

PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 • 77 Jackson Street

Zebulon, GA 30295

J. Briar Johnson, Chairman
Tim Daniel, Commissioner
Tim Guy, Commissioner
Jason Proctor, Commissioner
James Jenkins, Commissioner

Brandon Rogers, County Manager
Angela Blount, County Clerk

Regular Meeting AGENDA Wednesday, May 13, 2026 - 9:00 AM Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, Georgia Town Hall Meeting at 8:45 a.m.

1. CALL TO ORDER

Chairman J. Briar Johnson

2. INVOCATION

Kyle Garner

3. PLEDGE OF ALLEGIANCE

Chairman J. Briar Johnson

4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))

5. APPROVAL OF THE MINUTES

- a. Minutes of the April 28, 2026, Regular Monthly Meeting.
- b. Minutes of the April 28, 2026, Executive Session.

6. INVITED GUESTS

- a. Employee Recognition for service to Pike County.
 - Rickey Priest - Pike County Public Works

7. REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES

- a. Monthly Reports submitted from County Departments and County Authorities, including a Revenue/Expenditure Statement for all departments, and a summary check register.

Department Reports

- b. County Manager Report

Update on County finances for the following funds/accounts:

"The financial statements were not available at the time this agenda was prepared. They will be updated and distributed promptly upon receipt."

- c. County Manager Comments.
- d. Commissioner Reports.
- e. County Attorney Report to Commissioners.

8. UNFINISHED BUSINESS - None

9. NEW BUSINESS

- a. Consider one appointment to Two Rivers RC & D Council to fill an expired one-year term, set to expire December 31, 2026. *Applicant has met criteria.*
- b. Approve/deny issuance of alcohol license (Retail Sales – beer and wine) for Payal Patel, Shanvi 2026 LLC dba Pit Stop, 5900 Highway 19 South, Zebulon, GA. *Applicant has met criteria.*
- c. Open sealed bids for the Paving Parking Lot project located at 331 Thomaston Street Zebulon, GA.
- d. Approve/deny First Reading of the FY 2026-2027 Budget.
- e. **PUBLIC HEARING** – Update of Development Impact Fee Ordinance.

10. PUBLIC COMMENT - (Limited to 5 minutes per person)

- a. Sean Walker to address the Board a presentation regarding modernization opportunities for Pike County’s website and digital citizen services on behalf of Defiant Ones Marketing LLC, including ADA accessibility improvements, automation opportunities, and enhances online usability for residents.

11. EXECUTIVE SESSION

- a. County Manager Rob Morton requests an Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2), germane to personnel.

12. ADJOURNMENT

Agenda subject to revision.

PIKE COUNTY BOARD OF COMMISSIONERS

Minutes of the April 28, 2026, Regular Monthly Meeting

SUBJECT:

Minutes of the April 28, 2026, Regular Monthly Meeting.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes of the April 28, 2026, Regular Monthly Meeting

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

**REGULAR MONTHLY MEETING
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, April 28, 2026 at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, and Ken Pullin attended. County Attorney/County Manager Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, Commissioner James Jenkins was unable to attend the meeting.

- 1. **CALL TO ORDER** **Chairman J. Briar Johnson**
- 2. **INVOCATION**.....**Silent Invocation**
- 3. **PLEDGE OF ALLEGIANCE**..... **Chairman J. Briar Johnson**

- 4. **APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**
Motion/second by Commissioners Guy/Daniel to approve the agenda, motion carried 4-0.

- 5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**

- a. Minutes of the March 31, 2026, Regular Monthly Meeting.
- b. Minutes of the March 31, 2026, Executive Session.

Motion/second by Commissioners Daniel/Guy to approve the minutes of the March 31, 2026, Regular Monthly Meeting, and the minutes of the March 31, 2026, Executive Session, motion carried 4-0.

- 6. **INVITED GUEST**

- a. Jim Totten, EMA Director, to present the revised Public Emergency Operations Plan and approve authorizations.

EMA Director Jim Totten addressed the Board, stating that the Public Emergency Operations Plan has not been signed off on since Bill Sawyer served as County Manager. He explained that the internal and public versions differ primarily in contact information, while the overall structure of the plan remains unchanged and departments continue to hold their respective lead and support roles.

Chairman Johnson inquired about the school board’s transportation role as noted in the plan, and Mr. Totten confirmed that it is included.

Mr. Totten further noted that he will be attending all municipal meetings in the county to obtain the required signatures.

Motion/second by Commissioners Guy/Daniel to authorize the County Manager, the Chairman, and the County Clerk to execute all required signatures on the Public Emergency Operations Plan, motion carried 4-0.

- b. Jim Totten, Chamber Government Liaison

Jim Totten introduced himself as the Chamber representative serving as the government liaison, noting that the role is still being defined. He stated that if the Board needs anything from the Chamber, they should contact him directly. Mr. Totten added that he plans to attend meetings and report back to the Chamber accordingly.

- 7. **REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES**

- a. Monthly Reports submitted from County Departments and County Authorities, including a Revenue/Expenditure Statement for all departments and a summary check register.

For Discussion: Chairman Briar Johnson asked about the recent Extension Office bus breakdown. County Manager Rob Morton reported that the Extension Office bus broke down on the side of the road with students on board. He expressed appreciation to Chris Goodman at Public Works and Lavetrece Walker at the Senior Center for their assistance in providing a bus to transport the students.

Motion/second by Commissioners Daniel/Guy to accept reports, motion carried 4-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,080,431.23
Fire Dept. Donations.....	\$10,709.57
Cash Reserve Account.....	\$329,547.92
Jail Fund	\$29,207.48
E-911 Fund	\$119,583.46
DATE Fund	\$18,043.25
Juvenile Court Fund.....	\$15,251.43
Residential Impact Fee	\$236,289.67
Commercial Impact Fees	\$14,671.62
C.A.I.P FUND	\$15,910.37
General Obligation SPLOST 2022-2028.....	\$1,541,517.60
L.M.I.G. Grant (DOT).....	\$572,513.99

- c. County Manager Comment

County Manager Rob Morton stated that he provided a brief update report to the Board last week. He attended the ACCG Conference and Training in Savannah, where he completed a two-day course (Thursday and Saturday) on Property Taxation and Appraisals. He also attended County Attorney training on Friday, which included a detailed update on legislation that passed or was considered during the recent legislative session, as well as information on open records requirements.

County Manager Morton congratulated County Clerk Angela Blount on her recent swearing-in as Treasurer of the Georgia County Clerks Association.

He reported that the County should be receiving the UGA compensation study data in the near future.

GIS Phase 1 (address points) is nearing completion with GIS1.

He further noted that the local homestead exemption acts for disabled citizens and seniors passed the Legislature and are pending the Governor's signature.

d. Commissioner Reports

District 1 – Commissioner Daniel reported receiving a call regarding a driveway on Tanyard Road where the asphalt is crumbling. He stated that he spoke with Public Works Director Chris Goodman and County Manager Rob Morton, who confirmed that the driveway in question is not a legally recognized driveway. County Manager Morton added that there is an ongoing investigation concerning the property.

Commissioner Daniel also noted a recurring mud-bogging issue on Rawlins Road and suggested that the Sheriff's Department may need to patrol the area on days following significant rainfall.

District 2 – Commissioner Guy thanked Chris Goodman and the Public Works staff for their work on Flowers Road. He also noted that Shortcut Road is in need of attention.

District 3 – Commissioner Pullin – No report.

District 4 - Commissioner Jenkins – Not in attendance.

At Large Chairman Briar Johnson stated "Coffee with the Chairman" at 1828 Coffee, tentatively May 7, 2026; will be advertised once confirmed. This is an informal meeting.

Ribbon cutting for Bobby Blalock memorial bench at the Senior Center will be on Friday, May 1, 2026, at 10:15 a.m. Everyone is invited.

e. County Attorney Report to Commissioners

County Attorney Rob Morton noted he attended the ACCG training and thanked ACCG for what they do.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 for Pike County Memorial Day Observance Program and Pike County Veterans Memorial Rededication Ceremony on May 25, 2026, from 8:00 a.m. – 1:00 p.m. (Should there be inclement weather, Post 197 would like to use the Courthouse main courtroom to proceed with the events.)

County Manager Rob Morton recommended approval for the use of the Courthouse Grounds and, in the event of inclement weather, the Main Courtroom.

Motion/second by Commissioners Pullin/Daniel to approve the use of the Courthouse grounds on May 25, 2026, and to authorize access to the Courthouse Main Courtroom in the event of inclement weather, motion carried 4-0.

- b. Consider use of Courthouse Grounds from Sean Walker with NAACP Pike County Branch 5228 for Juneteenth Community Celebration on June 20, 2026, from 8:00 a.m. – 6:00 p.m.

County Manager Rob Morton recommended approval for the use of the Courthouse Grounds.

Motion/second by Commissioners Daniel/Guy to approve the use of the Courthouse grounds on June 20, 2026, motion carried 4-0.

- c. Consider one appointment to J. Joel Edwards Public Library Board to fill an unexpired three-year term, set to expire December 31, 2027. *Applicant has met criteria.*

The applicant is Baylynn Strader of Zebulon. County Manager Morton noted that Mrs. Strader is the daughter of the current Library Manager, Tory Merritt. Potential conflicts of interest were discussed. Mrs. Strader understands that if any financial matter arises involving her mother in her capacity as Library Manager, she will need to abstain from or recuse herself from voting on that item due to an actual conflict of interest. County Manager Morton added that, because Mrs. Strader previously served as Library Manager for a brief period, she has a solid understanding of library operations. He recommended approval of her appointment.

Motion/second by Commissioners Guy/Daniel to appoint Baylynn Strader to the J. Joel Edwards Public Library Board, motion carried 4-0.

- d. Approve/deny relocation of American Legion Post 197 Flag Drop Box to the Pike County Veterans Memorial.

County Manager Rob Morton stated relocating the flag drop box to the city office location would create confusion with city payments, as the drop box is a substantial mailbox-type unit and could cause

confusion for the city's payment receptacles. The relocation to the Pike County Veterans Memorial on the Courthouse Grounds would not interfere with county grounds or operations.

County Manager Rob Morton recommended approval of the proposed relocation of the flag drop box to the Pike County Veterans Memorial on the Courthouse Grounds.

Motion/second by Commissioners Pullin/Daniel to approve the relocation of the American Legion Post 197 Flag Drop Box to the Pike County Veterans Memorial, motion carried 4-0.

- e. Consideration of remediation of the HVAC systems at the Annexation Building.

County Manager Rob Morton stated that the Board had been provided with two sets of three quotes: one set for the repair or replacement of the 3-ton gas package unit, and a second set for the installation of a new 2-ton mini-split system. Griffin Heating and Cooling submitted the lowest bid for both projects. The plan is to replace the 3-ton gas package unit and add a new 2-ton mini-split on the eastern side of the Annex Building to support cooling, approximately 2,100 square feet.

County Manager Morton recommended approving Griffin Heating and Cooling to replace the 3-ton unit at a cost of **\$7,200.00** and to install the new 2-ton mini-split at a cost of **\$4,461.00**, for a total project cost of **\$11,661.00**. Funds for both items are available in the current Building and Grounds budget.

Motion/second by Commissioners Guy/Daniel to approve Griffin Heating and Cooling to replace the existing 3-ton unit and install a new 2-ton mini-split at the Annexation Building for a total of \$11,661.00, motion carried 4-0.

- f. Approve/deny Hollonville Road striping.

County Manager Rob Morton stated that the county has been receiving complaints regarding the faded striping on Hollonville Road. The county obtained quotes from its striping provider for the necessary work. Mid-State Striping gave three quotes: Regular Paint \$17,000.00, High-Build Paint \$21,000.00 and Thermoplastic Striping \$47,000.00.

County Manager Morton recommended approving the restriping of Hollonville Road using regular paint at a cost of **\$17,000.00**. He noted that there should be sufficient funds available in the Public Works budget to cover the expenses. If the budget is insufficient, he will request Board approval to use SPLOST funds.

Motion/second by Commissioners Daniel/Guy to approve the striping of Hollonville Road with regular paint at a cost of \$17,000.00, motion carried 4-0.

- g. Approve/deny the Second Reading of a proposed revision to Chapter 91 (Animal Control) of the Pike County Code of Ordinances.

County Manager Rob Morton stated that no changes had been made since the first reading. He noted that updates include revised definitions for *nuisance* and *running at large*, the removal of provisions related to exotic animals, and the elimination of dog restraint districts.

County Manager Morton recommended approval of the second reading of the Animal Control Code, Chapter 91.

Motion/second by Commissioners Daniel/Pullin to approve the second reading and adoption of the revisions to Chapter 91, motion carried 4-0.

- h. Approve/deny the Second Reading of proposed revision to Chapter 33.08 (General Board Appointment Policies and Procedures) of the Pike County Code of Ordinances.

County Manager Rob Morton stated that, based on the motion made at the last Board of Commissioners meeting, the Board has been provided with proposed changes to Section 33.08(D)(4), which would allow for the participation of the Board of Commissioners in board/authority applicant interviews. He directed attention to the final sentence of the revised paragraph, which reads: "*The Board of Commissioners will be notified of and may attend any interview(s).*"

County Manager Morton recommended approval of the second reading and adoption of the revised section.

Motion/second by Commissioners Guy/Daniel to approve the second reading and adoption of Section 33.08(D)(4) to include the following language: The Board of Commissioners will be notified of and may attend any interview(s), motion carried 4-0.

- i. Consider Tax Refund application form Vicki Brown Living Trust in the amount of \$173.42.

Chief Tax Appraiser Greg Hobbs addressed the Board, stating that this is the last of the 2025 appeals. He explained that a building was named on the property that it was not, resulting in the taxpayer being overcharged. The Board of Assessors voted to recommend approval of the refund.

The recommendation is for the Board to approve the refund.

Motion/second by Commissioners Guy/Daniel to approve tax refund in the amount of \$173.42, motion carried 4-0.

- j. Update on the Impact Fee Project.

County Manager Rob Morton reported that he met with the Impact Fee Advisory Committee earlier April 27, 2026. A majority of the committee voted to recommend approval of the staff-recommended fee schedule and is lower than the maximum fee schedule outlined in the revised Methodology Report.

CM Morton noted that the road project list reduced from \$90M “wish list” to \$45M paving list in February producing more reasonable fees upon recalculation.

In summary, the maximum fee schedule provides for a maximum impact fee of **\$10,830.90** for a single-family detached dwelling, while the staff-recommended fee schedule provides for an impact fee of **\$6,761.37**. The committee recommended proceeding with the fee schedule and ordinance updates.

County Manager Morton further stated that he has contacted the consultant regarding the status and remaining steps in the process. No action related to Impact Fees was required at the meeting. The county will advertise two public hearings, as required by state law, for consideration of the updated impact fee ordinance. The first public hearing will be held at the next meeting on **May 13, 2026, at 9:00 a.m.**, and the second public hearing will be held at the day meeting on **June 10, 2026, at 9:00 a.m.** The second hearing must occur at least two weeks after the first, and County Manager Morton noted that he will not be present at the May 26, 2026 meeting, which is why the second hearing is scheduled for June. Consultant Bill Ross plans to attend the Board of Commissioners May 13, 2026 Meeting.

Commissioner Pullin would like to look at allocation percentages for the different departments, for example the library.

Discussion only, no motion entertained.

k. Presentation of the Proposed Fiscal Year 2026/2027 Budget.

County Manager Rob Morton addressed the Board, stating that the proposed budget is based in part on the requests submitted by the various budget departments and Constitutional Officers. He noted that the proposal does not include general COLA increases for employees who are not under the authority of Constitutional Officers.

County Manager Morton reminded the Board that they will have two weeks to review the proposed budget being presented tomorrow night before the first reading on **Wednesday, May 13th at 9:00 a.m.**, followed by the Public Hearing on **May 13th at 1:00 p.m.** If the Board wishes to hold a workshop on the draft budget prior to the first reading and public hearing, **May 8th** is available as a potential workshop date. The second reading will be held on **May 21, 2026 at 6:30 p.m.** The final reading and adoption will be **June 10, 2026 at 9:00 a.m.**

County Manager Rob Morton further reported that the General Fund portion of the proposed budget totals **\$19,566,355**, which is **\$1,239,057** less than the current General Fund budget. The proposed total budget, including special funds, is **\$39,051,412**, which is **\$944,940** more than the current total budget. He noted that this increase reflects **\$13,000,000** in SPLOST projects that are not funded through the General Fund.

He stated that the budget proposal remains a work in progress and is subject to several outstanding items, including:

- the exclusion of COLAs or bonuses for County employees (other than employees of Constitutional Officers, UGA, and Authorities),
- determination of funding for ongoing GIS services, including addressing for Phases 2 and 3 of the GIS projects (Impact Fees and/or General Fund allocations),
- receipt of the insurance renewal and premium information (last year’s premium was \$1,835,153, with an anticipated 15% increase for an estimated premium of \$2,110,153),
- receipt of additional information from the Griffin Judicial Circuit regarding Pike County’s allocation,
- potential service delivery modifications related to Planning and Development and Public Works services provided to municipalities (permitting, building inspections, road and right-of-way work, signage),
- the signing of SB 33 (revised legislation related to the HOME Act and HB 581), and
- the signing of SB 285 and the 1.5% payment from IPT to POAB.

County Manager Morton emphasized that tonight’s presentation was solely for the introduction of the proposed FY 2026–2027 budget. The proposed budget will continue to be refined based on the issues already identified and any changes requested by the Board.

Finance Administrator Clint Chastain addressed the Board and stated that he is preparing the Budget Guide. The guide will include the proposed budget and a summary for each department, along with more detailed information regarding departmental requests. He noted that the guide should be ready by the first reading. If the Board elects to hold a Budget Workshop on May 8, 2026, the guide will be available for review during that workshop.

Motion/second by Commissioners Guy/Daniel to receive the Proposed Fiscal Year 2026/2027 Budget, motion carried 4-0.

Motion/second by Commissioners Pullin/Daniel to approve holding a workshop on the Fiscal Year 2026/2027 budget on May 8, 2026, at 1:00 p.m. at the EMA Building, motion carried 4-0.

1. **PUBLIC HEARING:** To receive public input regarding CDBG Grant FY 23p-y-114-1-6354, for the purpose of discussing the completed activities on Tanyard Road and receiving citizen comments.

Chris Childress and David Paulson provided comments. Issues raised included deteriorated asphalt near a driveway, a potentially filled culvert, and standing water in a roadway curve contributing to drainage concerns. CM Morton clarified that driveway areas not included in the project scope, or constructed without permits, fall outside the contractor’s warranty. The County will address issues for

which it is responsible and will identify any contractor-related items that remain covered under the active warranty.

Public Hearing only, no motion entertained.

10. PUBLIC COMMENT (Limited to 5 minutes per person)

- a. Sean Walker to address the Board regarding the condition of Fossett Road and Green Street.

Sean Walker addressed the Board regarding Fossett Road and Green Street. Mr. Walker raised safety and maintenance concerns and requested a formal assessment, timelines, transparent prioritization and communication by the County. The Board of Commissioners acknowledged the comment.

11. EXECUTIVE SESSION

- a. County Manager Rob Morton requests Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2), germane to personnel.

