
Institutional / Other (per 1,000)	\$380

**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
EMS FEE CALCULATION**

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Fire Facilities	\$ 4,167,538
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 4,167,538</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 3,233,262
New Development	10,199	22.42%	\$ 934,276
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 4,167,538</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	10,199	\$ 934,276	\$ 92

**VI. Developer Fee per Unit** Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by DIF
Residential	1.00	\$92	9,594	\$878,889
Hotel	0.63	\$58	39	\$2,246
Commercial Retail	0.98	\$90	481,181	\$43,370
Office	1.10	\$101	40,482	\$4,096
Industrial	0.50	\$46	114,521	\$5,266
Institutional / Other	0.96	\$88	4,620	\$408
<b>Total</b>				<b>\$934,276</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	\$0.02	9,594	\$878,889
Hotel	\$58	39	\$2,246
Commercial Retail	\$90	481,181	\$43,370
Office	\$101	40,482	\$4,096
Industrial	\$46	114,521	\$5,266
Institutional / Other	\$88	4,620	\$408
<b>Total</b>			<b>\$934,276</b>

**VI. Calculated Fee per Sq. Ft.**

<b>Land Use</b>	<b>Fees</b>
Residential (per SF)	\$0.02
Hotel (per room)	\$58.08
Commercial Retail (per SF)	\$0.09
Office (per SF)	\$0.10
Industrial (per SF)	\$0.05
Institutional / Other (per SF)	\$0.09

<b>Land Use</b>	<b>Fees</b>
Single Family (per Unit)	\$92
Multi-family (per Unit)	\$22
Mobile Home (per Unit)	\$56
Hotel (per room)	\$58
Commercial Retail (per 1,000 SF)	\$90
Office (per 1,000 SF)	\$101
Industrial (per 1,000 SF)	\$46
Institutional / Other (per 1,000 SF)	\$88

<b>Land Use 80%</b>	<b>Fees</b>
Single Family (per Unit)	\$73
Multi-family (per Unit)	\$18
Mobile Home (per Unit)	\$45
Hotel (per room)	\$46
Commercial Retail (per 1,000 SF)	\$72
Office (per 1,000 SF)	\$81
Industrial (per 1,000 SF)	\$37
Institutional / Other (per 1,000 SF)	\$71

**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
EMS FEE CALCULATION**

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Fire Facilities	\$ 4,167,538
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 4,167,538</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 3,233,262
New Development	10,199	22.42%	\$ 934,276
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 4,167,538</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	10,199	\$ 934,276	\$ 92

**VI. Developer Fee per Unit** Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by DIF
Residential	1.00	\$92	9,594	\$878,889
Hotel	0.63	\$58	39	\$2,246
Commercial Retail	0.98	\$90	481,181	\$43,370
Office	1.10	\$101	40,482	\$4,096
Industrial	0.50	\$46	114,521	\$5,266
Institutional / Other	0.96	\$88	4,620	\$408
<b>Total</b>				<b>\$934,276</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	\$0.02	9,594	\$878,889
Hotel	\$58	39	\$2,246
Commercial Retail	\$90	481,181	\$43,370
Office	\$101	40,482	\$4,096
Industrial	\$46	114,521	\$5,266
Institutional / Other	\$88	4,620	\$408
<b>Total</b>			<b>\$934,276</b>

**VI. Calculated Fee per Sq. Ft.**

<b>Land Use</b>	<b>Fees</b>
Residential (per SF)	\$0.02
Hotel (per room)	\$58.08
Commercial Retail (per SF)	\$0.09
Office (per SF)	\$0.10
Industrial (per SF)	\$0.05
Institutional / Other (per SF)	\$0.09

<b>Land Use</b>	<b>Fees</b>
Single Family (per Unit)	\$92
Multi-family (per Unit)	\$22
Mobile Home (per Unit)	\$56
Hotel (per room)	\$58
Commercial Retail (per 1,000 SF)	\$90
Office (per 1,000 SF)	\$101
Industrial (per 1,000 SF)	\$46
Institutional / Other (per 1,000 SF)	\$88

<b>Land Use 80%</b>	<b>Fees</b>
Single Family (per Unit)	\$73
Multi-family (per Unit)	\$18
Mobile Home (per Unit)	\$45
Hotel (per room)	\$46
Commercial Retail (per 1,000 SF)	\$72
Office (per 1,000 SF)	\$81
Industrial (per 1,000 SF)	\$37
Institutional / Other (per 1,000 SF)	\$71



**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
EMERGENCY MANAGEMENT FEE CALCULATION**

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Emergency Management Facilities	\$ 15,211,569
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 15,211,569</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 11,801,450
New Development	10,199	22.42%	\$ 3,410,119
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 15,211,569</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Developm	Cost per EDU
Municipal Facilities	10,199	\$ 3,410,119	\$ 334

**VI. Developer Fee per Unit**

Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by Fee
Residential	1.00	\$334	9,594	\$3,207,956
Hotel	0.63	\$212	39	\$8,199
Commercial Retail	0.98	\$329	481,181	\$158,303
Office	1.10	\$369	40,482	\$14,949
Industrial	0.50	\$168	114,521	\$19,222
Institutional / Other	0.96	\$322	4,620	\$1,489
<b>Total</b>				<b>\$3,410,119</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by Fee
Residential	\$0.09	9,594	\$3,207,956
Hotel	\$212	39	\$8,199
Commercial Retail	\$329	481,181	\$158,303
Office	\$369	40,482	\$14,949
Industrial	\$168	114,521	\$19,222
Institutional / Other	\$322	4,620	\$1,489
<b>Total</b>			<b>\$3,410,119</b>

**VI. Calculated Fee per Sq. Ft.**

Land Use	Fees
Residential (per SF)	\$0.09
Hotel (per room)	\$212.00
Commercial Retail (per SF)	\$0.33
Office (per SF)	\$0.37
Industrial (per SF)	\$0.17
Institutional / Other (per SF)	\$0.32

Land Use	Fees
Single Family (per Unit)	\$335
Multi-family (per Unit)	\$80
Mobile Home (per Unit)	\$204
Hotel (per room)	\$212
Commercial Retail (per 1,000 SF)	\$329
Office (per 1,000 SF)	\$369
Industrial (per 1,000 SF)	\$168
Institutional / Other (per 1,000 SF)	\$322

Land Use 80%	Fees
Single Family (per Unit)	\$268
Multi-familyFamily (per Unit)	\$64
Mobile Home (per Unit)	\$163
Hotel (per room)	\$170
Commercial Retail (per 1,000 SF)	\$263
Office (per 1,000 SF)	\$295
Industrial (per 1,000 SF)	\$134
Institutional / Other (per 1,000 SF)	\$258

**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
ROADS & BRIDGES FEE CALCULATION**

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Roads Bridges Facilities	\$ 4,304,500
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 4,304,500</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 3,339,520
New Development	10,199	22.42%	\$ 964,980
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 4,304,500</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	10,199	\$ 964,980	\$ 95

**VI. Developer Fee per Unit** Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by Fee
Residential	1.00	\$95	9,594	\$907,773
Hotel	0.63	\$60	39	\$2,320
Commercial Retail	0.98	\$93	481,181	\$44,796
Office	1.10	\$104	40,482	\$4,230
Industrial	0.50	\$47	114,521	\$5,439
Institutional / Other	0.96	\$91	4,620	\$421
<b>Total</b>				<b>\$964,980</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by Fee
Residential	\$0.02	9,594	\$907,773
Hotel	\$60	39	\$2,320
Commercial Retail	\$93	481,181	\$44,796
Office	\$104	40,482	\$4,230
Industrial	\$47	114,521	\$5,439
Institutional / Other	\$91	4,620	\$421
<b>Total</b>			<b>\$964,980</b>

**VI. Calculated Fee per Sq. Ft.**

<b>Land Use</b>	<b>Fees</b>
Residential (per SF)	\$0.02
Hotel (per room)	\$59.99
Commercial Retail (per SF)	\$0.09
Office (per SF)	\$0.10
Industrial (per SF)	\$0.05
Institutional / Other (per SF)	\$0.09

<b>Land Use</b>	<b>Fees</b>
Single Family (per Unit)	\$95
Multi-family (per Unit)	\$23
Mobile Home (per Unit)	\$58
Hotel (per room)	\$60
Commercial Retail (per 1,000 SF)	\$93
Office (per 1,000 SF)	\$104
Industrial (per 1,000 SF)	\$47
Institutional / Other (per 1,000 SF)	\$91

<b>Land Use 80%</b>	<b>Fees</b>
Single Family (per Unit)	\$76
Multi-family (per Unit)	\$18
Mobile Home (per Unit)	\$46
Hotel (per room)	\$48
Commercial Retail (per 1,000 SF)	\$74
Office (per 1,000 SF)	\$84
Industrial (per 1,000 SF)	\$38
Institutional / Other (per 1,000 SF)	\$73

