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November 19, 2015

Forsyth County Board of Commissioners
110 East Main Street
Cumming, GA 30040

Re: Impact Fee Increase Proposal

Members of the Forsyth County Board of Commissioners,

The Council for Quality Growth is a 30 year-old not-for-profit trade association comprised of a diverse membership of developers, contractors, engineers, architects, planners, law firms and bankers with a vested interest in quality growth and development in the Region and Forsyth County. As the Board of Commissioners considers an increase in the county's impact fees, the Council would like to offer comments and suggestions on the proposed fees.

The Council understands that impact fees are a viable and effective way for local governments to fund the expansion of government services needed as a community grows and, in principle, the Council and its members recognize and support the County's efforts. However we ask that the new fees be implemented in a way that is transparent and does not create an un-mitigatable impact on vested projects and overall economic development, for short-term projects, both residential and commercial, and the County's long-term economic viability.

Further, it is incumbent on the County to match needs with projected available funds prior to assessing an increase in impact fees. Therefore as a partner in this decision, the Council respectfully requests that the Board of Commissioners and County DOT provide an up-to-date needs assessment and transportation project list that accounts for the \$200 Million infrastructure bond and the \$156 Million in matching funding from GDOT and the impact of funding available from House Bill 170 (Transportation Funding Bill), in order to determine an accurate and proportional impact fee amount. Before the fee can be assessed and fully understood by Forsyth County's development community, the following considerations should be addressed:

- In order to justify the fee amount, given the influx of transportation funding in the County that was not accounted for in the Impact Fee Study Report, a complete, county-wide transportation needs assessment and prioritized project list with funding requirements must be provided by the County Department of Transportation.
- Allow for developments that have submitted a complete Land Disturbance Permit (LDP), Final Plat, Preliminary Plat, or a Zoning Application to be vested and subject to the current approved impact fee schedule at the time

- of issuance. To avoid vesting lots that have been zoned without development plans, require that all vested property must apply for building permit within 18 months.

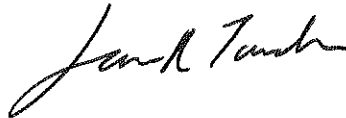
We respectfully request the Board of Commissioners remand this impact fee proposal back to the Impact Fee Committee and County staff to further evaluate the true funding needs and assess the negative consequences to property owners who have acquired certain permits to proceed based on the economics of the existing impact fee schedule.

The Council and its members look forward to continuing to work with you to adopt a fee schedule that is transparent and based on a clear need to fund transportation improvements needed as new developments are constructed. Please do not hesitate to call on us whenever we may be of service to you in this and any other matter. Thank you for your dedicated service.

Sincerely,



Michael Paris
President & CEO
Council for Quality Growth



James Touchton
Director, Policy & Government Affairs
Council for Quality Growth