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:48 p.m., motion carried 4-0.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF PIKE

AFFIDAVIT OF PIKE COUNTY BOARD OF COMMISSIONERS

Members of the Pike County Board of Commissioners, being duly sworn, state under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Pike County Board of Commissioners met in a duly advertised meeting on 4-28-2026.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 7:48 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

No Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

No Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____ *insert the citation to the legal authority making the tax matter confidential*);

No Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

Yes Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2);

No Other – Germane to authorizing negotiations to purchase, dispose of or lease property.

Pike County Board of Commissioners:

Briar Johnson, Commissioner (L.S.)
Tim Daniel, Commissioner (L.S.)
Tim Guy, Commissioner (L.S.)
Ken Pullin, Commissioner (L.S.)

This the 28th day of April 2026.

Sworn to and subscribed
Before me this 28th day of April 2026.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public

My commission expires: August 10, 2026.

Motion/second by Commissioners Daniel/Guy to adjourn Executive Session and enter into Regular Session at 8:10 p.m., motion carried 4-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 8:10 p.m., motion carried 4-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk

PIKE COUNTY BOARD OF COMMISSIONERS

Department Reports

SUBJECT:

Department Reports

ACTION:**ADDITIONAL DETAILS:****ATTACHMENTS:**

Type	Description
<input type="checkbox"/> Exhibit	Agribusiness April Agenda
<input type="checkbox"/> Exhibit	Agribusiness April Minutes
<input type="checkbox"/> Exhibit	Amwaste
<input type="checkbox"/> Exhibit	Animal Control
<input type="checkbox"/> Exhibit	Building and Grounds
<input type="checkbox"/> Exhibit	Coroner
<input type="checkbox"/> Exhibit	Extension Office
<input type="checkbox"/> Exhibit	Joint Board of Elections and Registration
<input type="checkbox"/> Exhibit	Library
<input type="checkbox"/> Exhibit	Magistrate Court
<input type="checkbox"/> Exhibit	Pike Agribusiness Financials
<input type="checkbox"/> Exhibit	Probate Court
<input type="checkbox"/> Exhibit	Public Works
<input type="checkbox"/> Exhibit	Senior Center

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Pike County Agribusiness Authority
Date/Time: 6:00 PM @PCAA/ Extension Bldg.

In attendance:

- **Call to Order- Chairman**
- **Approval of Agenda**
- **Approval of Minutes**
- **Correspondence**
- **Approval of Financial Report- Heather Mclendon**
- **Approval of Executive/Secretary-Director Reports**
- **Committee Status Reports- No Committee Currently**
- **Ground Keepers Report**
 - **The ground was in great shape for Dana's event!**
 - **WIFI at announcers stand**
 - **Sunscreen for West end of arena**
 - **Additional water capacity**
- **Chairman's Report- Rusty Gwyn**
- **Discussion Items**
 - **User Agreement - Bi annual renewal**
 - **Grounds keeper job description**
 - **Ag secretary**
 - **Half day rental pricing**
 - **Replace plow shanks on arena drag (see pic and quote)**
 - **Laser System**
- **Unfinished Business**
- **New Business**
 - **\$1,000.00 Scholarship or 2 \$500.00 Scholarship - (1 for FFA and 1 for 4H)**
 - **Pike Farm Tour - 4H is asking for a monetary donation.**
 - **Fall 2027 Expo - Pike Ag/4H**
 - **July 2026 Summer concert series**
- **General Public Comment**

- **Board Member Comment**
- **Legal Counsel Comment**
- **Adjourn (Motion) Dismiss**

Pike County Agribusiness Authority

Meeting Minutes

Date: April 20, 2026

Time: 6:00 PM

Location: Chestnut Oak Arena

Members Present:

Rusty Gwyn, Ray Brumbloe, Tricia Gwyn, Heather McLendon, Beau Huddleston, Matthew Anderson

Guests:

David Quick, Shannon Bartlett (FFA), Michael Martin (McLeroy Realty)

Call to Order: Meeting called to order by Rusty Gwyn.

Approval of Previous Minutes: Motion by Matthew Anderson, second by Beau Huddleston. Approved.

Approval of Financial Report: Motion by Matthew Anderson, second by Ray Brumbloe. Approved.

Secretary Report: Events added including jackpots, Dana King benefit (~400 horses, \$35K+ raised), clinics, June 13 concert, sponsorships increased to \$3,200.

Pike County Times Partnership: Motion by Beau Huddleston, second by Matthew Anderson. Approved.

Groundskeeper Report: Positive feedback; issues include Wi-Fi, water capacity, sun interference. Improvements discussed.

Chairman's Report: 20-year agreement discussion; need for SOP workshop.

Administrative Role: Motion by Matthew Anderson, second by Rusty Gwyn. Approved.

Laser Timing System: Reimbursement approved; free use for one year, then \$25 fee.

Scholarships: Motion by Ray Brumbloe, second by Beau Huddleston for two \$500 scholarships. Approved.

Pike County Farm Tour: Motion by Rusty Gwyn. Approved.

Summer Concert Series: Motion to table by Rusty Gwyn, second by Ray Brumbloe. Approved.

Public Comments: Positive FFA feedback; homeschool interest.

Board Comments: Dog policy and signage discussed.

Adjournment: Meeting adjourned.

Angela Blount

From: Michael Cosman <mcosman@amwasteusa.com>
Sent: Tuesday, May 5, 2026 7:41 AM
To: Angela Blount
Subject: Re: Monthly Reports - April
Attachments: img-b469b6b2-e6aa-4c30-9285-730fe6314d2e

Good Morning Angela - If I can get the report out of our system I will send but here are the numbers for April

MSW - 493.35 Tons
TIRES - 131 Each

Michael Cosman
District Manager Post Collections
Cell: 615-838-1748
Email: mcosman@amwasteusa.com





ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

APRIL 2026 ANIMAL CONTROL MONTHLY SUMMARY

-1ST-5TH

- Shane issued a nuisance dog warning on Mckinley Rd.
- Monthly Reports completed
- GDOA Data Report completed
- 4-2-26 @ 6:21pm Tanya received a minor dog bite call from dispatch (Spring Rd/Grubb St.
- 3rd Closed (Shane on-call)
- 4th Tanya on-call
- 5th Tanya on call

6th-12th

- Shane responded to a call on Adkerson Dr. about a very thin starving dog.(The dog is 16 years old)
- Tanya issued a Nuisance dog bite citation to the owner of the dog on Grubb St.
- Tanya issued a nuisance dog citation on Williams Mill Rd.
- Shane completed follow-up on Friendship Circle
- Shane put out fresh mulch in the flower beds at the office
- Shane responded to a nuisance dog call on Powder Creek Rd
- Tanya issued nuisance dogs warning on Hwy 19
- Magistrate Court Arraignment 4-8-26:**
- D. Thomas nuisance dog \$100 Ent. Not guilty plea Bench Trial May 21st
- Tanya completed a rabies observation on Grubb St.
- Shane responded to a call in Heritage Lake where a dog attacked another dog.

13th-19th

- Shane issued a nuisance citation in Heritage Lake
- Shane issued a nuisance warning in Heritage Lake
- Shane received a call from Dispatch on Saturday the 11th. Dispatch stated and woman and her dog were attacked by another dog. When Shane contacted the victim, she stated the dog did not make contact with her or her dog. The dog only charged at them. Shane advised dispatch that he would not be going out on the call due to no one being bitten and he would handle the call on Monday.



ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

- Shane issued a nuisance warning on Quail Run
- Shane issued a nuisance dog warning on Weems Rd.
- MAGISTRATE COURT TRIAL 4-16-26:**
- T. Guffey: (Cruelty to animals x 1 \$500) (4 no rabies \$400) FTA at arraignment (TRIAL MAY 21st
- A. Wison: (no rabies x1 \$100) FTA at arraignment (TRIAL MAY 21ST)
- H. Coonrod: (restitution hearing) cont. for 3 months
- D. Thomas: (nuisance dog x 2 \$200) cont. from 3-19-26 (GUILTY)
- Tanya issued 6 Citation for a nuisance Guinea on Williams Mill Rd.
- Tanya collected two documentations of rabies from A. Pryor
- Sat. 4-18-26 Tanya received a call from Sgt. Hardy in reference to a dog bite at the rec fields.

20th-26th

- Tanya issued 5 nuisance goat citations to S. McLauren
- Tanya followed up with the dog bite call at the Rec Fields.
- Shane responded to a dog fight that lead to on dog being shot and killed.
- Tanya prepared the citation for the owner of the dog that bit a child at the rec fields
- Sunday 4-26-26 Shane on -call

27th-30th

- Tanya on vacation
- Shane completed a rabies observation on Patton Rd.
- Shane got the citation signed by P. Hill
- Shane helped with the child search that was with a possible aggressive dog
- Shane received a call about a missing cat
- Shane received a call about puppies in a culvert on 2nd st.



CODE ENFORCEMENT / ANIMAL CONTROL

PO Box 377
77 Jackson St.
Zebulon, GA 30295

Fax: 770-567-2024
Phone: 770-567-2007

"Serving Citizens Responsibly"

Building and Grounds Monthly Accomplishments for April 2026

- Courthouse:

- Replaced bad light bulbs in small courtroom
- Replaced 4 ft light to LED bulbs
- Met with Veterans memorial contact about monument
- Fixed east side door entry lock
- Repaired 4 sprinkler heads
- Replaced light in superior court vault
- Moved 8 boxes for juvenile court to EOC building
- Moved table to courtroom for superior court clerk
- Picked up limbs

- Sheriff's office/Jail:

- Fixed toilet leaking in Jail
- Fixed bathroom door in Sheriff's office
- Unclogged severely stopped up sink in 911 office
- Covered broken electrical outlet in holding cell
- Fixed A/C unit at Firearms Range

- Library:

- Planted flower in front of Library
- Removed shrubs from front entrance
- Met with master gardener at Library to discuss a plan

- Senior Center:
 - Unclogged ice maker drain and built new stand to help it drain better.
 - Remounted soap dispenser in women's bathroom
 - Bought cleaning supplies and gave blower to staff to help blow parking lot off
 - Pressure washed cement deck, walkways, front sidewalk, and outside building over two-day period
- Chestnut:
 - Installed 25 bales of pine straw in parking island
 - Fixed broken front door lock
- Health Dept:
 - Converted women's bathroom lights to LED wafer lights
 - Replaced two ceiling tiles in women's bathroom
- Annex:
 - New refrigerator's ice maker is working properly
 - Fixed front door at Tag and tax office
 - Added new electrical circuit for mini split unit
 - Repaired bathroom door and Tax accessors office
 - Had A/C unit repaired for Building and Zoning
- Fire Station:
 - Trimmed trees and bushes at Lifsey
 - Fixed front door lock at Concord

- Buildings and Grounds:

Replaced all air filters in county owned buildings

Fixed bad office light in B&G office

Replaced 13 shop ceiling lights with new bays lights for better visibility

Replaced 2 new headlights in B&G work truck

Moved voting equipment for early voting

Replaced go light at transfer station

Installed new ladder rack on work truck

Fixed leaking A/C unit at Animal shelter

Office of the Coroner

Pike County

Terrell A. Moody, Coroner
P.O. Box 727, Zebulon, GA 30295

Jessica Rowan, Deputy Coroner
15512 Concord Street, Zebulon, GA 30295

Glenn David White, Deputy Coroner
5164 US 19, Zebulon, GA 30295

Grace Booker, Deputy Coroner
P.O. Box 727, Zebulon, GA 30295

MONTHLY REPORT

Business 770-567-8642

Cell 770-468-7176

April 2026

April 6, 2026

Virginia Reath Wallace
Piedmont Fayette Hospital
Fayetteville, Georgia 30214
Investigated by: Terrell Moody, Coroner

April 12, 2026

Jerry Olin Gresham, Jr.
15252 Highway 19
Griffin, Georgia 30223
Investigated by: Jessica Rowan, Deputy Coroner

April 16, 2026

James Flynn, Jr.
Grady Memorial Hospital
Atlanta, Georgia 30303
Investigated by: Grace Booker, Deputy Coroner

April 23, 2026

Robert Tucker III
36 Lily Lane
Griffin, Georgia 30223
Investigated by: David White, Deputy Coroner

Total Cases for April: 4

Terrell Moody: 1

David White: 1

Grace Booker: 1

Jessica Rowan: 1

Pike County Extension
April 2026 Monthly Report

General Department Announcements

- New computers were installed in the office for all staff utilizing the county match process with UGA. This allows all technology to stay up to date and serviceable.
- Extension continues to work closely with members of the Agribusiness Authority Board for success of Chestnut Oak facility.

Agriculture and Natural Resources: Brooklyne Wassel

- Programs
 - *Foraging: Unearthing Nature's Harvest*, Earth Day Every Day, Rutgers University, Invited speaker
 - Homestead Skills Lunch and Learn Series: Cut Flowers
 - Journey to Master Horseman 4-H Club
 - *Preparing for State 4-H Horse Show*
 - *Riding Assessment*
 - *Honey Tasting: Understanding Honey Labeling and True Differences in Quality and Flavor*, Pike County Senior Center, Invited speaker
 - *Ag in the Classroom: Farm Day! (Petting Zoo activity)*, Pike County Pre-K, Invited, Support and Logistics Only due to Scheduling Conflict
 - Master Forager – Class
 - *Plant Propagation*
 - *Mushrooms in Georgia*
 - *Inoculating Shitake Logs*
 - Master Forager – Lab
 - Giving Back to the Gardens
 - Bed Prep and Cleanup
 - Earth Day
 - Tree Giveaway, In collaboration with Neighborhood Forest
 - Litter Pick Up, In collaboration with Pick Up Pike
 - First Aid Training, Hosted in Office for staff and 4-H volunteers
- Meetings
 - Pike County Extension Office Meeting
 - 2026 NOWA Mega-Conference Planning Meeting (Virtual)
 - FFA / 4-H Planning Meeting
 - Northwest District County Extension Coordinator Meeting (Virtual)
- Trainings
 - Pollinator Tool Kit: Science-Based Pollinator Education (Virtual)

- Basics of Dosatran and Fertilizer Management (Virtual)
- Research
 - Wastewater Research Project in Planning Stages
- Media
 - *Lunch and Learn: Cut Flowers*, YouTube Video
- Social Media
 - Instagram- 242 indirect contacts, 24 direct contacts (6 posts)
 - Facebook- 4722 indirect contacts, 44 direct contact (16 posts)
- Contacts (Does not include program or meeting participants)
 - Phone- 236 contacts*
 - Email- 195 contacts
 - Face to Face- 74*
 - Sites- 10
- Other
 - Monitor station for CoCoRaHS (Community Collaborative Rain, Hail & Snow Network)
 - Geocache – Under construction
 - Monthly NASS Crop Weather Reporter
 - Drought Monitor Reporter
 - Assist with Legislative Breakfast with Pike County Farm Bureau

4-H and Youth: Brandi Baade

- Programs
 - Homeschool Meeting
 - Ag Agent Brooklyne Supervised Students
 - Attendance: 3
 - Home school meet on Earth Day to complete a Pickup Pike cleanup day
 - 60 lbs. of trash were collected by the 3 student participants
 - Cloverbuds STEAM Meeting
 - Attendance: 10
 - Students used the engineering design process to create their own egg drop protection pods, which they then launched off the announcer stand at the arena to test whether their eggs could survive the drop
 - Pike County Elementary School – 5th Grade 4-H In School
 - Attendance: 260
 - Education Topic: Electricity
 - Students explored the components of a circuit by building one using a chemical reaction between lemons and zinc nails, generating electrons that flow through conductors to light a small bulb.
 - Pike County Middle School – 6th Grade 4-H In School

- Did not want a visit this month due to Milestones Testing
 - Wildlife Judging Weekly Practices
 - Served as head coach
 - Team Consists of: 4 PCMS sixth graders, 1 PCMS 7th grader and 1 Pike County Homeschool students grades 6th and 7th
 - 1 – 1 hour practices held this month
 - Poultry Judging Weekly Practices
 - Served as assistant coach to volunteer coach
 - Team consists of: 3 Homeschool students (8th – 10th grade)
 - Four – 2 hour practices held this month
 - Junior/Senior Meeting
 - Attendance: 3 Homeschool Students (7th – 10th grade)
 - Meeting Content: Roadside Safety Class with Lt. Fox
 - Horse Club Meeting
 - Attendance: 2 (4th – 7th grade)
 - Served as 4-H Agent Supervisor for our Volunteer Leaders
 - Parent/Camper Meeting
 - Attendance: 52 Parents/Campers
 - 36 Campers will be attending 4-H Camp at Rock Eagle
 - This meeting was held to provide parents and campers with important information to help them prepare for a successful and enjoyable week at 4-H Summer Camp.
- Chartered Clubs
 - BB Team
 - 8 student participants and 2 Adult Volunteers
 - Weekly Practices
 - April 25th State BB Match – 1 student competed
 - Archery Team
 - 19 Student Participants and 7 Adult Volunteers
 - Weekly practices
 - Shotgun Team
 - 22 student participants and 5 Adult Volunteers
 - Weekly Practices
 - April 25th State Qualifiers – 13 Shooters Qualified for State
- Meetings
 - Riley’s Light Foundation Board Meeting
 - Zoom Meeting: Innovative Agriculture Ambassador Program Planning Session
 - 4-H Program Preview: Henery County, GA
 - Zoom Meeting: Curricula Day Planning Session
- Training
 - CPA & First Aid Training
- Competitions
 - Wildlife Judging – Monday, April 13

- Competitors: 6 PCMS Students and 1 Homeschool Student
 - Poultry Judging – Wednesday, April 22
 - Competitors: 3 Homeschool Students
- Social Media
 - Instagram
 - Posts – 12
 - Views – 589
 - Interactions – 38
 - Facebook
 - Posts – 24
 - Views – 10,695
 - Interactions – 111
- Other
 - Tree Sampling Earth Day Give Away:
 - 73 trees were given away to Pike County Youth for Earth Day through a partnership with Neighborhood Forest
 - Hosted 11 4-H Educators and Program Assistants for a Program Cluster Training
 - Pike FFA Farm Day – Supervised 3 4-H student helpers
 - Judged for NE4-HYDP Specialty Award Applications
 - Judged for GA 4-H Ambassadors Program Applications
 - Office Contacts
 - Face to face – 32
 - Phone – 36
 - Email - 15

Extension Administrative Assistant: Morgan Mathews

- Contacts
 - Phone- 75
 - Email- 85
 - Face to Face- 152
- Services
 - Soil Samples- 87
 - Water Samples- 11
 - Forage Samples- 0
 - Other- 0



**JOINT BOARD OF
ELECTIONS AND
REGISTRATION
PIKE COUNTY GA**

P.O. Box 1032, 81 Jackson St. Zebulon, GA 30295
770-567-2003

Lynn Vickers, Chair
Harold O'Baner, Vice Chair
Joe Parks, Member
Martha "Frankie" Murphy, Member
Holly Ortiz, Member
Christy C. Blount, Secretary
David B. Neyhart, Election Supervisor

Election Supervisor Report

April 21, 2026

1. Budget.

- a. No major expenditures during the past month.
- b. Currently running a 13% surplus.