**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
SOLID WASTE FEE CALCULATION**

**I. Existing EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	81,049	2.49	1.00	32,550	32,550
Hotel	139	0.79	0.63	176	111
Commercial Retail	2,677	1.23	0.98	2,185,299	2,150
Office	253	1.38	1.10	183,850	203
Industrial	325	0.63	0.50	520,099	261
Institutional / Other	25	1.20	0.96	20,983	20
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**II. Projected EDU Calculation**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	23,890	2.49	1.00	9,594	9,594
Hotel	31	0.79	0.63	39	25
Commercial Retail	589	1.23	0.98	481,181	473
Office	56	1.38	1.10	40,482	45
Industrial	72	0.63	0.50	114,521	57
Institutional / Other	6	1.20	0.96	4,620	4
<b>Total</b>	<b>24,643</b>				<b>10,199</b>

**III. Projected Municipal Facilities Costs**

Facility	Facility Cost
Roads Bridges Facilities	\$ 6,621,360
<b>Offsetting Revenues</b>	<b>\$ -</b>
<b>Total Facilities Cost</b>	<b>\$ 6,621,360</b>

**IV. Allocation of New Development to New and Existing Facilities**

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	35,296	77.58%	\$ 5,136,988
New Development	10,199	22.42%	\$ 1,484,372
	<b>45,495</b>	<b>100.00%</b>	<b>\$ 6,621,360</b>

**V. Allocation of New Development**

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	10,199	\$ 1,484,372	\$ 146

**VI. Developer Fee per Unit** Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by DIF
Residential	1.00	\$146	9,594	\$1,396,374
Hotel	0.63	\$92	39	\$3,569
Commercial Retail	0.98	\$143	481,181	\$68,907
Office	1.10	\$161	40,482	\$6,507
Industrial	0.50	\$73	114,521	\$8,367
Institutional / Other	0.96	\$140	4,620	\$648
<b>Total</b>				<b>\$1,484,372</b>

**VI. Calculated Fee**

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	\$0.04	9,594	\$1,396,374
Hotel	\$92	39	\$3,569
Commercial Retail	\$143	481,181	\$68,907
Office	\$161	40,482	\$6,507
Industrial	\$73	114,521	\$8,367
Institutional / Other	\$140	4,620	\$648
<b>Total</b>			<b>\$1,484,372</b>

**VI. Calculated Fee per Sq. Ft.**

<b>Land Use</b>	<b>Fees</b>
Residential (per SF)	\$0.04
Hotel (per room)	\$92.28
Commercial Retail (per SF)	\$0.14
Office (per SF)	\$0.16
Industrial (per SF)	\$0.07
Institutional / Other (per SF)	\$0.14

<b>Land Use</b>	<b>Fees</b>
Single Family (per Unit)	\$146
Multi-family (per Unit)	\$35
Mobile Home (per Unit)	\$89
Hotel (per room)	\$92
Commercial Retail (per 1,000 SF)	\$143
Office (per 1,000 SF)	\$161
Industrial (per 1,000 SF)	\$73
Institutional / Other (per 1,000 SF)	\$140

<b>Land Use 80%</b>	<b>Fees</b>
Single Family (per Unit)	\$117
Multi-family (per Unit)	\$28
Mobile Home (per Unit)	\$71
Hotel (per room)	\$74
Commercial Retail (per 1,000 SF)	\$115
Office (per 1,000 SF)	\$129
Industrial (per 1,000 SF)	\$58
Institutional / Other (per 1,000 SF)	\$112

**APPENDIX A**  
**PICKENS COUNTY, SOUTH CAROLINA**  
**LIBRARY FACILITIES FACILITIES FEE CALCULATION**

**I. Inventory of Existing General Government Facilities**

Facility	Facility Units	Quantity
Buildings	Square Feet	39,048
Land	Acres	13.3
Vehicles	Vehicle	4.0
Equipment	Integrated Unit	1

**II. Existing General Government Facilities EDU Calculation**

Land Use Type	Number of Persons Served	Number of Units/ Non-Res 1,000 SF	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	Unit/ per 1,000 Non-Res SF	Total Number of EDUs
Residential	81,049	32,550	2.49	1.00	32,550
<b>Subtotal Residential</b>	<b>81,049</b>	<b>32,550</b>			<b>32,550</b>
Hotel	139	176	0.79	0.63	111
Commercial Retail	2,677	2,185,299	1.23	0.98	2,150
Office	253	183,850	1.38	1.10	203
Industrial	325	520,099	0.63	0.50	261
Institutional / Other	25	20,983	1.20	0.96	20
<b>Subtotal Non-residential</b>	<b>3,419</b>				<b>2,746</b>
<b>Total</b>	<b>84,468</b>				<b>35,296</b>

**III. Existing Facility Standard**

Facility Type [3]	Facility Units	Quantity	Facility Units per 1,000 Persons Served
Buildings	Square Feet	39,048	462
Land	Acres	13	0.158
Vehicles	Vehicle	4	0.047
Equipment	Integrated Unit	1	0.012

**IV. Future General Government Facilities EDU Calculation**

Land Use Type	Number of Persons Served	Number of Units/ Non-Res 1,000 SF	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	Unit/ per 1,000 Non-Res SF	Total Number of EDUs
Residential	23,890	9,594	2.49	1.00	9,594
<b>Subtotal Residential</b>	<b>23,890</b>	<b>9,594</b>	<b>NA</b>	<b>NA</b>	<b>9,594</b>
Hotel	31	39	0.79	0.63	25
Commercial Retail	589	481,181	1.23	0.98	473
Office	56	40,482	1.38	1.10	45
Industrial	72	114,521	0.63	0.50	57
Institutional / Other	6	4,620	1.20	0.96	4
<b>Subtotal Non-Residential</b>	<b>753</b>	<b>640,843</b>	<b>NA</b>	<b>NA</b>	<b>605</b>
<b>Total</b>	<b>24,643</b>		<b>NA</b>	<b>NA</b>	<b>10,199</b>

**V. Future Facility Standard**

Facility Type	Facility Units	Facility Units per 1,000 Persons Served by New Development	Facilities Units Funded
Buildings	Square Feet	462	11,392
Land	Acres	0.158	3.892
Vehicles	Vehicle	0.047	1.167
Equipment	Integrated Unit	0.012	0.292

**VI. General Government Summary Cost Data**

Facility Type	Facility Units	Facility Units Funded by Future Development	Total Facility Cost for Cost Per Unit ± Development	Cost per EDU
Buildings	Square Feet	11,392	\$600	\$6,835,138
Land	Acres	3.892	\$151,093	\$588,027
Vehicles	Vehicle	1.167	\$105,961	\$123,653
Equipment	Integrated Unit	0.292	\$1,255,262	\$366,211
<b>Offsetting Revenue</b>			\$0	\$0
<b>Total</b>			<b>\$7,913,030</b>	<b>\$776</b>

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	\$0.20	9,594	\$7,443,921
Hotel	\$492	39	\$19,026
Commercial Retail	\$763	481,181	\$367,335
Office	\$857	40,482	\$34,688
Industrial	\$389	114,521	\$44,605
Institutional / Other	\$748	4,620	\$3,455
			<b>\$7,913,030</b>



Land Use	Fees
Single Family (per SF)	\$0.20
Multi-Family (per SF)	\$0.20
Mobile Home (per SF)	\$0.20
Hotel (per room)	\$492
Commercial Retail (per 1,000)	\$763
Office (per 1,000)	\$857
Industrial (per 1,000)	\$389
Institutional / Other (per 1,000)	\$748

Land Use	Fees
Single Family (per Unit)	\$777
Multi-family (per Unit)	\$187
Mobile Home (per Unit)	\$473
Hotel (per room)	\$492
Commercial Retail (per 1,000 SF)	\$763
Office (per 1,000 SF)	\$857
Industrial (per 1,000 SF)	\$389
Institutional / Other (per 1,000 SF)	\$748

Land Use 80%	Fees
Single Family (per Unit)	\$622
Multi-family (per Unit)	\$149
Mobile Home (per Unit)	\$379
Hotel (per room)	\$394
Commercial Retail (per 1,000 SF)	\$611
Office (per 1,000 SF)	\$686
Industrial (per 1,000 SF)	\$312
Institutional / Other (per 1,000 SF)	\$598

**APPENDIX A  
PICKENS COUNTY, SOUTH CAROLINA  
PARKS FACILITIES FEE CALCULATION**

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours per Weekend Day	Number of Weekend Days per Week	Potential Recreation Hours per Week
Resident non-working	12	5	12	2	84
Resident working	3	5	12	2	39
-					

**Total Hours of Potential Parks and Recreations Usage per Week (Single-Family)**

Type of Resident	Number per Household	Potential Recreation hours/week per person	Potential Recreation hours/week per household
Resident non-working	1.05	84	88
Resident working [4]	1.44	39	56
Total	2.49		144