2. Registration Stats for February.

March	
Total Number of Registered Voters	16,304
Number of New Registered Voters	44
Number of Voters who transferred Into Pike	77
Number of Cancelled Registrations (Vitals, Felon, Mentally Incompetent, Voter requested, moved out of state)	67
Totals per Category of Registration:	
DDS Tile	449
MVP Tile	14
OLVR Tile	15
Mail/ Walk in Applications	1
Vital Records	20
Felon Records (40 Day clock)	4
Transfers out of County	77



To stay up to date on election info
Text: GOVOTEPIKE
To: 80946



<https://www.facebook.com/pikecoga.BoardOfElections>



<https://govotepikecoga.wixsite.com/mysite>



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3. Legislative Update.

- a. SINE DIE occurred with no election bills being passed. The implications of this is SB189 which was passed in 2024 to remove the QR code from being used to tabulate votes and used text-based tabulation, will go into effect July 1st.
 - i. I have spoken with Rob regarding, in passing, and we agree that the county has no authority to change the election system after July 1st, and this issue between the Legislature and SOS office.

4. May 19th General Primary.

- a. SOS training online today implement the following.
 - i. If the voter states that they do not have a GADL/GAID or SSN, they can provide the proper id in the oath envelope, however if we open the oath (yellow) envelope to verify the information, we then must re-seal it with the State Seal and with three signatures.
 - ii. If the voter puts the information in the privacy envelope, we are not to open it, period. They gave us no resolution.
 - iii. The 10am absentee report that we do during advance voting now begins with the first UOCAVA that is sent out.

5. Thank you for your support.



To stay up to date on election info
Text: GOVOTEPIKE
To: 80946



<https://www.facebook.com/pikecoga.BoardOfElections>



<https://govotepikecoga.wixsite.com/mysite>

**J. JOEL EDWARDS PUBLIC LIBRARY
 Manager's Report
 April 2026**

March 2026 STATS	
# PATRONS	2,642
COMPUTER SESSIONS	102
Wi-Fi USERS	276
AWE COMPUTER SESSIONS	
GADD	
ADULT VOL. HRS	33.5
ONSITE 0-5 PGMS	8
ONSITE 0-5 PGM ATTEND	324
OFFSITE 0-5 PGM	1
OFFSITE 0-5 PGM ATT	10
ONSITE 6-11 PGM	6
ONSITE 6-11 PGM ATT	61
OFFSITE 6-11 PGM	1
OFFSITE 6-11 PGM ATT	50
ONSITE TEEN PGM	3
ONSITE TEEN ATT	20
OFFSITE TEEN PGM	0
OFFSITE TEEN ATT	0
ONSITE ADULT PGM	6
ONSITE ADULT ATT	63
ITEMS RECEIVED	61
TOTAL COLLECTIONS/ITEMS	258,129
CIRCULATION	2,464
STEAM Room	40
*INCOMING TRANSITS	825
*OUTGOING TRANSITS	825

April Programs

4/6 – Parent Trap Movie Day
 4/7 – Zootopia 2 Pajama Movie Day
 Story Time
 Stitch and Sip
 Dungeons and Dragons
 4/8 – DIY Pinwheels
 4/9 - Book Club
 Library Board Meeting
 4/10 – Golden Movie Club
 4/13 – Little Pike Paradise Soft Play
 4/14 – Story Time
 Flower Bookmarks
 4/15 – Literature Under Lights
 4/16 – Kidz Konnection Field Trip
 Homeschool Moms Night Out (helped with decorations)
 4/21 – Story Time
 DIY Cressheads
 Stitch and Sip
 4/23 – Homeschool Huddle
 Book Club
 Dungeons and Dragons
 4/28 - Head Start
 Story Time
 Glass Etching
 Daily STEAM Room Open

Breakdown of the programs

On-site 0—5 y.o. programs:

Story Time (Weekly)
 Little Pike Paradise Soft Play

Off-site 0—5 y.o. programs:

1,000 Books Before Kindergarten

On-site 6—11 y.o. and Teen programs:

Dungeons and Dragons
 Movie Days (Zootopia and Parent Trap)
 DIY Pinwheels
 DIY Cressheads

Off-site 6—11 y.o. and Teen programs:

Book Box Program canceled by FRRLS in February

On-site Adult programs:

Golden Movie
 Book Club (Regular and Spicy)
 Stitch and Sip
 Dungeons and Dragons
 Glass Etching

STEAM Room:

Die-cuts
 Silhouette Machine
 T-shirt press
 3-D Printer

Conference Room

Sprouts Homeschool Group

Early Voting is taking place in the conference room from April 27th-May 15th

Memo

To: **Pike County Board of Commissioners**
CC: Tanya Perkins, Animal Control Officer

From: M. Callaway-Ingram, Chief Magistrate
Saylor Clark, Deputy Clerk

Re: Breakdown on Animal Control County Ordinance Violation Fines and Fees for March 2026.

Date: April 30, 2026

In an effort to help distinguish fines and court costs derived from Animal Control County Ordinance Violations and other County Ordinance Violations, this information is being provided as a breakdown of fines, fees and court costs received during the month of **March 2026** as they relate to Animal Control County Ordinance Violations.

Howard Gorsuch	25-56CO	\$98.77
Howard Gorsuch	25-57CO	\$184.75
Howard Gorsuch	25-58CO	\$184.75
Howard Gorsuch	25-59CO	\$184.76
Howard Gorsuch	25-56CO	\$98.77
Howard Gorsuch	25-57CO	\$184.75
Howard Gorsuch	25-58CO	\$184.75
Howard Gorsuch	25-59CO	\$184.76
Howard Gorsuch	25-60CO	\$184.76
Howard Gorsuch	25-61CO	\$184.76
John Simms	24-52CO	\$46.51
Ceasar Peadron	26-11CO	\$100.00
Haylie Kilgore	26-12CO	\$250.00
Jessie Bronkhurst	25-97CO	\$500.00
Jamie Pool	26-4CO	\$250.00

Thus, \$2,822.09 of the check in the amount of \$3,883.77 paid to the Pike County Board of Commissioners is attributable to Animal Ordinance cases for the month of March, 2026.

Should you have any questions or concerns, please do not hesitate to contact our office at 770-567-2004.

Management Report

Pike County Agriculture Authority

Feb 2026

Prepared by

Rusty Gwyn

Prepared on

April 13, 2026

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Balance Sheet

As of March 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
United Bank- Operating	47,212.70
Total Bank Accounts	47,212.70
Accounts Receivable	
Accounts Receivable	250.00
Total Accounts Receivable	250.00
Total Current Assets	47,462.70
Fixed Assets	
Accumulated Depreciation	-185,590.80
Arena	327,705.57
Buildings	87,915.00
Equipment	49,530.37
Improvements	31,548.00
Land	24,952.00
Total Fixed Assets	336,060.14
TOTAL ASSETS	\$383,522.84
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Fund Balance	339,232.00
Unrestricted Net Assets	1,125.00
Net Revenue	43,165.84
Total Equity	383,522.84
TOTAL LIABILITIES AND EQUITY	\$383,522.84

Fiscal YTLM P&L - copy

July 1, 2025-March 31, 2026

	JUL 2025	AUG 2025	SEP 2025	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	TOTAL
Revenue										
Chestnut Oaks	250.00		3,110.00	5,245.00	2,190.00	600.00		2,183.19	1,287.62	14,865.81
Events										
Concession					200.00			100.00	200.00	500.00
Revenues										
Daily Arena	130.00	160.00	445.00	1,695.00	1,605.00	1,550.00	2,305.77	1,933.23	1,583.29	11,407.29
Rental										
Interest Income	2.93	3.17	3.04	3.61	3.30	2.17	1.52		3.48	23.22
Pike County	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	7,666.66		3,833.33	34,499.97
RV Rental Spots									385.00	385.00
Unapplied Cash									0.00	0.00
Payment Income										
Vendor Fees		1,125.00		1,270.00		400.00			1.00	2,796.00
Total for Revenue	4,216.26	5,121.50	7,391.37	12,046.94	7,831.63	6,385.50	9,973.95	4,216.42	7,293.72	\$64,477.29
Cost of Goods Sold										
Gross Profit	4,216.26	5,121.50	7,391.37	12,046.94	7,831.63	6,385.50	9,973.95	4,216.42	7,293.72	\$64,477.29
Expenditures										
Business							187.21			187.21
Expenses										
Chestnut Oaks										
Bank Charges				6.27				11.40		17.67
Interest Expense								3.96		3.96
Repairs & Maintenance	1,026.80	-15.64	1,477.53	3,701.15	1,003.90	757.24	225.00	750.36	710.00	9,636.34
Utilities	141.94	152.94	162.94	213.71	235.20	226.46	214.94	422.29	348.58	2,119.00
Total for Chestnut Oaks	1,168.74	137.30	1,640.47	3,921.13	1,239.10	983.70	439.94	1,188.01	1,058.58	\$11,776.97
Contract Services										
Accounting Fees							375.00			375.00
Total for Contract Services							375.00			\$375.00
Facilities and Equipment									-16.25	-\$16.25
Equip Rental and Maintenance									32.50	32.50
Rent, Parking, Utilities									66.92	66.92
Total for Facilities and Equipment									83.17	\$83.17
Fuel & Oil								182.15		182.15
Operations										
Accounting Services	375.00	125.00	125.00		500.00	125.00				1,250.00
Advertising	700.00							327.58		1,027.58
Consultants			1,250.00			1,250.00			1,250.00	3,750.00
Dues & Memberships			35.00							35.00
Gifts					615.00			51.07		666.07

	JUL 2025	AUG 2025	SEP 2025	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	TOTAL
Legal Fees		275.00								275.00
Office Supplies		78.00	18.50			11.90				108.40
Public Information				248.47						248.47
Supplies								333.40	27.98	361.38
Total for Operations	1,075.00	478.00	1,428.50	248.47	1,115.00	1,386.90		712.05	1,277.98	\$7,721.90
Other Types of Expenses										
Memberships and Dues								100.00		100.00
Total for Other Types of Expenses								100.00		\$100.00
QuickBooks Payments Fees									10.05	10.05
Total for Expenditures	2,243.74	615.30	3,068.97	4,169.60	2,354.10	2,370.60	1,002.15	2,182.21	2,429.78	\$20,436.45
Net Operating Revenue	1,972.52	4,506.20	4,322.40	7,877.34	5,477.53	4,014.90	8,971.80	2,034.21	4,863.94	\$44,040.84
Other Revenue										
Other Expenditures										
Net Other Revenue										
Net Revenue	1,972.52	4,506.20	4,322.40	7,877.34	5,477.53	4,014.90	8,971.80	2,034.21	4,863.94	\$44,040.84

Expenses by Vendor Summary

March 2026

	TOTAL
	0.12
QuickBooks Payments	10.02
RAM Lumber Inc	44.23
Reggie Blount	285.00
Rusty Gwyn- Reimbursements	125.00
Spencer Moseley	300.00
Tricia Gwyn- Reimbursements	66.92
Tricia Gwyn- Secretary	1,250.00
Upson EMC	348.58
TOTAL	\$2,429.87



MARCH 2026

Monthly Report

Prepared for the Pike County Board of Commissioners
by Ginny W. Blakeney, Judge
Probate Court of Pike County

JUDGE GINNY BLAKENEY

Total Monthly Collections:

\$24,858.65

Citizen Engagements:

226 (receipted)

Weapons Carry Licenses

59 ISSUED

Marriage Licenses

20 ISSUED

Issued Citations

Georgia DNR - 1

Georgia State Patrol - 52

Pike County SO - 39

Total: 92 Cases

Estate Cases

Petition to Probate: 9

Petition for Year's Support: 4

Administrations: 6

Guardianships: 17

Discharge: 1

Misc. Filings: 8

Total: 45 Filings

Vital Records Issued:

86 Birth Certificates

164 Death Certificates

Orders to Apprehend:

0 Cases

Technology Fund Collections

\$820.00

Paid to Commissioners
(after fund disbursements)

\$15,742.59



JUDGE GINNY BLAKENEY

APRIL 2026

Monthly Report

Prepared for the Pike County Board of Commissioners
by Ginny W. Blakeney, Judge
Probate Court of Pike County

Total Monthly Collections:

\$20,620.00

Weapons Carry Licenses

41 ISSUED

Issued Citations

Georgia DNR - 0

Georgia State Patrol - 66

Pike County SO - 80

Total: 146 Cases

Vital Records Issued:

49 Birth Certificates

123 Death Certificates

Technology Fund Collections

\$670.00

Citizen Engagements:

207 (receipted)

Marriage Licenses

17 ISSUED

Estate Cases

Petition to Probate: 4

Petition for Year's Support: 0

Administrations: 1

Guardianships: 7

Discharge: 3

Misc. Filings: 16

Total: 31 Filings

Orders to Apprehend:

3 Cases

Paid to Commissioners
(after fund disbursements)

\$11,157.36



Pike County Public Works Monthly Report

March 5th, 2026 – May 5th, 2026

Work Orders

- Mowed the dam at the watershed on Harden Road
- Removed trees at the Williamson Fire Station for EMA for installation of outdoor warning siren pole
- Re-dug collapsed ditch on Tanyard Road
- Replaced street name sign for Flying H Lane that was hit by a car
- Installed cross drain on Blackmon Road to divert water drainage onto 830 Beeks Road
- Repaired washed out area of Sells Road
- Repaired pavement apron on Durham Road at Shackelford Road
- Cleaned out ditches and culvert at 1909 Roberts Quarters Road
- Cleaned out ditches and culvert at 3180 Fossett Road
- Cleaned out ditches and culvert at 6070 Blanton Mill Road
- Repaired washouts and ditched Crescent Drive
- Picked up trash on County Farm Road between City of Zebulon and Recreation Department baseball fields for opening day parade and games
- Cut back slopes at the cross drain on New Hebron Church Road to allow water to drain correctly near 266 New Hebron Church Road
- Made swells to reroute water coming from the new church on Highway 19 onto the right of way at 152 Wilder Road
- Installed culvert for new driveway on West Milner Road
- Repaired leaning stop sign at Etheridge Mill Road and County Line Road
- Repaired washed out area of the road between 6094 and 6122 Old Zebulon Road
- Replaced Stop Sign Ahead and Deer Crossing sign near 70 Johnson Road
- Picked up flooring material that was scattered across Melville Brown Road
- Repaired two driveway aprons on Melville Brown Road
- Built up shoulder on both sides of Drew Allen Road from 1187 Drew Allen to Williamson Zebulon Road
- Laid rip rap to preserve culvert at 897 Flat Rock Church Road
- Cleaned out ditches at 1796 Turner Road
- Laid gravel near 3799 Jonathan Roost Road for school bus to be able to turn around
- Clipped high shoulders and repaired washout near 1103 Kendrick Road
- Laid rock on muddy area of Arthur Road
- Inspected dead pine tree at 461 Milner Street. Tree was within the power lines and will be handled by Georgia Power

- Cleaned out cross drain on Caldwell Road
- Repaired pothole and washed-out area on Elliott Road
- Laid rock on muddy area between 1074 and 359 Midway Road
- Cut up and removed fallen cedar tree on Hemphill Road
- Scraped and rocked Reid Road due to several potholes
- Repaired large rut at 234 Rose Cliff Road
- Laid rock on muddy area at the intersection of Harden Road and Glover Road
- Cleaned out culvert and ditches at 1266 Turner Road
- Patched several potholes on Strickland Road
- Repaired culvert at 265 Hunter Road
- Cleaned out culvert at 1446 Caldwell Bridge Road
- Cleaned out cross drains near 986 Daniel Road
- Laid rock on muddy area of road near 1481 Arthur Road
- Repaired washed out area between the road and mailbox at 2862 Hollonville Road
- Patched all broken edges of County Farm Road with asphalt
- Repaired broken shoulder of Hagans Mountain Road with hot mix asphalt
- Dug out and repaired asphalt apron on Hagans Mountain Road
- Patched several potholes on Brazier Road
- Repaired driveway apron at 1457 Melville Brown Road
- Cleaned out ditches at 590 River Road
- Dug out and patched bad area of Wildwood Road
- Dug out multiple large areas of Dripping Rock Road and hauled in hot mix asphalt to patch
- Removed dead deer from Strickland Road
- Removed dead deer near 4356 New Hope Road
- Cleaned out ditches at 3668 Hollonville Road
- Patched several potholes on Country Brown Lane
- Cleaned out cross drain on Reams Road
- Cleaned out the culvert at 1637 Beeks Road
- Repaired dip in the road at the intersection of Patton Road and Wentworth Way
- Replaced stop sign and post at the intersection of West Curtis Road and Hamilton Road
- Replaced stop sign at the intersection of Nazareth Church Road and Glover Road
- Patched potholes on Shortcut Road
- Removed dead pine tree leaning towards the road near 2420 Glover Road
- Patched pothole near 6348 New Hope Road
- Repaired bad washout near 485 Gibson Road
- Replaced stop sign and post at the intersection of Hill Street and Watts Road for the City of Molena
- Replaced stop sign and post at the intersection of Hill Street and East Jones Street for the City of Molena
- Widened the driveway at 1638 Fossett Road to allow for easier access with a trailer

- Repaired the driveway apron at 1320 Chapel Hill Road
- Repaired signs that were knocked down at the dam in Ranchland Estates
- Installed No Thru Truck signs on Railroad Street for the City of Molena
- Installed No Thru Truck signs on Watts Street for the City of Molena
- Repaired large rut on Hugh Frank Drive
- Patched large pothole on Williamson Zebulon Road
- Repaired washout under bridge deck as well as poured concrete to stop erosion at the bridge on Howell Road for GDOT
- Patched pothole near 2498 Hollonville Road
- Repaired washed out area between the road and mailbox at 2864 Hollonville Road
- Installed Deaf Child signs near 456 Shady Lane
- Replaced cross drain and fixed water hole on Flowers Road
- Encapsulated the pylons under the bridge on Kings Bridge Road with metal pipe and filled them with concrete, as well as painted the pylons with rubberized coating for GDOT
- Built up shoulders on Harden Road due to the ditches being extremely deep and right on the edge of the asphalt
- Cleaned out culvert and ditches at 5056 Blanton Mill Road
- Mulched around relief pipe and fixed ruts at the watershed on Harden Road
- Repaired large pothole on Williamson Zebulon Road just past Roundtree Way for the City of Williamson
- Repaired washed out area of driveway in the right of way at 2355 Adams Road
- Ditched the full length of Rawlins Road from Tanyard Road to Old Meansville Road
- Cleaned out ditches and replaced damaged culvert at 2504 Shackelford Road
- Removed and cleaned up fallen tree from Campground Road
- Repaired driveway apron at 229 Powder Creek Road
- Removed and cleaned up fallen tree from IB Howard Road
- Removed dead tree that was hanging over the road near the intersection of Allen Drive and Main Street
- Cut back low hanging limbs near the intersection of Garland Road and Allen Drive
- Cut back low hanging limbs on Green Street in Meansville
- Cut back low hanging limbs on School Road
- Installed new cross drain, built up road, and cleaned ditches leading to the cross drain at the concrete plant on Liberty Park Road
- Installed Reduced Speed Ahead sign where Old Zebulon Road turns from asphalt to gravel road
- Removed large oak tree that had fallen and was blocking the road near 3366 Bethany Church Road
- Patched large pothole near the intersection of Williamson Zebulon Road and Melville Brown Road
- Patched several potholes on Williamson Zebulon Road within the Williamson City limits
- Laid rock on the full length of Reid Road
- Laid rock on problems areas of Perkins Road
- Built 200ft/4 board fence at both cul-de-sacs of Watering Hole Pass and Watering Hole Drive to prevent traffic from crossing the lake dam. Also installed two gates on the Ranchland side.

Driveway Permits

- Inspected driveways on Williams Mill Road, Glover Road, Sullivan Road, Kings Road, and Flint Farms Drive(X2)
- Inspected and approved driveways on Flint Farms Drive(X4), Millie Trail(X2), West Milner Road, Daniel Road, Blackmon Road(X2), Lake Point Drive, Hagans Mountain Road, Pine Valley Road, Roberts Quarters Road, Flat Shoals Road(X2), Williams Mill Road, Dunbar School Road, Adams Road, Ward Road, and Little Street
- Collected \$4,300 in Driveway Permit & Culvert install fees.

Rotational Road Maintenance

- Motor graders completed grading on Sells Road and shoulder work on Harden Road. They are currently grading in the Perkins Road area.
- The long-arm mowers completed mowing on Parker Mill Road, Campground Road, and Glover Road. They are currently mowing in Tanyard Road and McKinley Road area.
- Paved road mowing crews completed mowing on Williamson Zebulon Road, Reidsboro Road, and Hollonville Road. They are currently mowing in the Kings Road area.

Shop

- The Public Works shop continues to complete maintenance on all county owned vehicles to include hoses, belts, brakes, tires, and oil changes. As well as servicing all Public Works equipment.

Thank you,

Chris Goodman

Director of Public Works

May 2026

Monday	Tuesday	Wednesday	Thursday	Friday
				1 Mr. Bobby Blalock Memorial Bench Celebration @ 10:15 Wear Red shirt
4 Chair Exercise @ 10:00 3 Laps Call a friend Word Search	5 Pastor Odom 10:00am 3 Laps Check out the exercise room	6 Crafts with Janie Clark from Brightmoor @ 10:00am PM BINGO Prizes	7 AM BINGO R Card Games Basketball 3 Laps Brown Bags	8 Senior Picnic @ 10:00am Kiwanis Club of Griffin Event Center in Griffin. Disco Fever Center Closed Day Trip
11 Chair Exercise @ 10:00 3 Laps Call a friend Word Search	12 Pastor Odom 10:00am 3 Laps Check out the exercise room	13 DJ Douglas @ 10:00-11:00 Get Moving 3 Laps PM BINGO Prizes 3 Laps Basketball	14 AM Bingo R Basketball 3 Laps Birthday Celebration	15 Southern Bell Farms U Pick & lunch at Golden Corral Need \$15.00 To Eat Blue Shirts Center Closed
18 Chair Exercise @ 10:00 3 Laps Call a friend Word Search	19 Pastor Odom 10:00am 3 Laps Check out the exercise room	20 Show and Exercise with L @10:00 3 Laps Games	21 AM Bingo Young @ Heart Club Meeting After Lunch 3 Laps	22 Chair Exercise @10AM Afternoon BINGO R 3 Laps Basketball

<p style="text-align: center;">25</p> <p style="text-align: center;">Memorial Day Center Closed</p>	<p style="text-align: center;">26</p> <p style="text-align: center;">Pastor Odom 10:00am 3 Laps</p> <p style="text-align: center;">Check out the exercise room Painting with Mr. Larry @ 11:45am</p>	<p style="text-align: center;">27</p> <p style="text-align: center;">The Price is Right with L @ 10:00am 3 Laps</p> <p style="text-align: center;">Call a friend Word Search</p>	<p style="text-align: center;">28</p> <p style="text-align: center;">AM Bingo R Basketball 3 Laps</p>	<p style="text-align: center;">29</p> <p style="text-align: center;">DeKalb Farmers Market Need \$15.00 to Eat Red Shirt Center Closed Day Trip</p>
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May 8, 2026 Disco Fever (shine)

May 15, 2026 Blue Shirt Blue

May 29, 2026 Red Shirt

“Every \$3.00 donation matters. Every day counts. Thank you for supporting our Senior Center”

PIKE COUNTY BOARD OF COMMISSIONERS

Department Reports

SUBJECT:

Department Reports

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Exhibit	Agribusiness April Agenda
<input type="checkbox"/> Exhibit	Agribusiness April Minutes
<input type="checkbox"/> Exhibit	Amwaste
<input type="checkbox"/> Exhibit	Animal Control
<input type="checkbox"/> Exhibit	Building and Grounds
<input type="checkbox"/> Exhibit	Coroner
<input type="checkbox"/> Exhibit	Extension Office
<input type="checkbox"/> Exhibit	Joint Board of Elections and Registration
<input type="checkbox"/> Exhibit	Library
<input type="checkbox"/> Exhibit	Magistrate Court
<input type="checkbox"/> Exhibit	Pike Agribusiness Financials
<input type="checkbox"/> Exhibit	Probate Court
<input type="checkbox"/> Exhibit	Public Works
<input type="checkbox"/> Exhibit	Senior Center

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Pike County Agribusiness Authority
Date/Time: 6:00 PM @PCAA/ Extension Bldg.

In attendance:

- **Call to Order- Chairman**
- **Approval of Agenda**
- **Approval of Minutes**
- **Correspondence**
- **Approval of Financial Report- Heather Mclendon**
- **Approval of Executive/Secretary-Director Reports**
- **Committee Status Reports- No Committee Currently**
- **Ground Keepers Report**
 - **The ground was in great shape for Dana's event!**
 - **WIFI at announcers stand**
 - **Sunscreen for West end of arena**
 - **Additional water capacity**
- **Chairman's Report- Rusty Gwyn**
- **Discussion Items**
 - **User Agreement - Bi annual renewal**
 - **Grounds keeper job description**
 - **Ag secretary**
 - **Half day rental pricing**
 - **Replace plow shanks on arena drag (see pic and quote)**
 - **Laser System**
- **Unfinished Business**
- **New Business**
 - **\$1,000.00 Scholarship or 2 \$500.00 Scholarship - (1 for FFA and 1 for 4H)**
 - **Pike Farm Tour - 4H is asking for a monetary donation.**
 - **Fall 2027 Expo - Pike Ag/4H**
 - **July 2026 Summer concert series**
- **General Public Comment**

- **Board Member Comment**
- **Legal Counsel Comment**
- **Adjourn (Motion) Dismiss**

Pike County Agribusiness Authority

Meeting Minutes

Date: April 20, 2026

Time: 6:00 PM

Location: Chestnut Oak Arena

Members Present:

Rusty Gwyn, Ray Brumbloe, Tricia Gwyn, Heather McLendon, Beau Huddleston, Matthew Anderson

Guests:

David Quick, Shannon Bartlett (FFA), Michael Martin (McLeroy Realty)

Call to Order: Meeting called to order by Rusty Gwyn.

Approval of Previous Minutes: Motion by Matthew Anderson, second by Beau Huddleston. Approved.

Approval of Financial Report: Motion by Matthew Anderson, second by Ray Brumbloe. Approved.

Secretary Report: Events added including jackpots, Dana King benefit (~400 horses, \$35K+ raised), clinics, June 13 concert, sponsorships increased to \$3,200.

Pike County Times Partnership: Motion by Beau Huddleston, second by Matthew Anderson. Approved.

Groundskeeper Report: Positive feedback; issues include Wi-Fi, water capacity, sun interference. Improvements discussed.

Chairman's Report: 20-year agreement discussion; need for SOP workshop.

Administrative Role: Motion by Matthew Anderson, second by Rusty Gwyn. Approved.

Laser Timing System: Reimbursement approved; free use for one year, then \$25 fee.

Scholarships: Motion by Ray Brumbloe, second by Beau Huddleston for two \$500 scholarships. Approved.

Pike County Farm Tour: Motion by Rusty Gwyn. Approved.

Summer Concert Series: Motion to table by Rusty Gwyn, second by Ray Brumbloe. Approved.

Public Comments: Positive FFA feedback; homeschool interest.

Board Comments: Dog policy and signage discussed.

Adjournment: Meeting adjourned.

Angela Blount

From: Michael Cosman <mcosman@amwasteusa.com>
Sent: Tuesday, May 5, 2026 7:41 AM
To: Angela Blount
Subject: Re: Monthly Reports - April
Attachments: img-b469b6b2-e6aa-4c30-9285-730fe6314d2e

Good Morning Angela - If I can get the report out of our system I will send but here are the numbers for April

MSW - 493.35 Tons
TIRES - 131 Each

Michael Cosman
District Manager Post Collections
Cell: 615-838-1748
Email: mcosman@amwasteusa.com





ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

APRIL 2026 ANIMAL CONTROL MONTHLY SUMMARY

-1ST-5TH

- Shane issued a nuisance dog warning on Mckinley Rd.
- Monthly Reports completed
- GDOA Data Report completed
- 4-2-26 @ 6:21pm Tanya received a minor dog bite call from dispatch (Spring Rd/Grubb St.
- 3rd Closed (Shane on-call)
- 4th Tanya on-call
- 5th Tanya on call

6th-12th

- Shane responded to a call on Adkerson Dr. about a very thin starving dog.(The dog is 16 years old)
- Tanya issued a Nuisance dog bite citation to the owner of the dog on Grubb St.
- Tanya issued a nuisance dog citation on Williams Mill Rd.
- Shane completed follow-up on Friendship Circle
- Shane put out fresh mulch in the flower beds at the office
- Shane responded to a nuisance dog call on Powder Creek Rd
- Tanya issued nuisance dogs warning on Hwy 19
- Magistrate Court Arraignment 4-8-26:**
- D. Thomas nuisance dog \$100 Ent. Not guilty plea Bench Trial May 21st
- Tanya completed a rabies observation on Grubb St.
- Shane responded to a call in Heritage Lake where a dog attacked another dog.

13th-19th

- Shane issued a nuisance citation in Heritage Lake
- Shane issued a nuisance warning in Heritage Lake
- Shane received a call from Dispatch on Saturday the 11th. Dispatch stated and woman and her dog were attacked by another dog. When Shane contacted the victim, she stated the dog did not make contact with her or her dog. The dog only charged at them. Shane advised dispatch that he would not be going out on the call due to no one being bitten and he would handle the call on Monday.



ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
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Phone: 678-603-7285

"Serving Citizens Responsibly"

- Shane issued a nuisance warning on Quail Run
- Shane issued a nuisance dog warning on Weems Rd.
- MAGISTRATE COURT TRIAL 4-16-26:**
- T. Guffey: (Cruelty to animals x 1 \$500) (4 no rabies \$400) FTA at arraignment (TRIAL MAY 21st
- A. Wison: (no rabies x1 \$100) FTA at arraignment (TRIAL MAY 21ST)
- H. Coonrod: (restitution hearing) cont. for 3 months
- D. Thomas: (nuisance dog x 2 \$200) cont. from 3-19-26 (GUILTY)
- Tanya issued 6 Citation for a nuisance Guinea on Williams Mill Rd.
- Tanya collected two documentations of rabies from A. Pryor
- Sat. 4-18-26 Tanya received a call from Sgt. Hardy in reference to a dog bite at the rec fields.

20th-26th

- Tanya issued 5 nuisance goat citations to S. McLauren
- Tanya followed up with the dog bite call at the Rec Fields.
- Shane responded to a dog fight that lead to on dog being shot and killed.
- Tanya prepared the citation for the owner of the dog that bit a child at the rec fields
- Sunday 4-26-26 Shane on -call

27th-30th

- Tanya on vacation
- Shane completed a rabies observation on Patton Rd.
- Shane got the citation signed by P. Hill
- Shane helped with the child search that was with a possible aggressive dog
- Shane received a call about a missing cat
- Shane received a call about puppies in a culvert on 2nd st.



CODE ENFORCEMENT / ANIMAL CONTROL

PO Box 377
77 Jackson St.
Zebulon, GA 30295

Fax: 770-567-2024
Phone: 770-567-2007

"Serving Citizens Responsibly"

Building and Grounds Monthly Accomplishments for April 2026

- Courthouse:

- Replaced bad light bulbs in small courtroom
- Replaced 4 ft light to LED bulbs
- Met with Veterans memorial contact about monument
- Fixed east side door entry lock
- Repaired 4 sprinkler heads
- Replaced light in superior court vault
- Moved 8 boxes for juvenile court to EOC building
- Moved table to courtroom for superior court clerk
- Picked up limbs

- Sheriff's office/Jail:

- Fixed toilet leaking in Jail
- Fixed bathroom door in Sheriff's office
- Unclogged severely stopped up sink in 911 office
- Covered broken electrical outlet in holding cell
- Fixed A/C unit at Firearms Range

- Library:

- Planted flower in front of Library
- Removed shrubs from front entrance
- Met with master gardener at Library to discuss a plan

- Senior Center:
 - Unclogged ice maker drain and built new stand to help it drain better.
 - Remounted soap dispenser in women's bathroom
 - Bought cleaning supplies and gave blower to staff to help blow parking lot off
 - Pressure washed cement deck, walkways, front sidewalk, and outside building over two-day period
- Chestnut:
 - Installed 25 bales of pine straw in parking island
 - Fixed broken front door lock
- Health Dept:
 - Converted women's bathroom lights to LED wafer lights
 - Replaced two ceiling tiles in women's bathroom
- Annex:
 - New refrigerator's ice maker is working properly
 - Fixed front door at Tag and tax office
 - Added new electrical circuit for mini split unit
 - Repaired bathroom door and Tax accessors office
 - Had A/C unit repaired for Building and Zoning
- Fire Station:
 - Trimmed trees and bushes at Lifsey
 - Fixed front door lock at Concord

- Buildings and Grounds:

Replaced all air filters in county owned buildings

Fixed bad office light in B&G office

Replaced 13 shop ceiling lights with new bays lights for better visibility

Replaced 2 new headlights in B&G work truck

Moved voting equipment for early voting

Replaced go light at transfer station

Installed new ladder rack on work truck

Fixed leaking A/C unit at Animal shelter

Office of the Coroner

Pike County

Terrell A. Moody, Coroner
P.O. Box 727, Zebulon, GA 30295

Jessica Rowan, Deputy Coroner
15512 Concord Street, Zebulon, GA 30295

Glenn David White, Deputy Coroner
5164 US 19, Zebulon, GA 30295

Grace Booker, Deputy Coroner
P.O. Box 727, Zebulon, GA 30295

MONTHLY REPORT

Business 770-567-8642

Cell 770-468-7176

April 2026

April 6, 2026

Virginia Reath Wallace
Piedmont Fayette Hospital
Fayetteville, Georgia 30214
Investigated by: Terrell Moody, Coroner

April 12, 2026

Jerry Olin Gresham, Jr.
15252 Highway 19
Griffin, Georgia 30223
Investigated by: Jessica Rowan, Deputy Coroner

April 16, 2026

James Flynn, Jr.
Grady Memorial Hospital
Atlanta, Georgia 30303
Investigated by: Grace Booker, Deputy Coroner

April 23, 2026

Robert Tucker III
36 Lily Lane
Griffin, Georgia 30223
Investigated by: David White, Deputy Coroner

Total Cases for April: 4

Terrell Moody: 1

David White: 1

Grace Booker: 1

Jessica Rowan: 1

Pike County Extension
April 2026 Monthly Report

General Department Announcements

- New computers were installed in the office for all staff utilizing the county match process with UGA. This allows all technology to stay up to date and serviceable.
- Extension continues to work closely with members of the Agribusiness Authority Board for success of Chestnut Oak facility.

Agriculture and Natural Resources: Brooklyne Wassel

- Programs
 - *Foraging: Unearthing Nature's Harvest*, Earth Day Every Day, Rutgers University, Invited speaker
 - Homestead Skills Lunch and Learn Series: Cut Flowers
 - Journey to Master Horseman 4-H Club
 - *Preparing for State 4-H Horse Show*
 - *Riding Assessment*
 - *Honey Tasting: Understanding Honey Labeling and True Differences in Quality and Flavor*, Pike County Senior Center, Invited speaker
 - *Ag in the Classroom: Farm Day! (Petting Zoo activity)*, Pike County Pre-K, Invited, Support and Logistics Only due to Scheduling Conflict
 - Master Forager – Class
 - *Plant Propagation*
 - *Mushrooms in Georgia*
 - *Inoculating Shitake Logs*
 - Master Forager – Lab
 - Giving Back to the Gardens
 - Bed Prep and Cleanup
 - Earth Day
 - Tree Giveaway, In collaboration with Neighborhood Forest
 - Litter Pick Up, In collaboration with Pick Up Pike
 - First Aid Training, Hosted in Office for staff and 4-H volunteers
- Meetings
 - Pike County Extension Office Meeting
 - 2026 NOWA Mega-Conference Planning Meeting (Virtual)
 - FFA / 4-H Planning Meeting
 - Northwest District County Extension Coordinator Meeting (Virtual)
- Trainings
 - Pollinator Tool Kit: Science-Based Pollinator Education (Virtual)

- Basics of Dosatran and Fertilizer Management (Virtual)
- Research
 - Wastewater Research Project in Planning Stages
- Media
 - *Lunch and Learn: Cut Flowers*, YouTube Video
- Social Media
 - Instagram- 242 indirect contacts, 24 direct contacts (6 posts)
 - Facebook- 4722 indirect contacts, 44 direct contact (16 posts)
- Contacts (Does not include program or meeting participants)
 - Phone- 236 contacts*
 - Email- 195 contacts
 - Face to Face- 74*
 - Sites- 10
- Other
 - Monitor station for CoCoRaHS (Community Collaborative Rain, Hail & Snow Network)
 - Geocache – Under construction
 - Monthly NASS Crop Weather Reporter
 - Drought Monitor Reporter
 - Assist with Legislative Breakfast with Pike County Farm Bureau

4-H and Youth: Brandi Baade

- Programs
 - Homeschool Meeting
 - Ag Agent Brooklyne Supervised Students
 - Attendance: 3
 - Home school meet on Earth Day to complete a Pickup Pike cleanup day
 - 60 lbs. of trash were collected by the 3 student participants
 - Cloverbuds STEAM Meeting
 - Attendance: 10
 - Students used the engineering design process to create their own egg drop protection pods, which they then launched off the announcer stand at the arena to test whether their eggs could survive the drop
 - Pike County Elementary School – 5th Grade 4-H In School
 - Attendance: 260
 - Education Topic: Electricity
 - Students explored the components of a circuit by building one using a chemical reaction between lemons and zinc nails, generating electrons that flow through conductors to light a small bulb.
 - Pike County Middle School – 6th Grade 4-H In School

- Did not want a visit this month due to Milestones Testing
 - Wildlife Judging Weekly Practices
 - Served as head coach
 - Team Consists of: 4 PCMS sixth graders, 1 PCMS 7th grader and 1 Pike County Homeschool students grades 6th and 7th
 - 1 – 1 hour practices held this month
 - Poultry Judging Weekly Practices
 - Served as assistant coach to volunteer coach
 - Team consists of: 3 Homeschool students (8th – 10th grade)
 - Four – 2 hour practices held this month
 - Junior/Senior Meeting
 - Attendance: 3 Homeschool Students (7th – 10th grade)
 - Meeting Content: Roadside Safety Class with Lt. Fox
 - Horse Club Meeting
 - Attendance: 2 (4th – 7th grade)
 - Served as 4-H Agent Supervisor for our Volunteer Leaders
 - Parent/Camper Meeting
 - Attendance: 52 Parents/Campers
 - 36 Campers will be attending 4-H Camp at Rock Eagle
 - This meeting was held to provide parents and campers with important information to help them prepare for a successful and enjoyable week at 4-H Summer Camp.
- Chartered Clubs
 - BB Team
 - 8 student participants and 2 Adult Volunteers
 - Weekly Practices
 - April 25th State BB Match – 1 student competed
 - Archery Team
 - 19 Student Participants and 7 Adult Volunteers
 - Weekly practices
 - Shotgun Team
 - 22 student participants and 5 Adult Volunteers
 - Weekly Practices
 - April 25th State Qualifiers – 13 Shooters Qualified for State
- Meetings
 - Riley’s Light Foundation Board Meeting
 - Zoom Meeting: Innovative Agriculture Ambassador Program Planning Session
 - 4-H Program Preview: Henery County, GA
 - Zoom Meeting: Curricula Day Planning Session
- Training
 - CPA & First Aid Training
- Competitions
 - Wildlife Judging – Monday, April 13

- Competitors: 6 PCMS Students and 1 Homeschool Student
 - Poultry Judging – Wednesday, April 22
 - Competitors: 3 Homeschool Students
- Social Media
 - Instagram
 - Posts – 12
 - Views – 589
 - Interactions – 38
 - Facebook
 - Posts – 24
 - Views – 10,695
 - Interactions – 111
- Other
 - Tree Sampling Earth Day Give Away:
 - 73 trees were given away to Pike County Youth for Earth Day through a partnership with Neighborhood Forest
 - Hosted 11 4-H Educators and Program Assistants for a Program Cluster Training
 - Pike FFA Farm Day – Supervised 3 4-H student helpers
 - Judged for NE4-HYDP Specialty Award Applications
 - Judged for GA 4-H Ambassadors Program Applications
 - Office Contacts
 - Face to face – 32
 - Phone – 36
 - Email - 15

Extension Administrative Assistant: Morgan Mathews

- Contacts
 - Phone- 75
 - Email- 85
 - Face to Face- 152
- Services
 - Soil Samples- 87
 - Water Samples- 11
 - Forage Samples- 0
 - Other- 0



**JOINT BOARD OF
ELECTIONS AND
REGISTRATION
PIKE COUNTY GA**

P.O. Box 1032, 81 Jackson St. Zebulon, GA 30295
770-567-2003

Lynn Vickers, Chair
Harold O'Baner, Vice Chair
Joe Parks, Member
Martha "Frankie" Murphy, Member
Holly Ortiz, Member
Christy C. Blount, Secretary
David B. Neyhart, Election Supervisor

Election Supervisor Report

April 21, 2026

1. Budget.

- a. No major expenditures during the past month.
- b. Currently running a 13% surplus.