**NEW DEVELOPMENT (EBU) CALCULATION**

Land Use Type	Residents per Unit	Potential Recreation Hours/Week per Unit	EBU per Unit	Number of Units	Number of EBUs
Residential	2.49	144	1.00	9,594	9,594
					<b>9,594</b>

Population	Total Population	Total Park Acres
81,049	81,049	151.08

**Current Facilities Standards \***

Acres per 1,000 Residents	Proposed Residential Facility Standard ( Acres per Resident)	Persons per Household (Detached Dwellings residents per Unit)
1.86	0.001864058	2.49

**Number of Acres Needed to Meet Facility Standards**

Land Use Type	Park Acres Required per Unit	Number of Units	Total Number of Park Acres Required
Residential	0.0046415	9,594	44.53
		<b>Total</b>	<b>44.53</b>

**Projected Facility Costs Necessary to Meet Facility Standards**

	Acres	Cost Per Acre	Facility Costs
Park Improvements	44.53	\$176,081	\$7,841,254
<b>Offsetting Revenues</b>			<b>\$7,841,254</b>

<b>Cost Allocation</b>	
Allocation to New Development	100%
Total Allocated to New Development	\$7,841,254
<b>Cost Per EBU</b>	<b>\$817</b>

Land Use Type	EBU per Unit	Allocation Rate per Unit	Number of Units	Cost Financed	% Cost Financed
Residential	1.00	\$817	9,594	\$7,841,254	100.0%
				<b>\$7,841,254</b>	<b>100.0%</b>

Land Use	Total cost Allocated to new Development	Residential Units	Cost per Square Foot
Residential	\$7,841,254	9,594	\$0.21 \$0

**Fee per square Foot**

Land Use	Fees
Single Family (per SF)	\$0.21
Multi-Family (per SF)	\$0.21
Mobile Home (per SF)	\$0.21

Land Use	Fees
Single Family (per Unit)	\$819
Multi-familyFamily (per Unit)	\$197
Mobile Home (per Unit)	\$499

Land Use	Fees
Single Family (per Unit)	\$655
Multi-familyFamily (per Unit)	\$157
Mobile Home (per Unit)	\$399

## **APPENDIX B**

Pickens County

**DRAFT** Development Impact Fee Justification Study



### **INVENTORY AND FACILITIES NEEDS LIST AND LAND ACQUISITION INVENTORY**

**DEVELOPMENT IMPACT FEES  
PICKENS COUNTY  
COUNTY ADMINISTRATION NEEDS LIST THROUGH 2043 Appendix B**

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
<b>Building Maintenance</b>						
Zero Turn Mower	\$ 47,500	0	\$ 47,500	22.42%	\$10,649	Pickens Count Capital Improvement Plan 2021
Zero Turn Mower	\$ 47,500	0	\$ 47,500	22.42%	\$10,649	Pickens Count Capital Improvement Plan 2021
Emergency Generator Quick connects	\$ 23,000	0	\$ 23,000	22.42%	\$5,156	Pickens Count Capital Improvement Plan 2021
Ford E250 Van	\$ 35,000	0	\$ 35,000	22.42%	\$7,846	Pickens Count Capital Improvement Plan 2021
Ford E350 Van	\$ 35,000	0	\$ 35,000	22.42%	\$7,846	Pickens Count Capital Improvement Plan 2021
Emergency Generator Quick connects	\$ 23,000	0	\$ 23,000	22.42%	\$5,156	Pickens Count Capital Improvement Plan 2021
Ford F 150 truck 4x4	\$ 62,000	0	\$ 62,000	22.42%	\$13,899	Pickens Count Capital Improvement Plan 2021
Ford E350 van	\$ 62,000	0	\$ 62,000	22.42%	\$13,899	Pickens Count Capital Improvement Plan 2021
Generator for Administrator Building	\$ 107,000	0	\$ 107,000	22.42%	\$23,987	Pickens Count Capital Improvement Plan 2021
Ford F150 4x4 truck	\$ 65,000	0	\$ 65,000	22.42%	\$14,572	Pickens Count Capital Improvement Plan 2021
Ford E250 Van	\$ 65,000	0	\$ 65,000	22.42%	\$14,572	Pickens Count Capital Improvement Plan 2021
LEC911 / dispatch Generator	\$ 89,000	0	\$ 89,000	22.42%	\$19,952	Pickens Count Capital Improvement Plan 2021
Dodge 5500 Bucket Truck	\$ 150,000	0	\$ 150,000	22.42%	\$33,627	Pickens Count Capital Improvement Plan 2021
Ford F250 4x4	\$ 90,000	0	\$ 90,000	22.42%	\$20,176	Pickens Count Capital Improvement Plan 2021
CASE Skid Steer	\$ 135,000	0	\$ 135,000	22.42%	\$30,264	Pickens Count Capital Improvement Plan 2021
Ford Transit Van	\$ 65,000	0	\$ 65,000	22.42%	\$14,572	Pickens Count Capital Improvement Plan 2021
Ford Transit Van	\$ 65,000	0	\$ 65,000	22.42%	\$14,572	Pickens Count Capital Improvement Plan 2021
Building at Training Center	\$ 61,595	0	\$ 61,595	22.42%	\$13,808	Pickens Count Capital Improvement Plan 2021
Cornell Dubilier Fire Protection	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2021
<b>Subtotal</b>	<b>\$ 1,477,595</b>	<b>\$ -</b>	<b>\$ 1,477,595</b>		<b>\$ 331,246</b>	
<b>Vehicle Maintenance</b>						
Heavy Equipment Diagnostic Scan Tool	\$ 20,000	0	\$ 20,000	22.42%	\$4,484	Pickens Count Capital Improvement Plan 2021
Tire Balance Machine	\$ 5,000	0	\$ 5,000	22.42%	\$1,121	Pickens Count Capital Improvement Plan 2021
<b>Subtotal</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>		<b>\$ 5,604</b>	
<b>Technology</b>						
Information Technology color Copier Printer	\$ 7,512	0	\$ 7,512	22.42%	\$1,684	Pickens Count Capital Improvement Plan 2021
Information Technology Security Camera Replacement	\$ 10,000	0	\$ 10,000	22.42%	\$2,242	Pickens Count Capital Improvement Plan 2021
Information Technology Wireless Network system	\$ 30,000	0	\$ 30,000	22.42%	\$6,725	Pickens Count Capital Improvement Plan 2021
Information Technology Data backup system replacement	\$ 10,000	0	\$ 10,000	22.42%	\$2,242	Pickens Count Capital Improvement Plan 2021
Information Technology Munis Server Update	\$ 50,000	0	\$ 50,000	22.42%	\$11,209	Pickens Count Capital Improvement Plan 2021
Information Technology Core Switch Replacement	\$ 15,000	0	\$ 15,000	22.42%	\$3,363	Pickens Count Capital Improvement Plan 2021
Information Technology Office 365 Migration	\$ 60,000	0	\$ 60,000	22.42%	\$13,451	Pickens Count Capital Improvement Plan 2021
GIS GPS Unit	\$ 8,500	0	\$ 8,500	22.42%	\$1,906	Pickens Count Capital Improvement Plan 2021
GIS GPS Unit	\$ 60,500	0	\$ 60,500	22.42%	\$13,563	Pickens Count Capital Improvement Plan 2021
GIS Building Footprints	\$ 25,000	0	\$ 25,000	22.42%	\$5,604	Pickens Count Capital Improvement Plan 2021
GIS Drone	\$ 52,000	0	\$ 52,000	22.42%	\$11,657	Pickens Count Capital Improvement Plan 2021
Plotter Scanner	\$ 25,000	0	\$ 25,000	22.42%	\$5,604	Pickens Count Capital Improvement Plan 2021
<b>Subtotal</b>	<b>\$ 353,512</b>	<b>\$ -</b>	<b>\$ 353,512</b>		<b>\$ 79,250</b>	
<b>County Administration Facilities Total</b>	<b>\$ 1,856,107</b>	<b>\$ -</b>	<b>\$ 1,856,107</b>		<b>\$ 416,101</b>	