2. Registration Stats for February.

March	
Total Number of Registered Voters	16,304
Number of New Registered Voters	44
Number of Voters who transferred Into Pike	77
Number of Cancelled Registrations (Vitals, Felon, Mentally Incompetent, Voter requested, moved out of state)	67
Totals per Category of Registration:	
DDS Tile	449
MVP Tile	14
OLVR Tile	15
Mail/ Walk in Applications	1
Vital Records	20
Felon Records (40 Day clock)	4
Transfers out of County	77



To stay up to date on election info
Text: GOVOTEPIKE
To: 80946



<https://www.facebook.com/pikecoga.BoardOfElections>



<https://govotepikecoga.wixsite.com/mysite>



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David B. Neyhart, Election Supervisor

3. Legislative Update.

- a. SINE DIE occurred with no election bills being passed. The implications of this is SB189 which was passed in 2024 to remove the QR code from being used to tabulate votes and used text-based tabulation, will go into effect July 1st.
 - i. I have spoken with Rob regarding, in passing, and we agree that the county has no authority to change the election system after July 1st, and this issue between the Legislature and SOS office.

4. May 19th General Primary.

- a. SOS training online today implement the following.
 - i. If the voter states that they do not have a GADL/GAID or SSN, they can provide the proper id in the oath envelope, however if we open the oath (yellow) envelope to verify the information, we then must re-seal it with the State Seal and with three signatures.
 - ii. If the voter puts the information in the privacy envelope, we are not to open it, period. They gave us no resolution.
 - iii. The 10am absentee report that we do during advance voting now begins with the first UOCAVA that is sent out.

5. Thank you for your support.



To stay up to date on election info
Text: GOVOTEPIKE
To: 80946



<https://www.facebook.com/pikecoga.BoardOfElections>



<https://govotepikecoga.wixsite.com/mysite>

**J. JOEL EDWARDS PUBLIC LIBRARY
 Manager's Report
 April 2026**

March 2026 STATS	
# PATRONS	2,642
COMPUTER SESSIONS	102
Wi-Fi USERS	276
AWE COMPUTER SESSIONS	
GADD	
ADULT VOL. HRS	33.5
ONSITE 0-5 PGMS	8
ONSITE 0-5 PGM ATTEND	324
OFFSITE 0-5 PGM	1
OFFSITE 0-5 PGM ATT	10
ONSITE 6-11 PGM	6
ONSITE 6-11 PGM ATT	61
OFFSITE 6-11 PGM	1
OFFSITE 6-11 PGM ATT	50
ONSITE TEEN PGM	3
ONSITE TEEN ATT	20
OFFSITE TEEN PGM	0
OFFSITE TEEN ATT	0
ONSITE ADULT PGM	6
ONSITE ADULT ATT	63
ITEMS RECEIVED	61
TOTAL COLLECTIONS/ITEMS	258,129
CIRCULATION	2,464
STEAM Room	40
*INCOMING TRANSITS	825
*OUTGOING TRANSITS	825

April Programs

4/6 – Parent Trap Movie Day
 4/7 – Zootopia 2 Pajama Movie Day
 Story Time
 Stitch and Sip
 Dungeons and Dragons
 4/8 – DIY Pinwheels
 4/9 - Book Club
 Library Board Meeting
 4/10 – Golden Movie Club
 4/13 – Little Pike Paradise Soft Play
 4/14 – Story Time
 Flower Bookmarks
 4/15 – Literature Under Lights
 4/16 – Kidz Konnection Field Trip
 Homeschool Moms Night Out (helped with decorations)
 4/21 – Story Time
 DIY Cressheads
 Stitch and Sip
 4/23 – Homeschool Huddle
 Book Club
 Dungeons and Dragons
 4/28 - Head Start
 Story Time
 Glass Etching
 Daily STEAM Room Open

Breakdown of the programs

On-site 0—5 y.o. programs:

Story Time (Weekly)
 Little Pike Paradise Soft Play

Off-site 0—5 y.o. programs:

1,000 Books Before Kindergarten

On-site 6—11 y.o. and Teen programs:

Dungeons and Dragons
 Movie Days (Zootopia and Parent Trap)
 DIY Pinwheels
 DIY Cressheads

Off-site 6—11 y.o. and Teen programs:

Book Box Program canceled by FRRLS in February

On-site Adult programs:

Golden Movie
 Book Club (Regular and Spicy)
 Stitch and Sip
 Dungeons and Dragons
 Glass Etching

STEAM Room:

Die-cuts
 Silhouette Machine
 T-shirt press
 3-D Printer

Conference Room

Sprouts Homeschool Group

Early Voting is taking place in the conference room from April 27th-May 15th

Memo

To: **Pike County Board of Commissioners**
CC: Tanya Perkins, Animal Control Officer

From: M. Callaway-Ingram, Chief Magistrate
Saylor Clark, Deputy Clerk

Re: Breakdown on Animal Control County Ordinance Violation Fines and Fees for March 2026.

Date: April 30, 2026

In an effort to help distinguish fines and court costs derived from Animal Control County Ordinance Violations and other County Ordinance Violations, this information is being provided as a breakdown of fines, fees and court costs received during the month of **March 2026** as they relate to Animal Control County Ordinance Violations.

Howard Gorsuch	25-56CO	\$98.77
Howard Gorsuch	25-57CO	\$184.75
Howard Gorsuch	25-58CO	\$184.75
Howard Gorsuch	25-59CO	\$184.76
Howard Gorsuch	25-56CO	\$98.77
Howard Gorsuch	25-57CO	\$184.75
Howard Gorsuch	25-58CO	\$184.75
Howard Gorsuch	25-59CO	\$184.76
Howard Gorsuch	25-60CO	\$184.76
Howard Gorsuch	25-61CO	\$184.76
John Simms	24-52CO	\$46.51
Ceasar Peadron	26-11CO	\$100.00
Haylie Kilgore	26-12CO	\$250.00
Jessie Bronkhurst	25-97CO	\$500.00
Jamie Pool	26-4CO	\$250.00

Thus, \$2,822.09 of the check in the amount of \$3,883.77 paid to the Pike County Board of Commissioners is attributable to Animal Ordinance cases for the month of March, 2026.

Should you have any questions or concerns, please do not hesitate to contact our office at 770-567-2004.

Management Report

Pike County Agriculture Authority

Feb 2026

Prepared by

Rusty Gwyn

Prepared on

April 13, 2026

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Balance Sheet

As of March 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
United Bank- Operating	47,212.70
Total Bank Accounts	47,212.70
Accounts Receivable	
Accounts Receivable	250.00
Total Accounts Receivable	250.00
Total Current Assets	47,462.70
Fixed Assets	
Accumulated Depreciation	-185,590.80
Arena	327,705.57
Buildings	87,915.00
Equipment	49,530.37
Improvements	31,548.00
Land	24,952.00
Total Fixed Assets	336,060.14
TOTAL ASSETS	\$383,522.84
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Fund Balance	339,232.00
Unrestricted Net Assets	1,125.00
Net Revenue	43,165.84
Total Equity	383,522.84
TOTAL LIABILITIES AND EQUITY	\$383,522.84

Fiscal YTLM P&L - copy

July 1, 2025-March 31, 2026

	JUL 2025	AUG 2025	SEP 2025	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	TOTAL
Revenue										
Chestnut Oaks	250.00		3,110.00	5,245.00	2,190.00	600.00		2,183.19	1,287.62	14,865.81
Events										
Concession					200.00			100.00	200.00	500.00
Revenues										
Daily Arena	130.00	160.00	445.00	1,695.00	1,605.00	1,550.00	2,305.77	1,933.23	1,583.29	11,407.29
Rental										
Interest Income	2.93	3.17	3.04	3.61	3.30	2.17	1.52		3.48	23.22
Pike County	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	7,666.66		3,833.33	34,499.97
RV Rental Spots									385.00	385.00
Unapplied Cash									0.00	0.00
Payment Income										
Vendor Fees		1,125.00		1,270.00		400.00			1.00	2,796.00
Total for Revenue	4,216.26	5,121.50	7,391.37	12,046.94	7,831.63	6,385.50	9,973.95	4,216.42	7,293.72	\$64,477.29
Cost of Goods Sold										
Gross Profit	4,216.26	5,121.50	7,391.37	12,046.94	7,831.63	6,385.50	9,973.95	4,216.42	7,293.72	\$64,477.29
Expenditures										
Business							187.21			187.21
Expenses										
Chestnut Oaks										
Bank Charges				6.27				11.40		17.67
Interest Expense								3.96		3.96
Repairs & Maintenance	1,026.80	-15.64	1,477.53	3,701.15	1,003.90	757.24	225.00	750.36	710.00	9,636.34
Utilities	141.94	152.94	162.94	213.71	235.20	226.46	214.94	422.29	348.58	2,119.00
Total for Chestnut Oaks	1,168.74	137.30	1,640.47	3,921.13	1,239.10	983.70	439.94	1,188.01	1,058.58	\$11,776.97
Contract Services										
Accounting Fees							375.00			375.00
Total for Contract Services							375.00			\$375.00
Facilities and Equipment									-16.25	-\$16.25
Equip Rental and Maintenance									32.50	32.50
Rent, Parking, Utilities									66.92	66.92
Total for Facilities and Equipment									83.17	\$83.17
Fuel & Oil								182.15		182.15
Operations										
Accounting Services	375.00	125.00	125.00		500.00	125.00				1,250.00
Advertising	700.00							327.58		1,027.58
Consultants			1,250.00			1,250.00			1,250.00	3,750.00
Dues & Memberships			35.00							35.00
Gifts					615.00			51.07		666.07

	JUL 2025	AUG 2025	SEP 2025	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	TOTAL
Legal Fees		275.00								275.00
Office Supplies		78.00	18.50			11.90				108.40
Public Information				248.47						248.47
Supplies								333.40	27.98	361.38
Total for Operations	1,075.00	478.00	1,428.50	248.47	1,115.00	1,386.90		712.05	1,277.98	\$7,721.90
Other Types of Expenses										
Memberships and Dues								100.00		100.00
Total for Other Types of Expenses								100.00		\$100.00
QuickBooks Payments Fees									10.05	10.05
Total for Expenditures	2,243.74	615.30	3,068.97	4,169.60	2,354.10	2,370.60	1,002.15	2,182.21	2,429.78	\$20,436.45
Net Operating Revenue	1,972.52	4,506.20	4,322.40	7,877.34	5,477.53	4,014.90	8,971.80	2,034.21	4,863.94	\$44,040.84
Other Revenue										
Other Expenditures										
Net Other Revenue										
Net Revenue	1,972.52	4,506.20	4,322.40	7,877.34	5,477.53	4,014.90	8,971.80	2,034.21	4,863.94	\$44,040.84

Expenses by Vendor Summary

March 2026

	TOTAL
	0.12
QuickBooks Payments	10.02
RAM Lumber Inc	44.23
Reggie Blount	285.00
Rusty Gwyn- Reimbursements	125.00
Spencer Moseley	300.00
Tricia Gwyn- Reimbursements	66.92
Tricia Gwyn- Secretary	1,250.00
Upson EMC	348.58
TOTAL	\$2,429.87



MARCH 2026

Monthly Report

Prepared for the Pike County Board of Commissioners
by Ginny W. Blakeney, Judge
Probate Court of Pike County

JUDGE GINNY BLAKENEY

Total Monthly Collections:

\$24,858.65

Citizen Engagements:

226 (receipted)

Weapons Carry Licenses

59 ISSUED

Marriage Licenses

20 ISSUED

Issued Citations

Georgia DNR - 1

Georgia State Patrol - 52

Pike County SO - 39

Total: 92 Cases

Estate Cases

Petition to Probate: 9

Petition for Year's Support: 4

Administrations: 6

Guardianships: 17

Discharge: 1

Misc. Filings: 8

Total: 45 Filings

Vital Records Issued:

86 Birth Certificates

164 Death Certificates

Orders to Apprehend:

0 Cases

Technology Fund Collections

\$820.00

Paid to Commissioners
(after fund disbursements)

\$15,742.59



JUDGE GINNY BLAKENEY

APRIL 2026

Monthly Report

Prepared for the Pike County Board of Commissioners
by Ginny W. Blakeney, Judge
Probate Court of Pike County

Total Monthly Collections:

\$20,620.00

Weapons Carry Licenses

41 ISSUED

Issued Citations

Georgia DNR - 0

Georgia State Patrol - 66

Pike County SO - 80

Total: 146 Cases

Vital Records Issued:

49 Birth Certificates

123 Death Certificates

Technology Fund Collections

\$670.00

Citizen Engagements:

207 (receipted)

Marriage Licenses

17 ISSUED

Estate Cases

Petition to Probate: 4

Petition for Year's Support: 0

Administrations: 1

Guardianships: 7

Discharge: 3

Misc. Filings: 16

Total: 31 Filings

Orders to Apprehend:

3 Cases

Paid to Commissioners
(after fund disbursements)

\$11,157.36

**Data reflected above is according to CJT Software as of 5/5/2026



Pike County Public Works Monthly Report

March 5th, 2026 – May 5th, 2026

Work Orders

- Mowed the dam at the watershed on Harden Road
- Removed trees at the Williamson Fire Station for EMA for installation of outdoor warning siren pole
- Re-dug collapsed ditch on Tanyard Road
- Replaced street name sign for Flying H Lane that was hit by a car
- Installed cross drain on Blackmon Road to divert water drainage onto 830 Beeks Road
- Repaired washed out area of Sells Road
- Repaired pavement apron on Durham Road at Shackelford Road
- Cleaned out ditches and culvert at 1909 Roberts Quarters Road
- Cleaned out ditches and culvert at 3180 Fossett Road
- Cleaned out ditches and culvert at 6070 Blanton Mill Road
- Repaired washouts and ditched Crescent Drive
- Picked up trash on County Farm Road between City of Zebulon and Recreation Department baseball fields for opening day parade and games
- Cut back slopes at the cross drain on New Hebron Church Road to allow water to drain correctly near 266 New Hebron Church Road
- Made swells to reroute water coming from the new church on Highway 19 onto the right of way at 152 Wilder Road
- Installed culvert for new driveway on West Milner Road
- Repaired leaning stop sign at Etheridge Mill Road and County Line Road
- Repaired washed out area of the road between 6094 and 6122 Old Zebulon Road
- Replaced Stop Sign Ahead and Deer Crossing sign near 70 Johnson Road
- Picked up flooring material that was scattered across Melville Brown Road
- Repaired two driveway aprons on Melville Brown Road
- Built up shoulder on both sides of Drew Allen Road from 1187 Drew Allen to Williamson Zebulon Road
- Laid rip rap to preserve culvert at 897 Flat Rock Church Road
- Cleaned out ditches at 1796 Turner Road
- Laid gravel near 3799 Jonathan Roost Road for school bus to be able to turn around
- Clipped high shoulders and repaired washout near 1103 Kendrick Road
- Laid rock on muddy area of Arthur Road
- Inspected dead pine tree at 461 Milner Street. Tree was within the power lines and will be handled by Georgia Power

- Cleaned out cross drain on Caldwell Road
- Repaired pothole and washed-out area on Elliott Road
- Laid rock on muddy area between 1074 and 359 Midway Road
- Cut up and removed fallen cedar tree on Hemphill Road
- Scraped and rocked Reid Road due to several potholes
- Repaired large rut at 234 Rose Cliff Road
- Laid rock on muddy area at the intersection of Harden Road and Glover Road
- Cleaned out culvert and ditches at 1266 Turner Road
- Patched several potholes on Strickland Road
- Repaired culvert at 265 Hunter Road
- Cleaned out culvert at 1446 Caldwell Bridge Road
- Cleaned out cross drains near 986 Daniel Road
- Laid rock on muddy area of road near 1481 Arthur Road
- Repaired washed out area between the road and mailbox at 2862 Hollonville Road
- Patched all broken edges of County Farm Road with asphalt
- Repaired broken shoulder of Hagans Mountain Road with hot mix asphalt
- Dug out and repaired asphalt apron on Hagans Mountain Road
- Patched several potholes on Brazier Road
- Repaired driveway apron at 1457 Melville Brown Road
- Cleaned out ditches at 590 River Road
- Dug out and patched bad area of Wildwood Road
- Dug out multiple large areas of Dripping Rock Road and hauled in hot mix asphalt to patch
- Removed dead deer from Strickland Road
- Removed dead deer near 4356 New Hope Road
- Cleaned out ditches at 3668 Hollonville Road
- Patched several potholes on Country Brown Lane
- Cleaned out cross drain on Reams Road
- Cleaned out the culvert at 1637 Beeks Road
- Repaired dip in the road at the intersection of Patton Road and Wentworth Way
- Replaced stop sign and post at the intersection of West Curtis Road and Hamilton Road
- Replaced stop sign at the intersection of Nazareth Church Road and Glover Road
- Patched potholes on Shortcut Road
- Removed dead pine tree leaning towards the road near 2420 Glover Road
- Patched pothole near 6348 New Hope Road
- Repaired bad washout near 485 Gibson Road
- Replaced stop sign and post at the intersection of Hill Street and Watts Road for the City of Molena
- Replaced stop sign and post at the intersection of Hill Street and East Jones Street for the City of Molena
- Widened the driveway at 1638 Fossett Road to allow for easier access with a trailer