**DEVELOPMENT IMPACT FEES  
PICKENS COUNTY  
FIRE NEEDS LIST THROUGH 2043 Appendix B**

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
<b>Fire</b>						
Shady Grove Station 12 Fire Engine	\$ 600,000	0	\$ 600,000	22.42%	\$134,508	Pickens Count Capital Improvement Plan 2021
Shady Grove Station 12 New Fire Station	\$ 1,000,000	0	\$ 1,000,000	22.42%	\$224,179	Pickens Count Capital Improvement Plan 2021
Shady Grove Station 12 International Rescue Truck	\$ 650,000	0	\$ 650,000	22.42%	\$145,717	Pickens Count Capital Improvement Plan 2021
Shady Grove Station 12 Fire Engine	\$ 750,000	0	\$ 750,000	22.42%	\$168,134	Pickens Count Capital Improvement Plan 2021
Shady Grove Station 12 Fire Engine	\$ 650,000	0	\$ 650,000	22.42%	\$145,717	Pickens Count Capital Improvement Plan 2021
Shady Grove Station 12 SCBA (10)	\$ 120,000	0	\$ 120,000	22.42%	\$26,902	Pickens Count Capital Improvement Plan 2021
Vineyards FD Station 11 New Pumper	\$ 550,000	0	\$ 550,000	22.42%	\$123,299	Pickens Count Capital Improvement Plan 2021
Vineyards FD Station 12 New Sub Station	\$ 800,000	0	\$ 800,000	22.42%	\$179,343	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 11 New Pumper	\$ 550,000	0	\$ 550,000	22.42%	\$123,299	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 11 New Substation	\$ 800,000	0	\$ 800,000	22.42%	\$179,343	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 2 Extraction Tools	\$ 30,000	0	\$ 30,000	22.42%	\$6,725	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 14 Vehicle Extraction Equipment	\$ 40,000	0	\$ 40,000	22.42%	\$8,967	Pickens Count Capital Improvement Plan 2022
Pickens Fire Dept. Station 7 Pumper	\$ 650,000	0	\$ 650,000	22.42%	\$145,717	Pickens Count Capital Improvement Plan 2023
Pickens Fire Dept. Station 2 Fire Engine	\$ 750,000	0	\$ 750,000	22.42%	\$168,134	Pickens Count Capital Improvement Plan 2024
Pickens Fire Dept. Station 15 Rescue Brush Truck	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2025
Pickens Fire Dept. Station 10 Fire Engine	\$ 600,000	0	\$ 600,000	22.42%	\$134,508	Pickens Count Capital Improvement Plan 2026
Pickens Fire Dept. Station 14 Fire Station	\$ 750,000	0	\$ 750,000	22.42%	\$168,134	Pickens Count Capital Improvement Plan 2027
Pickens Fire Dept. Station 15 extraction equipment	\$ 25,000	0	\$ 25,000	22.42%	\$5,604	Pickens Count Capital Improvement Plan 2028
Pickens Fire Dept. Station 2 Pick up Truck	\$ 60,000	0	\$ 60,000	22.42%	\$13,451	Pickens Count Capital Improvement Plan 2029
Pickens Fire Dept. Station 7 Brush Truck	\$ 70,000	0	\$ 70,000	22.42%	\$15,693	Pickens Count Capital Improvement Plan 2030
Pickens Fire Dept. Station 10 Ford 350 (Rescue Truck)	\$ 100,000	0	\$ 100,000	22.42%	\$22,418	Pickens Count Capital Improvement Plan 2031
Pickens Fire Dept. Station 3 Fire station	\$ 700,000	0	\$ 700,000	22.42%	\$156,926	Pickens Count Capital Improvement Plan 2032
Pickens Fire Dept. Station 2 Fire station	\$ 750,000	0	\$ 750,000	22.42%	\$168,134	Pickens Count Capital Improvement Plan 2033
Pickens Fire Dept. Station 15 New Station for 9 Times Area	\$ 750,000	0	\$ 750,000	22.42%	\$168,134	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 14 Pierce Arrow Pumper Fire Engine	\$ 1,100,000	0	\$ 1,100,000	22.42%	\$246,597	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 15 Generator	\$ 50,000	0	\$ 50,000	22.42%	\$11,209	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 1 Chevrolet 4x4 Brush Truck	\$ 150,000	0	\$ 150,000	22.42%	\$33,627	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 6 Ford F250 4x4 Brush truck	\$ 150,000	0	\$ 150,000	22.42%	\$33,627	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 3 Chevrolet 4x4 Brush Truck	\$ 150,000	0	\$ 150,000	22.42%	\$33,627	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 7 QVR Station Update Manpower	\$ 300,000	0	\$ 300,000	22.42%	\$67,254	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 1 Chev. Top Kick Pumper	\$ 600,000	0	\$ 600,000	22.42%	\$134,508	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 10 International Pumper	\$ 600,000	0	\$ 600,000	22.42%	\$134,508	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 2 SCBA (10)	\$ 70,000	0	\$ 70,000	22.42%	\$15,693	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 2 Land for New Headquarter Station	\$ 100,000	0	\$ 100,000	22.42%	\$22,418	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 2 Headquarter Station	\$ 3,000,000	0	\$ 3,000,000	22.42%	\$672,538	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 2 Ford F150 4x4 truck	\$ 55,000	0	\$ 55,000	22.42%	\$12,330	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 14 MSA G-1 SCBA (10)	\$ 70,000	0	\$ 70,000	22.42%	\$15,693	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 15 Rescue Brush Truck	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 15 SCBA	\$ 76,500	0	\$ 76,500	22.42%	\$17,150	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 10 Utility Task Vehicle	\$ 33,000	0	\$ 33,000	22.42%	\$7,398	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 3 Station Vehicle	\$ 45,000	0	\$ 45,000	22.42%	\$10,088	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 7 Fire Station	\$ 1,200,000	0	\$ 1,200,000	22.42%	\$269,015	Pickens Count Capital Improvement Plan 2021
Pickens Fire Dept. Station 7 Pumper, water Tender, E-Draulic	\$ 800,000	0	\$ 800,000	22.42%	\$179,343	Pickens Count Capital Improvement Plan 2021
Keowee Springs Station 13 Fire Substation	\$ 650,000	0	\$ 650,000	22.42%	\$145,717	Pickens Count Capital Improvement Plan 2021
Keowee Springs Station 13 International Pumper	\$ 1,000,000	0	\$ 1,000,000	22.42%	\$224,179	Pickens Count Capital Improvement Plan 2021
<b>Fire Facilities Subtotal</b>	<b>\$ 22,444,500</b>	<b>\$ -</b>	<b>\$ 22,444,500</b>		<b>\$ 5,031,592</b>	

**DEVELOPMENT IMPACT FEES  
PICKENS COUNTY  
EMS NEEDS LIST THROUGH 2043 Appendix B**

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
<b>EMS</b>						
Lucas 3 Chest Compression System	\$ 34,971	0	\$ 34,971	22.42%	\$7,840	Pickens Count Capital Improvement Plan 2021
Stryker Power Pro XT Stretchers	\$ 132,465	0	\$ 132,465	22.42%	\$29,696	Pickens Count Capital Improvement Plan 2021
Stryker Power Pro XT Stretchers	\$ 132,465	0	\$ 132,465	22.42%	\$29,696	Pickens Count Capital Improvement Plan 2021
Stryker Power Pro XT Stretchers	\$ 20,476	0	\$ 20,476	22.42%	\$4,590	Pickens Count Capital Improvement Plan 2021
Stryker Power Pro XT Stretchers	\$ 20,476	0	\$ 20,476	22.42%	\$4,590	Pickens Count Capital Improvement Plan 2021
Zoll X - Series monitor	\$ 254,589	0	\$ 254,589	22.42%	\$57,074	Pickens Count Capital Improvement Plan 2021
Zoll X - Series monitor	\$ 254,589	0	\$ 254,589	22.42%	\$57,074	Pickens Count Capital Improvement Plan 2021
Zoll X - Series monitor	\$ 39,355	0	\$ 39,355	22.42%	\$8,823	Pickens Count Capital Improvement Plan 2021
Zoll X - Series monitor	\$ 39,355	0	\$ 39,355	22.42%	\$8,823	Pickens Count Capital Improvement Plan 2021
F-250 Truck	\$ 60,500	0	\$ 60,500	22.42%	\$13,563	Pickens Count Capital Improvement Plan 2021
Ambulance	\$ 1,259,200	0	\$ 1,259,200	22.42%	\$282,287	Pickens Count Capital Improvement Plan 2021
Ambulance	\$ 1,019,170	0	\$ 1,019,170	22.42%	\$228,477	Pickens Count Capital Improvement Plan 2021
Supply Logistics Van	\$ 40,500	0	\$ 40,500	22.42%	\$9,079	Pickens Count Capital Improvement Plan 2021
Ford F150 4x4 Truck	\$ 60,000	0	\$ 60,000	22.42%	\$13,451	Pickens Count Capital Improvement Plan 2021
Directors Vehicle	\$ 65,500	0	\$ 65,500	22.42%	\$14,684	Pickens Count Capital Improvement Plan 2021
Supervisors QRV	\$ 65,500	0	\$ 65,500	22.42%	\$14,684	Pickens Count Capital Improvement Plan 2021
Expansion of Popefield Road EMS Station	\$ 180,000	0	\$ 180,000	22.42%	\$40,352	Pickens Count Capital Improvement Plan 2021
Pickens EMS Station	\$ 471,200	0	\$ 471,200	22.42%	\$105,633	Pickens Count Capital Improvement Plan 2021
Lucas 3 Chest Compression System	\$ 17,227	0	\$ 17,227	22.42%	\$3,862	Pickens Count Capital Improvement Plan 2021
<b>EMS Facilities Subtotal</b>	<b>\$ 4,167,538</b>	<b>\$ -</b>	<b>\$ 4,167,538</b>		<b>\$ 934,276</b>	



**DEVELOPMENT IMPACT FEES  
PICKENS COUNTY  
EMERGENCY MANAGEMENT NEEDS LIST THROUGH 2043 Appendix B**

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
<b>Emergency Management</b>						
Portable Light Towers	\$ 68,480	0	\$ 68,480	22.42%	\$15,352	Pickens Count Capital Improvement Plan 2021
Utility Terrain Vehicle	\$ 54,142	0	\$ 54,142	22.42%	\$12,138	Pickens Count Capital Improvement Plan 2021
Hazmat Multigas Meters	\$ 57,834	0	\$ 57,834	22.42%	\$12,965	Pickens Count Capital Improvement Plan 2021
Heavy Duty Work Truck	\$ 77,961	0	\$ 77,961	22.42%	\$17,477	Pickens Count Capital Improvement Plan 2021
Building at Six Mile	\$ 84,509	0	\$ 84,509	22.42%	\$18,945	Pickens Count Capital Improvement Plan 2021
Underwater Sonar system	\$ 110,000	0	\$ 110,000	22.42%	\$24,660	Pickens Count Capital Improvement Plan 2021
Flat Bottom Boat	\$ 64,200	0	\$ 64,200	22.42%	\$14,392	Pickens Count Capital Improvement Plan 2021
Dive Trailer	\$ 86,269	0	\$ 86,269	22.42%	\$19,340	Pickens Count Capital Improvement Plan 2021
Hazmat Response Truck	\$ 180,750	0	\$ 180,750	22.42%	\$40,520	Pickens Count Capital Improvement Plan 2021
Hazmat Quick Response Truck	\$ 750,000	0	\$ 750,000	22.42%	\$168,134	Pickens Count Capital Improvement Plan 2021
Mobile command Unit	\$ 800,000	0	\$ 800,000	22.42%	\$179,343	Pickens Count Capital Improvement Plan 2021
Countywide Radio System	\$ 12,390,000	0	\$ 12,390,000	22.42%	\$2,777,581	Pickens Count Capital Improvement Plan 2021
Communication Support Vehicle	\$ 77,961	0	\$ 77,961	22.42%	\$17,477	Pickens Count Capital Improvement Plan 2021
Logistics Flatbed truck	\$ 81,213	0	\$ 81,213	22.42%	\$18,206	Pickens Count Capital Improvement Plan 2021
Communication Trailers	\$ 114,918	0	\$ 114,918	22.42%	\$25,762	Pickens Count Capital Improvement Plan 2021
Logistics Trailer	\$ 86,269	0	\$ 86,269	22.42%	\$19,340	Pickens Count Capital Improvement Plan 2021
Dive Rescue Equipment	\$ 127,063	0	\$ 127,063	22.42%	\$28,485	Pickens Count Capital Improvement Plan 2021
<b>Emergency Management Facilities Subtotal</b>	<b>\$ 15,211,569</b>	<b>\$ -</b>	<b>\$ 15,211,569</b>		<b>\$ 3,410,119</b>	

**DEVELOPMENT IMPACT FEES  
PICKENS COUNTY  
ROADS & BRIDGES NEEDS LIST THROUGH 2043 Appendix B**

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
<b>Roads 7 Bridges</b>						
5-5 CY San Spreader	\$ 82,000	0	\$ 82,000	22.42%	\$18,383	Pickens Count Capital Improvement Plan 2021
Ford F350 crewcab 4x4 w/snow plow	\$ 70,000	0	\$ 70,000	22.42%	\$15,693	Pickens Count Capital Improvement Plan 2021
Perimeter Road	\$ 80,000	0	\$ 80,000	22.42%	\$17,934	Pickens Count Capital Improvement Plan 2021
Ford LT 900 Dump Truck	\$ 220,000	0	\$ 220,000	22.42%	\$49,319	Pickens Count Capital Improvement Plan 2021
CAT 320L track hoe	\$ 290,000	0	\$ 290,000	22.42%	\$65,012	Pickens Count Capital Improvement Plan 2021
Plotter for Sign shop	\$ 14,500	0	\$ 14,500	22.42%	\$3,251	Pickens Count Capital Improvement Plan 2021
Ford F350 crewcab 4x4 w/snowplow	\$ 75,000	0	\$ 75,000	22.42%	\$16,813	Pickens Count Capital Improvement Plan 2021
Morbark Chipper	\$ 120,000	0	\$ 120,000	22.42%	\$26,902	Pickens Count Capital Improvement Plan 2021
Ford LT 900 Dump Truck	\$ 230,000	0	\$ 230,000	22.42%	\$51,561	Pickens Count Capital Improvement Plan 2021
LoadStar low boy trailer	\$ 110,000	0	\$ 110,000	22.42%	\$24,660	Pickens Count Capital Improvement Plan 2021
Ford F800 flat dump truck	\$ 128,000	0	\$ 128,000	22.42%	\$28,695	Pickens Count Capital Improvement Plan 2021
Ford F800 flat bed dump truck	\$ 128,000	0	\$ 128,000	22.42%	\$28,695	Pickens Count Capital Improvement Plan 2021
SRECO pressure washer	\$ 130,000	0	\$ 130,000	22.42%	\$29,143	Pickens Count Capital Improvement Plan 2021
Cat mowing tractor with mowing deck	\$ 175,000	0	\$ 175,000	22.42%	\$39,231	Pickens Count Capital Improvement Plan 2021
Challenger 48 ft low boy trailer	\$ 95,000	0	\$ 95,000	22.42%	\$21,297	Pickens Count Capital Improvement Plan 2021
Kabota Skid Steer	\$ 140,000	0	\$ 140,000	22.42%	\$31,385	Pickens Count Capital Improvement Plan 2021
CAT 308D mini excavator	\$ 220,000	0	\$ 220,000	22.42%	\$49,319	Pickens Count Capital Improvement Plan 2021
CAT 308D mini excavator	\$ 240,000	0	\$ 240,000	22.42%	\$53,803	Pickens Count Capital Improvement Plan 2021
L 9000 dump truck	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2021
L 9000 dump truck	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2021
Dodge 1500 4x4 truck	\$ 81,000	0	\$ 81,000	22.42%	\$18,159	Pickens Count Capital Improvement Plan 2021
Dodge 1500 4x4 truck	\$ 81,000	0	\$ 81,000	22.42%	\$18,159	Pickens Count Capital Improvement Plan 2021
Chevy C7500 flatbed truck	\$ 200,000	0	\$ 200,000	22.42%	\$44,836	Pickens Count Capital Improvement Plan 2021
CAT 308 mini excavator	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2021
CAT 938 rubber tire loader	\$ 280,000	0	\$ 280,000	22.42%	\$62,770	Pickens Count Capital Improvement Plan 2021
Ford F750 dump truck	\$ 100,000	0	\$ 100,000	22.42%	\$22,418	Pickens Count Capital Improvement Plan 2021
Old Saluda Dam Road 60 ft Bridge	\$ 265,000	0	\$ 265,000	22.42%	\$59,408	Pickens Count Capital Improvement Plan 2021
<b>Roads &amp; Bridges Facilities Subtotal</b>	<b>\$ 4,304,500</b>	<b>\$ -</b>	<b>\$ 4,304,500</b>		<b>\$ 964,980</b>	