- Repaired the driveway apron at 1320 Chapel Hill Road
- Repaired signs that were knocked down at the dam in Ranchland Estates
- Installed No Thru Truck signs on Railroad Street for the City of Molena
- Installed No Thru Truck signs on Watts Street for the City of Molena
- Repaired large rut on Hugh Frank Drive
- Patched large pothole on Williamson Zebulon Road
- Repaired washout under bridge deck as well as poured concrete to stop erosion at the bridge on Howell Road for GDOT
- Patched pothole near 2498 Hollonville Road
- Repaired washed out area between the road and mailbox at 2864 Hollonville Road
- Installed Deaf Child signs near 456 Shady Lane
- Replaced cross drain and fixed water hole on Flowers Road
- Encapsulated the pylons under the bridge on Kings Bridge Road with metal pipe and filled them with concrete, as well as painted the pylons with rubberized coating for GDOT
- Built up shoulders on Harden Road due to the ditches being extremely deep and right on the edge of the asphalt
- Cleaned out culvert and ditches at 5056 Blanton Mill Road
- Mulched around relief pipe and fixed ruts at the watershed on Harden Road
- Repaired large pothole on Williamson Zebulon Road just past Roundtree Way for the City of Williamson
- Repaired washed out area of driveway in the right of way at 2355 Adams Road
- Ditched the full length of Rawlins Road from Tanyard Road to Old Meansville Road
- Cleaned out ditches and replaced damaged culvert at 2504 Shackelford Road
- Removed and cleaned up fallen tree from Campground Road
- Repaired driveway apron at 229 Powder Creek Road
- Removed and cleaned up fallen tree from IB Howard Road
- Removed dead tree that was hanging over the road near the intersection of Allen Drive and Main Street
- Cut back low hanging limbs near the intersection of Garland Road and Allen Drive
- Cut back low hanging limbs on Green Street in Meansville
- Cut back low hanging limbs on School Road
- Installed new cross drain, built up road, and cleaned ditches leading to the cross drain at the concrete plant on Liberty Park Road
- Installed Reduced Speed Ahead sign where Old Zebulon Road turns from asphalt to gravel road
- Removed large oak tree that had fallen and was blocking the road near 3366 Bethany Church Road
- Patched large pothole near the intersection of Williamson Zebulon Road and Melville Brown Road
- Patched several potholes on Williamson Zebulon Road within the Williamson City limits
- Laid rock on the full length of Reid Road
- Laid rock on problems areas of Perkins Road
- Built 200ft/4 board fence at both cul-de-sacs of Watering Hole Pass and Watering Hole Drive to prevent traffic from crossing the lake dam. Also installed two gates on the Ranchland side.

Driveway Permits

- Inspected driveways on Williams Mill Road, Glover Road, Sullivan Road, Kings Road, and Flint Farms Drive(X2)
- Inspected and approved driveways on Flint Farms Drive(X4), Millie Trail(X2), West Milner Road, Daniel Road, Blackmon Road(X2), Lake Point Drive, Hagans Mountain Road, Pine Valley Road, Roberts Quarters Road, Flat Shoals Road(X2), Williams Mill Road, Dunbar School Road, Adams Road, Ward Road, and Little Street
- Collected \$4,300 in Driveway Permit & Culvert install fees.

Rotational Road Maintenance

- Motor graders completed grading on Sells Road and shoulder work on Harden Road. They are currently grading in the Perkins Road area.
- The long-arm mowers completed mowing on Parker Mill Road, Campground Road, and Glover Road. They are currently mowing in Tanyard Road and McKinley Road area.
- Paved road mowing crews completed mowing on Williamson Zebulon Road, Reidsboro Road, and Hollonville Road. They are currently mowing in the Kings Road area.

Shop

- The Public Works shop continues to complete maintenance on all county owned vehicles to include hoses, belts, brakes, tires, and oil changes. As well as servicing all Public Works equipment.

Thank you,

Chris Goodman

Director of Public Works

May 2026

Monday	Tuesday	Wednesday	Thursday	Friday
				1 Mr. Bobby Blalock Memorial Bench Celebration @ 10:15 Wear Red shirt
4 Chair Exercise @ 10:00 3 Laps Call a friend Word Search	5 Pastor Odom 10:00am 3 Laps Check out the exercise room	6 Crafts with Janie Clark from Brightmoor @ 10:00am PM BINGO Prizes	7 AM BINGO R Card Games Basketball 3 Laps Brown Bags	8 Senior Picnic @ 10:00am Kiwanis Club of Griffin Event Center in Griffin. Disco Fever Center Closed Day Trip
11 Chair Exercise @ 10:00 3 Laps Call a friend Word Search	12 Pastor Odom 10:00am 3 Laps Check out the exercise room	13 DJ Douglas @ 10:00-11:00 Get Moving 3 Laps PM BINGO Prizes 3 Laps Basketball	14 AM Bingo R Basketball 3 Laps Birthday Celebration	15 Southern Bell Farms U Pick & lunch at Golden Corral Need \$15.00 To Eat Blue Shirts Center Closed
18 Chair Exercise @ 10:00 3 Laps Call a friend Word Search	19 Pastor Odom 10:00am 3 Laps Check out the exercise room	20 Show and Exercise with L @10:00 3 Laps Games	21 AM Bingo Young @ Heart Club Meeting After Lunch 3 Laps	22 Chair Exercise @10AM Afternoon BINGO R 3 Laps Basketball

<p style="text-align: center;">25</p> <p style="text-align: center;">Memorial Day Center Closed</p>	<p style="text-align: center;">26</p> <p style="text-align: center;">Pastor Odom 10:00am 3 Laps</p> <p style="text-align: center;">Check out the exercise room Painting with Mr. Larry @ 11:45am</p>	<p style="text-align: center;">27</p> <p style="text-align: center;">The Price is Right with L @ 10:00am 3 Laps Call a friend Word Search</p>	<p style="text-align: center;">28</p> <p style="text-align: center;">AM Bingo R Basketball 3 Laps</p>	<p style="text-align: center;">29</p> <p style="text-align: center;">DeKalb Farmers Market Need \$15.00 to Eat Red Shirt Center Closed Day Trip</p>
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May 8, 2026 Disco Fever (shine)

May 15, 2026 Blue Shirt Blue

May 29, 2026 Red Shirt

“Every \$3.00 donation matters. Every day counts. Thank you for supporting our Senior Center”

PIKE COUNTY BOARD OF COMMISSIONERS

Two Rivers RC & D Council Appointment

SUBJECT:

Consider one appointment to Two Rivers RC & D Council to fill an expired one-year term, set to expire December 31, 2026. *Applicant has met criteria.*

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Ginny Blakeney

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 • 331 Thomaston Street
Zebulon, GA 30295

J. Briar Johnson, Chairman
Tim Daniel, Commissioner - District 1
Tim Guy, Commissioner - District 2
Ken Pullin, Commissioner - District 3
James Jenkins, Commissioner - District 4

Rob Morton, County Manager
Angela Blount, County Clerk
Heather Bell, Accounts Payable
Clint Chastain, Finance Administrator
Joann Wrey, Payroll/Human Resources

BOARD APPOINTMENT APPLICATION FOR:

Two Rivers RC # D

(Board Commission or Authority)

For a one -Year Term to Expire on Dec. 31, 2026

Printed Name:

Ginny Blakency

Address:

[REDACTED]

How long? 3.5 years

City, ST ZIP:

Molena, GA 30258

Phone (most accessible):

[REDACTED]

Email:

[REDACTED]

Employer/Address:

Pike County Probate Court

Occupation:

Judge

Hobbies/Activities:

gardening, farming, cooking, reading

Community Interests:

4H, FFA, youth development opportunities

What is your interest in serving on this Board/Commission/Authority? to promote agriculture, protect and preserve natural resources, facilitate education for conservation

Have you ever been employed by Pike County and, if yes, in what capacity? yes, current probate judge

Do you have family members employed by Pike County? If yes, who? no

Do you have family members currently on this Board/Commission/Authority and, if yes, who? no

On what other Pike County Boards/Commissions/Authorities do you currently serve? n/a

If you were to be appointed to this Pike County Board, Commission, or Authority:

a) Do you believe that you would be in a position to make fair, honest, and objective decisions that are in the best interests of the County and its citizens? yes

b) Do you affirm that you do not have any interests, business or otherwise, that might give rise to your having a possible conflict of interest in your making decisions? yes

Applicant's Certification and Agreement

I certify that the facts set forth in this application for board appointment are true and complete to the best of my knowledge. I am aware that falsification of this application or the omission of complete information will result in disqualification, or upon discovery, removal from the board. I agree that all records generated for purposes of board appointments are the sole property of and shall remain the sole and exclusive property of the Pike County Board of Commissioners.

Ginny Blakency
Signature

3/5/26
Date

PIKE COUNTY BOARD OF COMMISSIONERS

Alcohol License Shanvi 2026 LLC dba Pit Stop

SUBJECT:

Approve/deny issuance of alcohol license (Retail Sales – beer and wine) for Payal Patel, Shanvi 2026 LLC dba Pit Stop, 5900 Highway 19 South, Zebulon, GA. *Applicant has met criteria.*

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Shanvi 2026 LLC dba Pit Stop

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

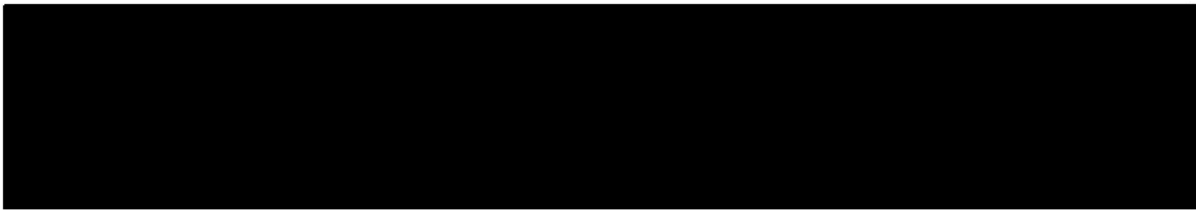
**APPLICATION FOR: RETAIL SALES LICENSE
MALT BEVERAGES AND/OR WINE**

PIKE COUNTY, GEORGIA

BEER WINE BOTH

INDIVIDUAL INFORMATION

Name: PAYAL PATEL
Address: 613 HENNEPIN TER
MCDONOUGH, GA 30253



EMPLOYMENT INFORMATION: 5 YEAR HISTORY

Position: MANAGER Dates: From: 2014 to: CURRENT
Name of Business: RELIABLE MART Location: 401 VETERANS PKWY, BARNESVILLE, GA

Position: _____ Dates: From: _____ to: _____
Name of Business: _____ Location: _____

Position: _____ Dates: From: _____ to: _____
Name of Business: _____ Location: _____

BUSINESS INFORMATION

Name: SHANVI 2026 LLC Years in business: 1
Physical Address: 5900 HWY 19 S Mailing Address: - SAME -
TEBULON GA 30295

Phone: Fax: _____ Cell:

Name (s) of all owners or persons with a monetary interest in the business:

PAYAL PATEL

I hereby swear that the above information is true and correct, and that I have not misrepresented any fact or concealed any fact called for in this application above, I further swear that I have read and fully understand the regulations of Pike County, Georgia, with reference to the licensing and sale of malt beverages and wine, (retail sales and pouring), and that I am cognizant of the discretion of the Board of Commissioners of Pike County, Georgia, to revoke any license for failure to comply with county and state regulations.

Applicant signature: Payal Patel

Date: 03/24/20

Sworn to and subscribed before me
This 24 day of March, 2020

Julie Soyars
Notary Public

For Office Use Only:	\$ Received:
Retail Malt Beverages Only...350.00	_____
Retail Wine Only350.00	_____
Both Retail Malt Bev/Wine ...700.00	_____
Total Received: Check# _____	\$ _____

*Fingerprints are required. There will be a new-renewable \$43.25 fee for fingerprints.



PIKE COUNTY BOARD OF COMMISSIONERS

Parking Lot Paving Sealed Bids

SUBJECT:

Open sealed bids for the Paving Parking Lot project located at 331 Thomaston Street Zebulon, GA.

ACTION:**ADDITIONAL DETAILS:****ATTACHMENTS:**

Type	Description
▣ Exhibit	Ad for Bid
▣ Exhibit	Bid - Parking Lot Paving

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

REQUEST FOR SEALED BIDS

ASPHALT PAVING SERVICES – PARKING LOT IMPROVEMENTS

Location: 331 Thomaston Street, Zebulon, GA

Pike County Board of Commissioners is soliciting **SEALED BIDS** from qualified contractors for asphalt paving services for the parking lot located at **331 Thomaston Street, Zebulon, Georgia**. The project consists of **two distinct surface areas**, each requiring different paving applications as outlined in the official bid specifications.

Bid specifications and project details are available on the Pike County website at **www.pikecoga.gov** or may be obtained in person at the **Pike County Board of Commissioners Office**.

Bid Deadline: All **SEALED BIDS** must be received no later than **April 30, 2026 at 5:00 p.m.**

Submission Address: Pike County Board of Commissioners Attn: Angela Blount, County Clerk
331 Thomaston Street, P.O. Box 377, Zebulon, GA 30295

Late submissions will not be accepted.

Bid Proposal Asphalt Paving Services

Pike County Board of Commissioners

331 Thomaston Street
Zebulon, GA 30295

Date: April 8, 2026

The Pike County Board of Commissioners is accepting sealed bids for asphalt paving services for parking lot located at **331 Thomaston Street, Zebulon, Georgia**. The bidder will provide all **labor, materials, and equipment** necessary to complete the project in accordance with the specifications provided.

Project Understanding & Scope of Work

The parking lot consists of two distinct surface areas requiring different paving applications. Our proposed work includes:

1. Gravel Surface Area

- **Total Area:** Approximately 751 square yards
- **Scope:**
 - Prepare gravel surface as needed for proper compaction and uniformity
 - Install **2 inches of 9.5 mm Type 2 hot mix asphalt**

2. Existing Paved Surface Area

- **Total Area:** Approximately 819 square yards
- **Scope:**
 - Install **¾ inch of Open Graded Interlayer (OGI)**
 - Install **1.25 inches of 9.5 mm Type 2 hot mix asphalt**

Project Management & Communication

Any questions should be emailed to **Chris Goodman** at [**cgoodman@pikecoga.gov**](mailto:cgoodman@pikecoga.gov)

Bid Submission

The proposal deadline is **April 30, 2026 at 5:00 p.m.** Bids will be opened on May 13, 2026 at the Board of Commissioners meeting. Any bid received after the said time and date above will not be considered. Bids will be opened and read aloud at the commissioners' meeting.

Submission Location: Pike County Board of Commissioners Office 331 Thomaston Street
Zebulon, GA 30295

Each bid form must be submitted in a SEALED ENVELOPE, addressed to the Pike County Board of Commissioners Attn: Angela Blount. Each envelope containing a Bid must be plainly marked on the outside as 2026 Pike County paving project. If the bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of Pike County Board of Commissioners paving project. **Cost proposals should be in a separate sealed envelope so that all documents presented to the Board of Commissioners can be reviewed prior to the cost proposal's opening.**

Withdrawal of Bid:

A bidder may withdraw his bid before the expiration of the time during which bids may be submitted without prejudice to the bidder, by submitting a written request of withdrawal to the Purchasing Department.

Rejection of Bid:

The Board of Commissioners may reject any or all bids and must reject a bid from any party who has been delinquent or unfaithful in any formal contract with the Board of Commissioners. Also, the right is reserved to waive any irregularities or informalities in any bid or in the bidding procedure. The Board of Commissioners shall be the sole judge as to which proposal is best, and, in ascertaining this, will take into consideration the business integrity, financial resources, facilities for performing the work and experience in similar operations of the various bidders.

Non-Collusion Affidavit:

By submitting a bid, the bidder represents and warrants that such bid is genuine and not sham or collusive or made in the interest or on behalf of any person not therein named, and that the bidder has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding and that the bidder has not in any manner sought by collusion to secure to that bidder any advantage over any other bidder.

Interest of:

By submitting a bid, the bidder represents and warrants that neither a Commissioner, County Manager, employee nor any other person employed by the Board of Commissioners

has, in any manner, an interest, directly or indirectly in the bid or in the contract which may be made under it, or in any expected profits to arise therefrom.

CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.

The contractor who wins the bid must also provide a Contractor Affidavit verifying compliance with the Federal Work Authorization Program known as E-Verify. This form must be notarized. In addition, the awarded contractor must submit the Verification of Lawful Presence within the United States, along with any other forms or documentation required by the Pike County Board of Commissioners.

The Pike County Board of Commissioners reserves the right to waive any informality and to accept any Bid which may be in Pike County's best interest.