**DEVELOPMENT IMPACT FEES  
PICKENS COUNTY  
SOLID WASTE NEEDS LIST THROUGH 2043 Appendix B**

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
<b>Solid Waste</b>						
Mack Roll Off truck	\$ 70,000	0	\$ 70,000	22.42%	\$15,693	Pickens Count Capital Improvement Plan 2021
Roll off Container	\$ 75,000	0	\$ 75,000	22.42%	\$16,813	Pickens Count Capital Improvement Plan 2021
Roll off Container	\$ 75,000	0	\$ 75,000	22.42%	\$16,813	Pickens Count Capital Improvement Plan 2021
Roll off Container	\$ 75,000	0	\$ 75,000	22.42%	\$16,813	Pickens Count Capital Improvement Plan 2021
Roll off Container	\$ 75,000	0	\$ 75,000	22.42%	\$16,813	Pickens Count Capital Improvement Plan 2021
Compactor	\$ 118,000	0	\$ 118,000	22.42%	\$26,453	Pickens Count Capital Improvement Plan 2021
Compactor	\$ 118,000	0	\$ 118,000	22.42%	\$26,453	Pickens Count Capital Improvement Plan 2021
Spec Tech (walking floor trailer)	\$ 270,000	0	\$ 270,000	22.42%	\$60,528	Pickens Count Capital Improvement Plan 2021
Spec Tech (walking floor trailer)	\$ 270,000	0	\$ 270,000	22.42%	\$60,528	Pickens Count Capital Improvement Plan 2021
Spec Tech (walking floor trailer)	\$ 130,000	0	\$ 130,000	22.42%	\$29,143	Pickens Count Capital Improvement Plan 2021
Spec Tech (walking floor trailer)	\$ 130,000	0	\$ 130,000	22.42%	\$29,143	Pickens Count Capital Improvement Plan 2021
Easley RC Upgrade	\$ 146,250	0	\$ 146,250	22.42%	\$32,786	Pickens Count Capital Improvement Plan 2021
Samsun Track Hoe	\$ 280,000	0	\$ 280,000	22.42%	\$62,770	Pickens Count Capital Improvement Plan 2021
CASE Skid Steer	\$ 140,000	0	\$ 140,000	22.42%	\$31,385	Pickens Count Capital Improvement Plan 2021
Mack Roll Off truck	\$ 220,000	0	\$ 220,000	22.42%	\$49,319	Pickens Count Capital Improvement Plan 2021
CASE Skid Steer	\$ 150,000	0	\$ 150,000	22.42%	\$33,627	Pickens Count Capital Improvement Plan 2021
Sterling Road Tractor	\$ 210,000	0	\$ 210,000	22.42%	\$47,078	Pickens Count Capital Improvement Plan 2021
Sterling Road Tractor	\$ 210,000	0	\$ 210,000	22.42%	\$47,078	Pickens Count Capital Improvement Plan 2021
Sterling Roll Off truck	\$ 260,000	0	\$ 260,000	22.42%	\$58,287	Pickens Count Capital Improvement Plan 2021
Upgrade N Old Pendleton	\$ 381,000	0	\$ 381,000	22.42%	\$85,412	Pickens Count Capital Improvement Plan 2021
Freightliner Road Tractor	\$ 240,000	0	\$ 240,000	22.42%	\$53,803	Pickens Count Capital Improvement Plan 2021
Freightliner Road Tractor	\$ 240,000	0	\$ 240,000	22.42%	\$53,803	Pickens Count Capital Improvement Plan 2021
CAT 938 K wheel loader	\$ 370,000	0	\$ 370,000	22.42%	\$82,946	Pickens Count Capital Improvement Plan 2021
John Deere Rubber Tire Loader	\$ 240,000	0	\$ 240,000	22.42%	\$53,803	Pickens Count Capital Improvement Plan 2021
Freightliner Road Tractor	\$ 250,000	0	\$ 250,000	22.42%	\$56,045	Pickens Count Capital Improvement Plan 2021
Sterling Road Tractor	\$ 260,000	0	\$ 260,000	22.42%	\$58,287	Pickens Count Capital Improvement Plan 2021
Western Star Road Tractor	\$ 260,000	0	\$ 260,000	22.42%	\$58,287	Pickens Count Capital Improvement Plan 2021
Willow Springs Retro fit	\$ 674,460	0	\$ 674,460	22.42%	\$151,200	Pickens Count Capital Improvement Plan 2021
Marathon Bailer	\$ 623,650	0	\$ 623,650	22.42%	\$139,809	Pickens Count Capital Improvement Plan 2021
45 yd compactor (2)	\$ 60,000	0	\$ 60,000	22.42%	\$13,451	Pickens Count Capital Improvement Plan 2021
<b>Solida Waste Facilities Subtotal</b>	<b>\$ 6,621,360</b>	<b>\$ -</b>	<b>\$ 6,621,360</b>		<b>\$ 1,484,372</b>	

**APPENDIX B  
PICKENS COUNTY, SOUTH CAROLINA  
LIBRARY FACILITIES INVENTORY**

<b>Buildings</b>	<b>Address</b>	<b>(Sq. Ft.)</b>	<b>Unit Cost / SF</b>	<b>Value</b>
Captain Kimberly Hampton Mem. Library	304 Biltmore Road, Easley, SC	12,000	\$600	\$7,200,000
Central-Clemson Library	105 Commons Way, Central, SC	12,448	\$600	\$7,468,800
Sarlin Library	15 S Palmetto St., Liberty, SC	6,400	\$600	\$3,840,000
Village Library	124 N Catherine St., Pickens, SC	8,200	\$600	\$4,920,000
		<b>39,048</b>	<b>\$600</b>	<b>\$23,428,800</b>

<b>Land</b>	<b>Address</b>	<b>(Acres)</b>	<b>Land Cost / Acre</b>	<b>Value</b>
Captain Kimberly Hampton Mem. Library	304 Biltmore Road, Easley, SC	9.07	\$151,093	\$1,370,414
Central-Clemson Library	105 Commons Way, Central, SC	1.68	\$151,093	\$253,836
Sarlin Library	15 S Palmetto St., Liberty, SC	0.55	\$151,093	\$83,101
Village Library	124 N Catherine St., Pickens, SC	2.04	\$151,093	\$308,230
		<b>13.34</b>	<b>\$151,093</b>	<b>\$2,015,581</b>

<b>Vehicles</b>	<b>Year</b>	<b>Original Cost</b>	<b>Replacement Cost</b>
1999 PLYMOUTH VOYAGER VAN	1999	\$15,641	\$35,347
2005 DODGE CARAVAN VAN	2005	\$16,038	\$29,914
2010 DODGE GRAND CARAVAN	2010	\$197,787	\$307,467
2020 FORD TRANSIT 350	2121	\$43,428	\$51,117
		<b>\$423,845</b>	

<b>Property and Equipment</b>	<b>Year</b>	<b>Original Cost</b>	<b>Replacement Cost</b>
LIBRARY SHELVING SYSTEM	1997	\$28,050	\$64,196
LIBRARY SHELVING SYSTEM	1997	\$51,735	\$118,403
SECURITY SYSTEM BOOKS WALK THROUGH	1997	\$10,229	\$23,409
SECURITY SYSTEM BOOKS WALK THROUGH	1997	\$8,863	\$20,283
CORRIDOR BOOK SECURITY SYSTEM	2001	\$8,703	\$18,000
BOOK SECURITY DETECTION SYSTEM	2002	\$7,185	\$17,438
BOOK SECURITY DETECTION SYSTEM	2004	\$8,781	\$16,439
LIBRARY FURNITURE	2005	\$252,411	\$470,792
SHELVING SYSTEM	2005	\$129,933	\$236,478
10 PORT GB CORE SWITCH	2007	\$6,569	\$11,154
CUSTOM CIRCULATION DESK	2011	\$9,245	\$13,974
NETWORK SERVER FOR VIRTUAL DESKTOP	2012	\$6,892	\$10,241
NETWORK SERVER FOR VIRTUAL DESKTOP	2012	\$6,892	\$10,241
IMAGE DATA MICROFILM SCANPRO 2000	2013	\$19,116	\$28,347
SCANPRO 2000 MICROFILM SCANNER	2014	\$17,255	\$27,682
SHARP MX-3640N COPIER	2015	\$6,281	\$9,916
SHARP MX-3640N COPIER	2015	\$6,281	\$9,916
SHARP MX-2640N COPIER	2016	\$6,853	\$10,493
CAPT. KIMBERLY HAMPTON HELICOPTER	2020	\$50,000	\$68,403
MX4051 FAX BOARD & LARGE CAPACITY TRAY	2021	\$9,070	\$10,676
MX4051 FAX BOARD & LARGE CAPACITY TRAY	2021	\$9,070	\$10,676
MX4051 W/ FAX BOARD	2021	\$7,885	\$9,281
MX5051 FAX BOARD/SADDLE STITCH FINISHER	2021	\$12,584	\$14,812
COPIER - EASLEY LIBRARY	2023	\$6,603	\$6,603
COPIER - EASLEY LIBRARY	2023	\$8,704	\$8,704
COPIER - PICKENS LIBRARY	2023	\$8,704	\$8,704
		<b>\$703,891</b>	<b>\$1,255,262</b>

**APPENDIX  
PICKENS COUNTY, SOUTH CAROLINA  
PARKS FACILITIES LIST**

<b>Parks</b>	<b>Address</b>	<b>(Acres)</b>	<b>Cost / Acre</b>	<b>Value</b>
Mile Creek	757 Keowee Baptist Church Road, Six	124.26	\$151,093	\$18,774,821
Catechee Point	1109 Norris Hwy, Central	7.35	\$151,093	\$1,110,534
Equoni Point	954 Madden Bridge Road, Central	4.1	\$151,093	\$624,014
Long Shoals	8087 HWY 11, Pickens	14.56	\$151,093	\$2,199,915
Grant Meadow	4750 HWY 11, Pickens	0.78	\$151,093	\$117,853
			<b>151.08</b>	<b>\$22,827,137</b>

<b>Vehicles</b>				
<b>Make</b>	<b>Park</b>	<b>Year</b>	<b>Original Cost</b>	<b>Replacement Cost</b>
2003 CHEVROLET SILVERADO 4WD TRUCK	Mile Creek	2003	21,256.56	\$50,956
2008 FORD F150 4X4 TRUCK	Mile Creek	2008	19,828.60	\$32,870
2009 FORD F150 4X2 TRUCK	Mile Creek	2009	17,650.00	\$27,960
2012 KAWASAKI MULE 600 UTILITY VEHICLE	Mile Creek	2012	7,828.04	\$11,633
2015 KAWASAKI UTILITY VEHICLE	Mile Creek	2015	8,114.00	\$12,811
2022 POLARIS RANGER 500	Mile Creek	2022	11,650.00	\$12,549
			<b>6</b>	<b>\$148,778</b>

<b>Individual Park</b>				
<b>Property / Structures / Equipment</b>	<b>Parks</b>	<b>Year</b>	<b>Original Cost</b>	<b>Replacement Cost</b>
COUNTY PARK MAINTENANCE SHOP	Mile Creek	1983	21,000	\$58,729
COMFORT STATION (BEAVER ISLAND)	Mile Creek	1985	38,000	\$106,271
COMFORT STATION (BOAT RAMP)	Mile Creek	1985	33,000	\$92,288
COMFORT STATION (DEER ISLAND)	Mile Creek	1985	35,000	\$97,881
COMFORT STATION (DUCK ISLAND)	Mile Creek	1985	38,000	\$106,271
COMMUNITY BUILDING	Mile Creek	1985	40,000	\$111,864
PARK RANGERS OFFICE	Mile Creek	1986	85,000	\$237,712
ICE-O-MATIC ICE MAKER MACHINE	Mile Creek	2008	6,328	\$10,490
JOHN DEERE 3320 TRACTOR	Mile Creek	2008	18,606	\$30,843
KUBOTA MOWER	Mile Creek	2008	14,132	\$23,427
PLAYGROUND EQUIPMENT	Mile Creek	2008	31,387	\$52,030
PLAYGROUND EQUIPMENT	Mile Creek	2008	31,421	\$52,087
MILE CREEK PARK SEPTIC TANK DUMP STATION	Mile Creek	2010	8,365	\$13,004
MILE CREEK PARK PAVILION	Mile Creek	2011	106,250	\$160,601
BOAT DOCK	Mile Creek	2014	67,000	\$107,488
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
MILE CREEK PARK CABIN	Mile Creek	2019	40,398	\$50,317
Covered Basketball Court	Mile Creek			\$200,000
BOAT RAMP & DAY USE PARKING	Mile Creek	2020	44,506	\$60,887
COURTESY DOCKS	Mile Creek	2020	173,620	\$237,522
FERRIS MOWER	Mile Creek	2020	7,810	\$9,193
MCP ENTRANCE	Mile Creek	2022	19,972	\$21,513
MCP ENTRANCE	Mile Creek	2022	2,087	\$2,248
MCP UTILITY WORK	Mile Creek	2022	6,851	\$7,379
Picnic Shelters (3)	Mile Creek			\$200,000
Picnic Tables (94)	Mile Creek			\$75,200
Fire Rings (79)	Mile Creek			\$45,000
Mis.	Mile Creek			\$500,000
Picnic Shelters (2)	Catechee Point			\$30,000
Observation Decks (2)	Catechee Point			\$100,000
Kayak Storage Racks	Catechee Point			\$5,000
Picnic Tables (4)	Catechee Point			\$3,200
Observation Decks	Equini Point			\$50,000
Picnic Shelter	Equini Point			\$150,000
Picni Tables (2)	Equini Point			\$1,600

Stairs to River	Long Shoals	\$75,000
Access Gates (2)	Long Shoals	\$1,000
Split Rail Fence Est. 1000 linear ft @ \$30 Linea foot	Long Shoals	\$30,000
Picnic Tables(4)	Long Shoals	\$3,200
Split Rail Fence Est. 1000 linear ft @ \$30 Linea foot	Grant Meadow	\$30,000
EZ Go Golf Cart	Mis.	\$10,000
Stihl chainsaws (3)	Mis.	\$12,000
Husqvarna chansaw	Mis.	\$1,500
Stihl weed eaters (3)	Mis.	\$750

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<b>Total</b>	<b>\$1,232,314</b>	<b>\$3,626,347</b>
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**APPENDIX B  
PICKENS COUNTY, SOUTH CAROLINA  
LAND INVENTORY**