PIKE COUNTY BOARD OF COMMISSIONERS

First Reading of the FY 2026-2027 Budget

SUBJECT:

Approve/deny First Reading of the FY 2026-2027 Budget.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	FY 2026-2027 Budget Summary Worksheet
▣ Exhibit	FY 2026-2027 Proposed Budget

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

	DEPARTMENT	PRIOR YR (AMENDED)	REQUESTED	PROPOSED	FIRST READING	SECOND READING	FINAL READING	APPROVED	DIFFERENCE (PRIOR YR vs PROPOSED)
10	CONTINGENCY	\$100,000.00	\$50,000.00	\$50,000.00					-\$50,000.00
13	COMMISSIONERS	\$3,762,236.00	\$1,424,623.00	\$1,431,311.00					-\$2,330,925.00
14	BOARD OF ELECTIONS AND VOTER REGISTRATION	\$430,308.00	\$462,966.00	\$439,136.00					\$8,828.00
15	BOARD OF EQUALIZATION	\$4,200.00	\$5,300.00	\$5,300.00					\$1,100.00
16	TAX COMMISSIONER	\$388,580.00	\$396,809.00	\$407,429.00					\$18,849.00
17	TAX ASSESSOR	\$634,277.00	\$600,700.00	\$643,058.00					\$8,781.00
18	BUILDING & GROUNDS	\$428,691.00	\$438,250.00	\$464,834.00					\$36,143.00
20	COURT SERVICES	\$224,190.00	\$224,590.00	\$224,790.00					\$600.00
21	SUPERIOR COURT	\$382,833.00	\$406,130.00	\$408,452.00					\$25,619.00
22	DISTRICT ATTORNEY	\$221,303.00	\$334,100.00	\$302,269.00					\$80,966.00
23	MAGISTRATE COURT	\$373,466.00	\$411,539.00	\$410,433.00					\$36,967.00
24	PROBATE	\$295,103.00	\$326,609.00	\$328,648.00					\$33,545.00
28	PUBLIC DEFENDER	\$186,448.00	\$186,448.00	\$186,448.00					\$0.00
32	INMATE CARE	\$263,518.00	\$263,518.00	\$263,518.00					\$0.00
33	SHERIFF	\$3,109,274.00	\$3,216,648.00	\$3,264,781.00					\$155,507.00
34	JAIL	\$1,313,977.00	\$1,403,766.00	\$1,432,917.00					\$118,940.00
37	CORONER	\$68,209.00	\$68,209.00	\$74,411.00					\$6,202.00
39	AMBULANCE CONTRACT	\$898,222.00	\$925,169.00	\$925,169.00					\$26,947.00
42	PUBLIC WORKS	\$2,896,182.00	\$3,026,850.00	\$3,060,088.00					\$163,906.00
45	SOLID WASTE	\$32,000.00	\$215,000.00	\$215,000.00					\$183,000.00
50	HEALTH DEPT	\$87,300.00	\$87,300.00	\$87,300.00					\$0.00
54	DFACS	\$18,053.00	\$18,053.00	\$18,053.00					\$0.00
55	COMMUNITY SERVICES	\$30,000.00	\$30,000.00	\$30,000.00					\$0.00
56	SENIOR CENTER	\$323,596.00	\$331,232.00	\$296,992.00					-\$26,604.00
61	PARKS & RECREATION AUTHORITY	\$776,107.00	\$856,970.00	\$797,638.00					\$21,531.00
65	PIKE COUNTY PUBLIC LIBRARY	\$226,033.00	\$229,277.00	\$225,755.00					-\$278.00
71	WATER & SEWERAGE AUTHORITY	\$212,545.00	\$208,536.00	\$208,536.00					-\$4,009.00
72	COUNTY AGENT	\$105,141.00	\$119,065.00	\$119,115.00					\$13,974.00
73	FORESTRY	\$9,517.00	\$9,517.00	\$9,517.00					\$0.00
74	PLANNING & DEVELOPMENT	\$448,820.00	\$502,719.00	\$482,018.00					\$33,198.00
76	AGRIBUSINESS	\$46,000.00	\$53,500.00	\$82,410.00					\$36,410.00
77	DEVELOPMENT AUTHORITY	\$116,968.00	\$115,157.00	\$116,982.00					\$14.00
80-89	FIRE DEPARTMENT	\$988,642.00	\$1,274,864.00	\$998,942.00					\$10,300.00
90	EMA	\$45,117.00	\$38,240.00	\$38,240.00					-\$6,877.00
91	ANIMAL CONTROL	\$160,448.00	\$148,920.00	\$156,328.00					-\$4,120.00
	TRANSFERS	\$1,198,108.00	\$1,567,192.00	\$1,360,537.00					\$162,429.00

100	GENERAL FUND ONLY (Expenditures)	\$20,805,412.00	\$19,977,766.00	\$19,566,355.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,239,057.00
	GENERAL FUND ONLY (Revenues)	\$20,805,412.00	\$19,809,389.80	\$19,566,355.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,239,057.00
	DEPARTMENT	PRIOR YR (AMENDED)	REQUESTED	PROPOSED	FIRST READING	SECOND READING	FINAL READING	Approved	DIFFERENCE (PRIOR YR vs PROPOSED)
206	JAIL FUND	\$5,000.00	\$10,000.00	\$10,000.00					\$5,000.00
210	IMPACT FEE FUND	\$279,000.00	\$403,000.00	\$403,000.00					\$124,000.00
215	E911 FUND	\$1,039,152.00	\$1,138,097.00	\$1,197,735.00					\$158,583.00
225	FEDERAL SEIZURE FUND	\$10,000.00	\$10,000.00	\$10,000.00					\$0.00
230	AMERICAN RESCUE FUND	\$3,272,187.00	\$2,500,000.00	\$2,500,000.00					-\$772,187.00
231	OPIOID ABATEMENT	\$10,000.00	\$10,000.00	\$10,000.00					\$0.00
245	DATE FUND	\$8,500.00	\$10,000.00	\$10,000.00					\$1,500.00
250	TECHNOLOGY FEE FUND	\$3,000.00	\$3,000.00	\$3,000.00					\$0.00
275	HOTEL/MOTEL TAX FUND	\$4,000.00	\$4,000.00	\$4,000.00					\$0.00
285	JUVENILE FUND	\$1,250.00	\$1,250.00	\$1,250.00					\$0.00
320	SPLOST FUND 2016-2022	\$420,000.00	\$400,000.00	\$400,000.00					-\$20,000.00
323	SPLOST FUND 2023-2028	\$9,589,875.00	\$13,000,000.00	\$13,000,000.00					\$3,410,125.00
325	LMIG FUND	\$1,435,880.00	\$1,564,700.00	\$1,564,700.00					\$128,820.00
341	CDBG FUND	\$870,000.00	\$0.00	\$0.00					-\$870,000.00
350	CAIP FUND	\$343,216.00	\$627,665.00	\$361,372.00					\$18,156.00
716	LAW LIBRARY FUND	\$10,000.00	\$10,000.00	\$10,000.00					\$0.00
	SPECIAL REVENUE FUNDS TOTAL (Expenditures)	\$17,301,060.00	\$19,691,712.00	\$19,485,057.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,183,997.00
	GRAND TOTAL OVERALL	\$38,106,472.00	\$39,669,478.00	\$39,051,412.00	\$0.00	\$0.00	\$0.00	\$0.00	\$944,940.00

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Fund: 100 General Fund								
Department: 03 Revenue Accounts								
Revenue								
100-03-1000-311750-000 Franchise Fee Tax- Television Cab...	4,428.00	4,000.00	1,887.00		53	3,500.00	3,500.00	
100-03-1000-371000-061 Rec Authority Donations		1,000.00			100	1,000.00	1,000.00	
100-03-1000-371000-080 Pc Fire Donations - Revenue	500.00	1,000.00			100	1,000.00	1,000.00	
100-03-1000-371000-091 Animal Shelter Donations		500.00			100	1,000.00	1,000.00	
100-03-1300-340000-000 Prior Year Revenues						437,084.00		
100-03-1330-314200-081 Beer & Wine Excise	44,147.00	45,000.00	33,180.00		26	47,000.00	47,000.00	
100-03-1330-316100-000 Business/ Occupation License	50,576.00	45,000.00	44,286.00		2	53,000.00	53,000.00	
100-03-1330-316300-000 Financial Institution Tax	93,958.00	93,000.00	96,120.00		-3	96,000.00	96,000.00	
100-03-1330-321100-081 Beer & Wine License	13,200.00	13,200.00	14,092.00		-7	14,000.00	14,000.00	
100-03-1400-341900-014 Municipal Election Services		5,000.00	5,704.00		-14	6,000.00	6,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-03-1400-341901-000 Elections - Board Of Education	28,595.00	5,000.00			100	12,000.00	12,000.00	
100-03-1400-341910-000 Election Qualifying Fees		5,000.00	3,126.00		37	5,000.00	5,000.00	
100-03-1500-340000-000 Misc Revenue	8,507.00	20,000.00	10,192.00		49	10,000.00	10,000.00	
100-03-1500-341400-000 Printing & Copying Service	100.00	200.00	55.00		73	250.00	250.00	
100-03-1500-361000-000 Interest Revenue	182,724.00	120,000.00	57,967.00		52	140,000.00	140,000.00	
100-03-1500-392100-000 Sale Of Assets	1,739.00	2,324,569.00	2,670,236.00		-15	20,000.00	20,000.00	
100-03-1510-349300-000 Bad Check Fees		100.00	25.00		75	100.00	100.00	
100-03-1514-313100-000 Local Option Sales Tax	2,104,365.00	2,000,000.00	1,505,578.00		25	2,300,000.00	2,300,000.00	
100-03-1514-316200-082 Insurance Premium Tax	1,393,943.00	1,450,000.00	1,563,590.00		-8	1,690,000.00	1,690,000.00	
100-03-1516-342310-000 Fingerprinting - Alcohol License	346.00	500.00	421.00		16	500.00	500.00	
100-03-1545-311000-000 General Property Taxes	8,552,247.00	10,649,035.00	8,855,880.00		17	10,253,212.00	10,265,773.00	
100-03-1545-311120-000 Timber Tax	13,219.00	10,000.00	8,757.00		12	15,000.00	15,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-03-1545-311200-000 Property Tax - Prior Year	477,672.00	180,000.00	260,834.00		-45	465,798.00	465,798.00	
100-03-1545-311310-000 Motor Vehicle Tax	114,330.00	130,000.00	89,317.00		31	125,000.00	125,000.00	
100-03-1545-311313-000 Motor Vehicle Admin Fees	18,478.00	18,000.00	15,570.00		14	20,000.00	20,000.00	
100-03-1545-311315-000 Motor Vehicle - Tavn	1,649,022.00	1,723,000.00	1,375,391.00		20	1,850,000.00	1,850,000.00	
100-03-1545-311320-000 Mobile Home	8,907.00	12,000.00	6,992.00		42	10,000.00	10,000.00	
100-03-1545-311340-000 Intangible Tax	155,744.00	150,000.00	129,783.00		13	170,000.00	170,000.00	
100-03-1545-311500-000 Property Not On Digest	219,942.00	60,000.00			100	50,000.00	50,000.00	
100-03-1545-319000-000 Penalties & Interest - Taxes	74,700.00	30,000.00	45,704.00		-52	50,000.00	50,000.00	
100-03-1545-319900-000 Cost & Interest - Taxes	43,563.00	25,000.00	26,186.00		-5	40,000.00	40,000.00	
100-03-1545-341600-000 Fees/ Cost - Tags & Titles	68,961.00	70,000.00	57,432.00		18	75,000.00	75,000.00	
100-03-1545-341940-000 Tax Collection - Commission	380,185.00	340,000.00	386,009.00		-14	400,000.00	400,000.00	
100-03-1545-346900-000 Tag Mailout Fees	5,340.00	5,000.00	4,262.00		15	5,000.00	5,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-03-1545-383000-000 Insurance Reimbursements	43,204.00	10,000.00	116,641.00		-1,066	25,000.00	38,112.00	
100-03-1550-311400-000 Heavy Equipment - Taxes	5,226.00	3,000.00	1,359.00		55	3,000.00	3,000.00	
100-03-2150-311600-000 Real Estate Transfer	54,383.00	50,000.00	47,374.00		5	60,000.00	60,000.00	
100-03-2150-351110-000 Clerk Of Superior Court	141,111.00	140,000.00	130,064.00		7	170,000.00	170,000.00	
100-03-2400-351130-000 Magistrate Court	24,903.00	15,000.00	21,306.00		-42	30,000.00	30,000.00	
100-03-2400-351130-091 Animal Ordinance Violations	5,707.00	5,000.00	837.00		83	5,000.00	5,000.00	
100-03-2400-351131-000 Sheriff Services - Magistrate	22,353.00	23,000.00	25,754.00		-12	30,000.00	30,000.00	
100-03-2450-351150-000 Probate Court	166,476.00	150,000.00	145,731.00		3	170,000.00	170,000.00	
100-03-3300-342000-000 Sheriff Services - Superior Court	34,081.00	30,000.00	21,489.00		28	30,000.00	30,000.00	
100-03-3300-342100-000 Sheriff Service -Board Of Educati...	131,023.00	250,000.00	103,531.00		59	300,000.00	300,000.00	
100-03-3326-342330-000 Inmate Housing Revenues	4,308.00	5,000.00	15,080.00		-202	10,000.00	10,000.00	
100-03-3420-389001-000 Restitution - Other	1,100.00	500.00	1,454.00		-191	500.00	500.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-03-3500-371000-080 Fire Dept Donations	1,005.00		600.00					
100-03-3530-342000-000 Fire Dept Grant - Fireworks Grant	12,636.00							
100-03-3910-346110-000 Animal Control Shelter Fees	100.00		180.00			200.00	200.00	
100-03-3920-331151-000 Hazard Mitigation Grant		11,340.00			100			
100-03-3960-334151-000 Gswcc Watershed Dam Maintenance		1,500.00			100	1,500.00	1,500.00	
100-03-4000-343000-000 Culvert Permit Fees	21,728.00	25,000.00	15,500.00		38	18,000.00	18,000.00	
100-03-4226-346901-000 Sale Of Scrap Metal	1,964.00	2,500.00	2,475.00		1	2,500.00	2,500.00	
100-03-4500-344100-045 Epd Hazardous Waste Reimbursement						175,000.00	175,000.00	
100-03-4530-344150-045 Transfer Station Lease	10,000.00	10,000.00	10,000.00			10,000.00	10,000.00	
100-03-5431-334103-000 Gema/Hs - Empg Performance Grant	7,651.00	7,600.00			100	7,600.00	7,600.00	
100-03-5520-346000-000 Senior Citizen Center	89,656.00	90,000.00	43,224.00		52	90,000.00	90,000.00	
100-03-5520-371000-000 Senior Center Donations	500.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-03-6180-389000-000 Repayment Of Chestnut Oak Loan - ...						28,640.00	28,640.00	
100-03-6500-347100-000 Library Copier Fees	1,597.00	2,500.00	1,168.00		53	2,500.00	2,500.00	
100-03-7220-322200-000 Building Permits	296,790.00	290,000.00	250,757.00		14	290,000.00	290,000.00	
100-03-7400-322210-000 Zoning & Land Use Fees	33,624.00	25,000.00	25,493.00		-2	30,000.00	30,000.00	
100-03-7410-323900-000 Plat Reviews	1,250.00	3,000.00	650.00		78	1,500.00	1,500.00	
100-03-7410-323901-000 Code Enforcement Services	300.00	1,000.00			100	1,000.00	1,000.00	
100-03-7510-346900-000 Admin Fee - Development Authority	109,507.00	116,968.00	90,840.00		22	116,982.00	116,982.00	
Total Revenue	\$16,931,621.00	\$20,803,012.00	\$18,340,083.00			\$19,975,366.00	\$19,563,955.00	
Total Expenditure								
Net	\$16,931,621.00	\$20,803,012.00	\$18,340,083.00			\$19,975,366.00	\$19,563,955.00	
Department: 10 Contingency								
Expenditure								
100-10-1310-579000-000 Contingencies		100,000.00			100	50,000.00	50,000.00	
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure		\$100,000.00				\$50,000.00	\$50,000.00	
Net		-\$100,000.00				-\$50,000.00	-\$50,000.00	
Department: 13 Commissioners								
Expenditure								
100-13-1000-512101-000 Hra Contribution	1,790.00	5,500.00	997.00		82	3,250.00	3,250.00	
100-13-1000-523100-000 Accg-Ins - Property & Liability	262,335.00	300,000.00	302,089.00		-1	330,000.00	330,000.00	
100-13-1000-523200-000 Communications - Phone	9,482.00	10,000.00	7,275.00		27	9,500.00	9,500.00	
100-13-1000-523900-000 Employee Screening	845.00	850.00	785.00		8	850.00	850.00	
100-13-1300-512200-000 Fica	86.00							
100-13-1300-512600-000 Unemployment Payments		5,000.00			100	5,000.00	5,000.00	
100-13-1300-512900-000 Uniforms	154.00	250.00			100	250.00	250.00	
100-13-1300-523201-000 Cell Phone Communication	588.00	600.00	441.00		26	600.00	600.00	
100-13-1300-523232-000 Equipment Rental	1,958.00	2,000.00	1,620.00		19	2,200.00	2,375.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-13-1300-523300-000 Legal Publication	6,126.00	7,500.00	2,005.00		73	7,500.00		
100-13-1300-523500-000 Travel	14,953.00	20,940.00	5,409.00		74	25,000.00	25,000.00	
100-13-1300-523600-000 Dues & Fees	7,005.00	8,000.00	7,580.00		5	8,000.00	8,000.00	
100-13-1300-523700-000 Training	9,084.00	13,050.00	9,229.00		29	13,050.00	13,050.00	
100-13-1300-523850-000 Contract Services	115,818.00	65,000.00	70,682.00		-9	65,000.00	50,725.00	
100-13-1300-523900-000 Postage	1,988.00	2,400.00	1,753.00		27	2,400.00	2,400.00	
100-13-1300-531000-000 Supplies	6,198.00	7,500.00	6,709.00		11	7,500.00	7,500.00	
100-13-1300-531270-000 Gas\Diesel		200.00	93.00		53	200.00	200.00	
100-13-1300-531400-000 Legal Resources		2,500.00			100	2,500.00	2,000.00	
100-13-1310-511100-000 Regular (Comm) Employees	153,902.00	155,547.00	115,916.00		25	156,739.00	156,739.00	
100-13-1310-512100-000 Group (Comm) Insurance	69,515.00	74,465.00	56,373.00		24	75,043.00	86,300.00	
100-13-1310-512200-000 Fica & Medicare	9,498.00	11,900.00	8,627.00		28	11,990.00	11,990.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-13-1310-512700-000 Workers Compensation - Comm	114,796.00	121,000.00	93,096.00		23	110,000.00	110,000.00	
100-13-1320-511100-000 Regular (Co Mgr) Employees	13,113.00	65,000.00	49,750.00		23	65,000.00	65,000.00	
100-13-1320-512100-000 Group (Co Mgr) Insurance	77.00	10,065.00			100		423.00	
100-13-1320-512200-000 Fica & Medicare	966.00	4,973.00	3,756.00		24	4,973.00	4,973.00	
100-13-1320-512400-000 Retirement Contributions	10,426.00	10,612.00			100	10,000.00	10,000.00	
100-13-1330-511100-000 Regular (Administration) Emplo...	227,574.00	247,239.00	183,490.00		26	251,953.00	251,953.00	
100-13-1330-512100-000 Group (Adm) Insurance	32,000.00	47,432.00	17,087.00		64	28,050.00	32,258.00	
100-13-1330-512200-000 Fica & Medicare	16,237.00	19,062.00	14,081.00		26	19,275.00	19,275.00	
100-13-1330-512400-000 Retirement Contributions	17,735.00	27,282.00	29,254.00		-7	32,000.00	32,000.00	
100-13-1330-523300-000 Advertising & Legal Publications	460.00	3,600.00	1,012.00		72	3,600.00	8,500.00	
100-13-1500-521200-000 Prof Svc - Salary Study		20,000.00	19,881.00		1			
100-13-1500-523901-000 Bank Service Charges	575.00	500.00	9,052.00		-1,710	500.00	500.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-13-1512-582301-000 Penalties & Late Charges	11,365.00							
100-13-1530-521200-000 Professional Svc - Law	92,499.00	96,000.00	88,945.00		7	96,000.00	96,000.00	
100-13-1530-521201-000 Prof Svc - Attorney - Suits	2,500.00	10,000.00	14,244.00		-42	10,000.00	20,000.00	
100-13-1540-573000-000 Employee Recognition	8,101.00	8,500.00			100	8,500.00	5,000.00	
100-13-1560-521200-000 Prof Svc - Audit	36,770.00	35,000.00	32,414.00		7	35,000.00	36,500.00	
100-13-3000-523101-000 Accg-Ins - Ptsd First Responder	4,070.00	15,000.00	11,308.00		25	15,000.00	15,000.00	
100-13-4400-531210-000 Water/Sewage	1,094.00	1,200.00	842.00		30	1,200.00	1,200.00	
100-13-4600-531530-000 Electricity	6,078.00	7,000.00	5,059.00		28	7,000.00	7,000.00	
100-13-8000-581016-000 Unitedbank Loan #3807 - Principal		2,192,000.00	2,241,480.00		-2			
100-13-8000-582016-000 United Bank Loan 3807 - Interest	146,791.00	127,569.00	63,260.00		50			
Total Revenue								
Total Expenditure	\$1,414,552.00	\$3,762,236.00	\$3,475,594.00			\$1,424,623.00	\$1,431,311.00	
Net	-\$1,414,552.00	-\$3,762,236.00	-\$3,475,594.00			-\$1,424,623.00	-\$1,431,311.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 14 Board Of Elections & Reg.								
Expenditure								
100-14-1400-511100-000 Regular Employees	153,928.00	191,113.00	134,597.00		30	198,625.00	190,924.00	
100-14-1400-511200-000 Board Compensation	3,088.00	4,000.00	1,722.00		57	4,000.00	4,000.00	
100-14-1400-512100-000 Group Insurance	26,741.00	46,407.00	20,342.00		56	54,140.00	62,262.00	
100-14-1400-512101-000 Hra Contribution	604.00	1,750.00	1,890.00		-8	3,250.00	3,250.00	
100-14-1400-512200-000 Fica & Medicare	10,806.00	14,926.00	10,287.00		31	14,606.00	14,606.00	
100-14-1400-512201-000 Board Fica / Medicare						306.00	306.00	
100-14-1400-512400-000 Retirement Contributions	8,838.00	9,059.00	17,052.00		-88	17,478.00	17,478.00	
100-14-1400-522200-000 Repairs & Maintenance	37.00	500.00			100	1,000.00	750.00	
100-14-1400-523200-000 Communications - Phone	1,743.00	1,525.00	1,380.00		10	1,601.00	1,500.00	
100-14-1400-523300-000 Advertising	1,797.00	800.00	1,102.00		-38	1,000.00	1,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-14-1400-523500-000 Travel	2,410.00	6,000.00	5,839.00		3	6,000.00	6,000.00	
100-14-1400-523600-000 Dues & Fees	1,494.00	700.00	618.00		12	700.00	700.00	
100-14-1400-523700-000 Training	3,800.00	2,300.00	600.00		74	2,400.00	2,400.00	
100-14-1400-523850-000 Poll Workers - Contract Svc.	50,203.00	104,128.00	24,575.00		76	105,000.00	75,000.00	
100-14-1400-523900-000 Postage	2,664.00	3,500.00	1,169.00		67	4,000.00	3,500.00	
100-14-1400-531000-000 Supplies	14,010.00	12,000.00	38,000.00		-217	12,000.00	12,000.00	
100-14-1400-542500-000 Other Equipment	4,933.00	1,000.00	582.00		42	1,000.00	1,000.00	
100-14-1500-523850-000 Contract Services	26,413.00	27,500.00	35,249.00		-28	32,500.00	39,000.00	
100-14-4400-531210-000 Water /Sewage	334.00	350.00	254.00		27	360.00	360.00	
100-14-4600-531530-000 Electricity Exp	2,560.00	2,500.00	1,922.00		23	2,750.00	2,750.00	
100-14-4700-531520-000 Natural Gas Expense	260.00	250.00	230.00		8	250.00	350.00	
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$316,663.00	\$430,308.00	\$297,410.00			\$462,966.00	\$439,136.00	
Net	-\$316,663.00	-\$430,308.00	-\$297,410.00			-\$462,966.00	-\$439,136.00	
Department: 15 Board Of Equalization								
Expenditure								
100-15-1000-523300-000 Legal Publication	64.00	200.00			100	200.00	200.00	
100-15-1000-523500-000 Bd Of Eq Travel	912.00	400.00			100	400.00	400.00	
100-15-1000-523700-000 Bd Of Eq Training	205.00	1,000.00	636.00		36	1,000.00	1,000.00	
100-15-1000-531000-000 Bd Of Eq - Supplies		50.00			100	50.00	50.00	
100-15-1330-512200-000 Fica & Medicare	36.00							
100-15-1330-521100-000 Bd Of Eq Per Diem	1,543.00	1,400.00	800.00		43	1,400.00	1,400.00	
100-15-1330-521200-000 Comp Pay	500.00	1,000.00			100	1,000.00	1,000.00	
100-15-1330-523400-000 Printing & Binding						1,000.00	1,000.00	
100-15-1550-523900-000 Postage		150.00			100	250.00	250.00	
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$3,260.00	\$4,200.00	\$1,436.00			\$5,300.00	\$5,300.00	
Net	-\$3,260.00	-\$4,200.00	-\$1,436.00			-\$5,300.00	-\$5,300.00	
Department: 16 Tax Commissioner								
Expenditure								
100-16-1545-511100-000 Regular Employees	227,913.00	245,349.00	174,525.00		29	249,000.00	252,109.00	
100-16-1545-512100-000 Group Insurance	41,140.00	43,076.00	30,957.00		28	45,000.00	52,282.00	
100-16-1545-512101-000 Hra Contribution	1,500.00	1,500.00	1,255.00		16	1,500.00	750.00	
100-16-1545-512200-000 Fica & Medicare	15,758.00	18,770.00	12,976.00		31	19,049.00	19,287.00	
100-16-1545-512400-000 Retirement Contributions	13,413.00	13,860.00	13,942.00		-1	14,000.00	14,291.00	
100-16-1545-521200-000 Professional Svc	9,250.00	9,300.00	9,095.00		2	9,800.00		
100-16-1545-523200-000 Communications - Phone	2,395.00	2,200.00	1,734.00		21	2,200.00	2,200.00	
100-16-1545-523300-000 Advertising/Legal Publications		50.00			100	50.00	50.00	
100-16-1545-523400-000 Printing & Binding		850.00	548.00		36	850.00	850.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-16-1545-523500-000 Travel	1,281.00	800.00			100	1,000.00	1,000.00	
100-16-1545-523600-000 Dues & Fees	400.00	500.00	1,359.00		-172	600.00	600.00	
100-16-1545-523700-000 Training	924.00	865.00			100	1,000.00	1,000.00	
100-16-1545-523850-000 Contract Svc	45,376.00	39,500.00	26,541.00		33	39,500.00	49,300.00	
100-16-1545-523900-000 Postage	3,283.00	4,400.00	2,966.00		33	4,400.00	4,400.00	
100-16-1545-531000-000 Supplies	5,370.00	4,700.00	3,702.00		21	6,000.00	6,000.00	
100-16-4400-531210-000 Water / Sewage	349.00	360.00	266.00		26	360.00	385.00	
100-16-4600-531530-000 Electricity Exp -Tax Comm	2,243.00	2,250.00	1,673.00		26	2,250.00	2,650.00	
100-16-4700-531220-000 Natural Gas Expens	250.00	250.00	224.00		10	250.00	275.00	
Total Revenue								
Total Expenditure	\$370,845.00	\$388,580.00	\$281,763.00			\$396,809.00	\$407,429.00	
Net	-\$370,845.00	-\$388,580.00	-\$281,763.00			-\$396,809.00	-\$407,429.00	