Address / Location	Property Location	County	Proposed Use	Sale Date	Acres	Total Price	Price/Acre
752 Rolling Hills Cir	Easley	Pickens	Commercial, Office, Restaurant, Retail, Str	7/6/2023	2.96	\$700,000	\$236,486
Old Greenville Hwy	Clemson	Pickens	Commercial	3/9/2023	2.00	\$1,650,000	\$825,000
W Main St	Easley	Pickens	Commercial	3/1/2023	1.50	\$115,000	\$76,667
HWY 153	Easley	Pickens		12/9/2022	3.70	\$370,000	\$100,000
Hwy 178 & 101 Mills Ave	Liberty	Pickens	Commercial	11/15/2022	2.28	\$150,000	\$65,789
3790 Calhoun Memorial Hwy	Easley	Pickens	Convenience Store, Retail, Strip Center	5/19/2022	1.08	\$250,000	\$231,481
104 WINDY KNOB Trl	Six Mile	Pickens		4/7/2022	1.13	\$1,900,000	\$1,681,416
Rolling Hills Cir	Easley	Pickens	Commercial, Retail	4/6/2022	2.11	\$3,525,000	\$1,670,616
Gentry Memorial Hwy	Pickens	Pickens	Retail	3/7/2022	0.93	\$475,000	\$510,753
100 Buena Vista Dr	Easley	Pickens		2/22/2022	0.50	\$17,500	\$35,000
Rolling Hills Cir	Easley	Pickens	Commercial, Medical, Office, Retail	1/31/2022	3.01	\$925,000	\$307,309
402 College Ave	Clemson	Pickens		9/17/2021	0.72	\$1,400,000	\$1,944,444
5240 Calhoun Memorial Hwy	Easley	Pickens	Commercial	8/30/2021	1.05	\$875,000	\$833,333
7139 Cherokee Foothills Sceni	Sunset	Pickens		8/23/2021	4.29	\$65,000	\$15,152
00 Chastain Rd	Liberty	Pickens		8/5/2021	3.78	\$38,900	\$10,291
100 Clear Spring Ct	Clemson	Pickens		7/9/2021	0.75	\$20,000	\$26,667
104 Clear Spring Ct	Clemson	Pickens		7/9/2021	0.83	\$20,000	\$24,096
2663 Gentry Memorial Hwy	Pickens	Pickens	Commercial, Community Center, Convenie	6/3/2021	3.29	\$43,332	\$13,171
106 Roberts Dr	Pickens	Pickens		6/3/2021	2.80	\$279,168	\$99,703
104 River Rd	Cleveland	Pickens		5/26/2021	3.32	\$32,500	\$9,789
5625 Moorefield Memorial Hv	Liberty	Pickens	Commercial, Convenience Store, Religious	5/7/2021	3.26	\$42,000	\$12,883
211 Hester Store Rd	Easley	Pickens		3/8/2021	3.13	\$70,000	\$22,364
2906 Greenville Hwy	Easley	Pickens	Commercial, Retail, Storefrnt Retail/Residr	2/11/2021	3.00	\$565,000	\$188,333
301 Ambler School Rd	Marietta	Pickens		1/14/2021	2.58	\$24,000	\$9,302
Rockcrest Rd	Cleveland	Pickens		12/1/2020	1.75	\$25,000	\$14,286
2201 Powdersville Rd	Easley	Pickens	Health Care, Medical, Office	5/29/2020	1.61	\$99,000	\$61,491
200 Odom Rd	Easley	Pickens		5/21/2020	2.80	\$27,000	\$9,643
976 College Ave	Clemson	Pickens	Mixed Use	12/30/2019	1.50	\$190,000	\$126,667
00 Ross Ave	Easley	Pickens		9/6/2019	0.61	\$30,000	\$49,180
Highway 93	Central	Pickens		6/7/2019	2.20	\$289,900	\$131,773
5138 Calhoun Memorial Hwy	Easley	Pickens	Fast Food	5/16/2019	0.92	\$930,000	\$1,010,870
126 Sunflower Ln	Easley	Pickens		4/1/2019	4.59	\$171,000	\$37,255
104 Ballentine St	Easley	Pickens	Commercial	1/16/2019	1.10	\$52,000	\$47,273
425 Cedar Cir	Easley	Pickens	Commercial, Retail	1/9/2019	0.33	\$25,000	\$74,918
106 Southern Center Way	Easley	Pickens		12/1/2018	4.50	\$475,000	\$105,556
37 S Driftwood Ct	Easley	Pickens	Single Family Development	11/19/2018	2.35	\$435,000	\$185,106
100 S Azalea Cir	Pickens	Pickens	Manuftrd Hms/Mobl Hm Prk	11/8/2018	2.00	\$139,500	\$69,750
4283 Calhoun Memorial Hwy	Easley	Pickens	Commercial, Industrial, MultiFamily, Retai	10/17/2018	4.43	\$1,130,000	\$255,079
120 Liberty Dr	Clemson	Pickens	Commercial, Office, Retail	9/6/2018	1.70	\$290,000	\$170,588
1113 Brushy Creek Rd	Easley	Pickens	Commercial, Medical, Office	8/8/2018	1.80	\$100,000	\$55,556
208 Kelly Rd	Clemson	Pickens	Commercial	8/3/2018	1.96	\$800,000	\$408,163
1275 Table Rock Rd	Pickens	Pickens		4/12/2018	2.80	\$90,000	\$32,143
988 Old Shirley Rd	Central	Pickens		8/31/2023	47.00	\$2,480,000	\$52,766
100 Rocky Rd	Cleveland	Pickens		8/15/2023	7.12	\$80,000	\$11,236
4510 Calhoun Memorial Hwy	Easley	Pickens	Commercial, Office, Retail	8/9/2023	5.24	\$1,700,000	\$324,427
111 Rocky Rd	Cleveland	Pickens		1/18/2023	5.94	\$48,000	\$8,081
418-422 Ann St	Pickens	Pickens	Commercial	12/22/2022	10.14	\$905,000	\$89,250
197 State Rd	Pickens	Pickens		10/6/2022	19.52	\$318,500	\$16,317
189 Cofferdam Rd	Six Mile	Pickens	Commercial	9/28/2022	33.00	\$539,500	\$16,348
Old Easley Bridge Rd Hwy 15	Easley	Pickens	Commercial, Retail	5/9/2022	8.94	\$1,935,000	\$216,443
1493 Saluda Dam Rd	Easley	Pickens	Industrial	4/27/2022	91.64	\$5,200,000	\$56,744
400 Cross Creek Rd	Central	Pickens	Apartment Units	12/24/2021	21.00	\$825,000	\$39,286
563 Prince Ferry Rd	Easley	Pickens		12/22/2021	85.86	\$5,676,300	\$66,111
1110 Olive St	Easley	Pickens		12/21/2021	20.00	\$2,027,500	\$101,375
4215 Calhoun Memorial Hwy	Easley	Pickens	Apartment Units	11/24/2021	16.00	\$1,300,000	\$81,250
Fruit Mountain Rd	Easley	Pickens	Commercial, Single Family Development	10/12/2021	6.00	\$56,000	\$9,333
77 Voyage End	Cleveland	Pickens		9/28/2021	41.00	\$371,014	\$9,049
147 Corn Mill Rd	Pickens	Pickens	Single Family Development	9/10/2021	28.00	\$322,000	\$11,500
963 Winding Creek Rd	Liberty	Pickens		9/3/2021	28.50	\$293,975	\$10,315
1550 Brushy Creek Rd	Easley	Pickens	Hold for Development, Master Planned Coi	8/19/2021	21.00	\$800,000	\$38,095
323 Sandalwood Dr	Easley	Pickens		8/3/2021	11.42	\$150,000	\$13,135
3209 Dacusville Hwy	Easley	Pickens	Commercial, Single Family Development	6/7/2021	10.78	\$150,000	\$13,915
2663 Gentry Memorial Hwy	Pickens	Pickens		6/3/2021	5.49	\$279,168	\$50,850
Crestview & Sheffield Rd	Easley	Pickens	Bank, Commercial, Convenience Store, Dej	5/18/2021	5.70	\$500,000	\$87,719
147 Kay Dr	Easley	Pickens	Commercial, Retail, Storefront Retail/Offic	3/17/2021	25.00	\$800,000	\$32,000
0 Airport Rd	Liberty	Pickens	Commercial, Office, Retail, Warehouse	2/26/2021	12.43	\$99,500	\$8,005
105 Stewart Dr	Easley	Pickens		2/26/2021	16.00	\$979,000	\$61,188
Sliding Rock Rd	Pickens	Pickens	Commercial	2/12/2021	38.00	\$275,000	\$7,237
190 Ford Rd	Central	Pickens		2/8/2021	17.77	\$250,000	\$14,069
00 Highway 11	Pickens	Pickens		1/26/2021	12.49	\$68,000	\$5,445
168 Homestead Rd	Pickens	Pickens		11/23/2020	10.67	\$350,000	\$32,802
00 Dacusville Hwy	Marietta	Pickens	Commercial	10/27/2020	20.00	\$151,200	\$7,560
0 N Old Pendleton Rd	Easley	Pickens	Mixed Use	10/9/2020	30.00	\$281,800	\$9,393
238 Hardwood Ln	Cleveland	Pickens	Commercial	9/16/2020	100.00	\$900,000	\$9,000
0 Breazeale Rd	Liberty	Pickens		9/1/2020	32.00	\$205,000	\$6,406
534 E Main St	Liberty	Pickens		7/20/2020	24.92	\$205,000	\$8,226
100 Pearson Rd	Easley	Pickens	Apartment Units, MultiFamily, Office	6/1/2020	10.00	\$440,000	\$44,000

Chapman Hill Rd	Clemson	Pickens	Commercial, Industrial, Single Family Dev	5/29/2020	64.00	\$1,039,789	\$16,247
Hill Street	Pickens	Pickens	Single Family Development	1/30/2020	57.76	\$235,000	\$4,069
1208 S 5th St	Easley	Pickens		12/19/2019	20.20	\$390,000	\$19,307
Old Dacusville Rd	Easley	Pickens		10/24/2019	19.80	\$110,000	\$5,556
Cedar Hill Rd	Six Mile	Pickens	Single Family Development	9/18/2019	29.17	\$190,000	\$6,514
861 N Homestead Rd	Pickens	Pickens		7/23/2019	45.00	\$173,250	\$3,850
100 Pine Ridge Dr	Easley	Pickens	MultiFamily	6/20/2019	5.23	\$525,000	\$100,382
413 Hood Rd	Easley	Pickens		5/3/2019	39.00	\$385,000	\$9,872
Chastain Rd	Liberty	Pickens	Apartment Units, Commercial, Community	1/4/2019	45.78	\$220,000	\$4,806
0 Pearson Rd	Jenkinsville	Pickens		9/21/2018	7.33	\$175,000	\$23,874
00 Green Tree Dr	Liberty	Pickens	Agribusiness, Commercial, Industrial	5/15/2018	29.84	\$135,000	\$4,524
148 Crumpton Ln	Easley	Pickens	Apartment Units, Single Family Developme	1/30/2018	22.07	\$500,000	\$22,655
208 Country Creek Dr	Pickens	Pickens	Commercial, Winery/Vineyard	1/5/2018	12.80	\$160,000	\$12,500
						<b>Average</b>	<b>\$151,093</b>



## **APPENDIX C**

Pickens County

**DRAFT** Development Impact Fee Justification Study



**SOUTH CAROLINA  
IMPACT FEE ACT**

CHAPTER 1  
General Provisions

ARTICLE 9  
Development Impact Fees

**SECTION 6-1-910.** Short title.

This article may be cited as the "South Carolina Development Impact Fee Act".

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-920.** Definitions.

As used in this article:

(1) "Affordable housing" means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) "Capital improvements" means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) "Capital improvements plan" means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) "Connection charges" and "hookup charges" mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) "Developer" means an individual or corporation, partnership, or other entity undertaking development.

(6) "Development" means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. "Development" does not include alterations made to existing single-family homes.

(7) "Development approval" means a document from a governmental entity which authorizes the commencement of a development.

(8) "Development impact fee" or "impact fee" means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.

(11) "Governmental entity" means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) "Incidental benefits" are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.

(15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) "Project" means a particular development on an identified parcel of land.

(17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) "Public facilities" means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

(19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

## Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

### **SECTION 6-1-930.** Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

### **SECTION 6-1-940.** Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

- (4) inform the fee payor that:
  - (a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;
  - (b) he has the right of appeal, as provided in Section 6-1-1030;
  - (c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-950.** Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-960.** Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

- (1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

- (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

- (3) a description of the land use assumptions;

- (4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

- (5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service

not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-970.** Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

**SECTION 6-1-980.** Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-990.** Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1000.** Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1010.** Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

(1) a purpose other than system improvement costs to create additional improvements to serve new growth;

(2) a category of system improvements other than that for which they were collected; or

(3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1020.** Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

(1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or

(2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1030.** Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1040.** Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1050.** Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project.



An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1060.** Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1070.** Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1080.** Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1090.** Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-2000.** Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-2010.** Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.



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