Department: 17 Tax Assessor

Expenditure

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-17-1300-523201-000 Cell Phone Communications	941.00	1,500.00	623.00		58	1,500.00	2,400.00	
100-17-1550-511100-000 Regular Employees	233,025.00	279,015.00	162,118.00		42	229,920.00	239,575.00	
100-17-1550-511200-000 Board Compensation	6,520.00	7,000.00	3,880.00		45	10,500.00	9,000.00	
100-17-1550-512100-000 Group Insurance	80,203.00	99,913.00	50,085.00		50	99,913.00	91,718.00	
100-17-1550-512101-000 Hra Contribution	2,202.00	4,500.00	2,909.00		35	4,500.00	4,500.00	
100-17-1550-512200-000 Fica & Medicare	15,821.00	21,880.00	12,097.00		45	21,880.00	18,327.00	
100-17-1550-512400-000 Retirement Contributions	21,676.00	21,588.00	26,622.00		-23	21,588.00	26,788.00	
100-17-1550-522200-000 Repairs & Maintenance	42.00					100.00		
100-17-1550-523200-000 Communications - Phone	2,234.00	2,250.00	1,334.00		41	2,250.00	1,750.00	
100-17-1550-523300-000 Advertising		500.00	64.00		87	500.00	500.00	
100-17-1550-523400-000 Printing & Binding	7,573.00	8,500.00	1,436.00		83	8,500.00	8,500.00	
100-17-1550-523500-000 Travel	7,091.00	8,000.00	2,367.00		70	8,000.00	8,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-17-1550-523600-000 Dues & Fees	3,500.00	500.00			100	500.00	500.00	
100-17-1550-523700-000 Training	2,342.00	2,500.00	614.00		75	2,500.00	2,500.00	
100-17-1550-523850-000 Contract Svc	69,641.00	162,031.00	190,508.00		-18	174,449.00	217,000.00	
100-17-1550-523900-000 Postage	364.00	1,500.00	594.00		60	1,000.00	1,000.00	
100-17-1550-531000-000 Supplies	1,718.00	2,000.00	1,915.00		4	2,000.00	2,000.00	
100-17-1550-531270-000 Gas/Diesel	3,714.00	6,000.00	1,192.00		80	6,000.00	3,750.00	
100-17-1550-542200-000 Vehicles M&R	635.00	1,500.00	146.00		90	1,500.00	1,500.00	
100-17-1550-542400-000 Computers			30.00					
100-17-4400-531210-000 Water/Sewage	425.00	500.00	324.00		35	500.00	500.00	
100-17-4600-531530-000 Electricity	2,821.00	2,850.00	2,100.00		26	2,850.00	3,000.00	
100-17-4700-531220-000 Natural Gas	213.00	250.00	203.00		19	250.00	250.00	

Total Revenue

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$462,701.00	\$634,277.00	\$461,161.00			\$600,700.00	\$643,058.00	
Net	-\$462,701.00	-\$634,277.00	-\$461,161.00			-\$600,700.00	-\$643,058.00	
Department: 18 Buildings & Grounds								
Expenditure								
100-18-1300-523201-000 Cell Phone Communications	527.00	600.00	396.00		34	600.00	600.00	
100-18-1565-511100-000 Regular Employees	114,099.00	147,591.00	111,972.00		24	153,831.00	146,295.00	
100-18-1565-511300-000 Overtime	303.00	1,000.00	85.00		92	1,000.00	1,000.00	
100-18-1565-512100-000 Group Insurance	17,916.00	28,646.00	22,295.00		22	45,498.00	52,323.00	
100-18-1565-512101-000 Hra Contribution	1,792.00	1,750.00	64.00		96	750.00	750.00	
100-18-1565-512200-000 Fica & Medicare	7,904.00	11,368.00	8,105.00		29	11,769.00	11,269.00	
100-18-1565-512400-000 Retirement Contributions	16,074.00	16,476.00	10,946.00		34	11,220.00	11,220.00	
100-18-1565-512900-000 Uniforms	652.00	750.00	577.00		23	750.00	750.00	
100-18-1565-522100-000 Cleaning Supplies	5,832.00	7,000.00	3,809.00		46	7,000.00	7,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-18-1565-522200-000 Maintenance Rprs/Exp - All Facili...	111,986.00	114,700.00	38,933.00		66	100,000.00	126,000.00	
100-18-1565-522201-000 Contract Services - Bldg & Ground...	81,409.00	80,410.00	67,863.00		16	80,832.00	83,027.00	
100-18-1565-531210-000 Water / Sewage	294.00	3,300.00	3,211.00		3	3,500.00	3,500.00	
100-18-1565-531520-000 Propane Gas	572.00	1,500.00			100	1,500.00	1,000.00	
100-18-1565-531700-000 Supplies - Small Equipment	930.00	1,000.00	546.00		45	1,000.00	1,000.00	
100-18-1565-542200-000 Vehicles M& R	15,112.00	2,500.00	5,138.00		-106	10,500.00	10,500.00	
100-18-4600-531530-000 Electricity Expense	2,370.00	2,600.00	1,964.00		24	2,500.00	2,600.00	
100-18-4700-531270-000 Gas/Diesel	4,960.00	7,500.00	3,527.00		53	6,000.00	6,000.00	
Total Revenue								
Total Expenditure	\$382,732.00	\$428,691.00	\$279,431.00			\$438,250.00	\$464,834.00	
Net	-\$382,732.00	-\$428,691.00	-\$279,431.00			-\$438,250.00	-\$464,834.00	
Department: 20 Court Services								
Expenditure								
100-20-2000-521200-000 Professional Services		10,000.00			100	10,000.00	10,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-20-2000-531300-000 Food		400.00	130.00		68	400.00	400.00	
100-20-2000-531600-000 Small Equipment		1,000.00			100	1,000.00	1,000.00	
100-20-2100-531100-000 Supplies / Materials	220.00	1,500.00	1,570.00		-5	1,500.00	1,500.00	
100-20-2150-521100-000 Circuit Court	117,868.00	118,960.00	127,355.00		-7	118,960.00	118,960.00	
100-20-2300-521100-000 Court Interpreter / Translator	686.00		768.00			1,000.00	1,000.00	
100-20-2500-521100-000 Court Reporter	18,382.00	19,000.00	8,662.00		54	19,000.00	19,000.00	
100-20-2700-523850-000 Juror Per Diem	7,160.00	10,000.00	10,000.00			10,000.00	10,000.00	
100-20-2750-523200-000 Communications - Phone	2,315.00	2,200.00	1,549.00		30	1,600.00	1,800.00	
100-20-2750-523851-000 Contract Services	3,450.00	4,000.00	1,000.00		75	4,000.00	4,000.00	
100-20-2800-521000-000 Guardian Ad Litem	26,000.00	26,000.00	23,833.00		8	26,000.00	26,000.00	
100-20-4400-531210-000 Water / Sewage	1,086.00	1,130.00	872.00		23	1,130.00	1,130.00	
100-20-4600-531530-000 Electricity Expense	29,364.00	30,000.00	22,802.00		24	30,000.00	30,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$206,531.00	\$224,190.00	\$198,541.00			\$224,590.00	\$224,790.00	
Net	-\$206,531.00	-\$224,190.00	-\$198,541.00			-\$224,590.00	-\$224,790.00	
Department: 21 Clerk Of Superior Court								
Expenditure								
100-21-2180-511100-000 Regular Employees	222,242.00	229,787.00	178,569.00		22	239,618.00	239,618.00	
100-21-2180-512100-000 Group Insurance	59,090.00	58,425.00	48,454.00		17	64,653.00	74,350.00	
100-21-2180-512101-000 Hra Contribution	2,940.00	3,500.00	1,632.00		53	1,750.00	1,750.00	
100-21-2180-512200-000 Fica & Medicare	15,232.00	17,579.00	13,355.00		24	18,331.00	18,331.00	
100-21-2180-512400-000 Retirement Contributions	22,388.00	22,574.00	16,179.00		28	16,583.00	16,583.00	
100-21-2180-522200-000 Repairs & Maintenance	135.00		820.00			8,495.00	500.00	
100-21-2180-523200-000 Communications - Phone	2,199.00	1,912.00	1,325.00		31	1,600.00	1,620.00	
100-21-2180-523300-000 Advertising/ Legal Publication	75.00	500.00			100	500.00	500.00	
100-21-2180-523400-000 Printing & Binding	1,105.00	1,000.00	2,530.00		-153	2,000.00	2,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-21-2180-523500-000 Travel	4,549.00	2,500.00	760.00		70	3,000.00	3,000.00	
100-21-2180-523600-000 Dues & Fees	600.00	600.00	1,200.00		-100	600.00	1,200.00	
100-21-2180-523700-000 Training	1,300.00	2,500.00	1,014.00		59	2,500.00	2,500.00	
100-21-2180-523850-000 Contract Services	33,118.00	32,000.00	35,999.00		-12	35,000.00	35,000.00	
100-21-2180-523900-000 Postage	1,860.00	3,000.00	1,606.00		46	3,000.00	3,000.00	
100-21-2180-531000-000 Supplies	4,506.00	4,000.00	5,197.00		-30	4,000.00	4,000.00	
100-21-2180-531400-000 Legal Publications	194.00	500.00			100	500.00	500.00	
100-21-2180-542401-000 Historical Deed Indexing Project	1,855.00	2,456.00	3,752.00		-53	4,000.00	4,000.00	
Total Revenue								
Total Expenditure	\$373,388.00	\$382,833.00	\$312,392.00			\$406,130.00	\$408,452.00	
Net	-\$373,388.00	-\$382,833.00	-\$312,392.00			-\$406,130.00	-\$408,452.00	
Department: 22 District Attorney								
Expenditure								
100-22-2200-521100-000 District Attorney	215,733.00	215,733.00	215,733.00			328,530.00	296,699.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-22-2200-523200-000 Communications- Phone	2,029.00	1,900.00	1,519.00		20	1,900.00	1,900.00	
100-22-4700-522200-000 Contract Services	3,600.00	3,670.00	3,000.00		18	3,670.00	3,670.00	
Total Revenue								
Total Expenditure	\$221,362.00	\$221,303.00	\$220,252.00			\$334,100.00	\$302,269.00	
Net	-\$221,362.00	-\$221,303.00	-\$220,252.00			-\$334,100.00	-\$302,269.00	
Department: 23 Magistrate Court								
Expenditure								
100-23-1300-523201-000 Cell Phone - Communications	485.00	500.00	375.00		25	452.00	480.00	
100-23-2400-511100-000 Regular Employees	175,468.00	274,492.00	208,229.00		24	297,201.00	304,992.00	
100-23-2400-512100-000 Group Insurance	28,804.00	28,860.00	21,204.00		27	39,465.00	34,760.00	
100-23-2400-512101-000 Hra Contribution	1,716.00	1,750.00	1,582.00		10	1,750.00	1,750.00	
100-23-2400-512200-000 Fica & Medicare	12,217.00	20,999.00	15,704.00		25	22,736.00	23,332.00	
100-23-2400-512400-000 Retirement Contributions	17,720.00	17,225.00	10,150.00		41	18,789.00	12,700.00	
100-23-2400-522200-000 Contract Services	19,056.00	15,987.00	12,344.00		23	16,650.00	18,220.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-23-2400-523200-000 Communications - Phone	2,029.00	1,957.00	1,536.00		22	2,197.00	1,900.00	
100-23-2400-523300-000 Advertising		40.00			100	40.00	40.00	
100-23-2400-523400-000 Printing & Binding	158.00	500.00	545.00		-9	600.00	600.00	
100-23-2400-523500-000 Travel	272.00	1,750.00	824.00		53	1,750.00	1,750.00	
100-23-2400-523600-000 Dues & Fees	1,985.00	1,816.00	2,528.00		-39	2,051.00	2,051.00	
100-23-2400-523700-000 Training		1,000.00			100	1,000.00	1,000.00	
100-23-2400-523850-000 Professional Services	55,670.00	1,000.00	361.00		64	1,000.00	1,000.00	
100-23-2400-523900-000 Postage	1,570.00	1,668.00	1,533.00		8	1,708.00	1,708.00	
100-23-2400-531000-000 Supplies	2,282.00	3,072.00	2,172.00		29	3,300.00	3,300.00	
100-23-2400-531400-000 Legal Publications	535.00	850.00	535.00		37	850.00	850.00	
Total Revenue								
Total Expenditure	\$319,967.00	\$373,466.00	\$279,622.00			\$411,539.00	\$410,433.00	
Net	-\$319,967.00	-\$373,466.00	-\$279,622.00			-\$411,539.00	-\$410,433.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 24 Probate Court								
Expenditure								
100-24-2450-511100-000 Regular Employees	181,828.00	193,646.00	137,997.00		29	207,937.00	207,937.00	
100-24-2450-512100-000 Group Insurance	45,924.00	47,037.00	27,311.00		42	53,729.00	61,788.00	
100-24-2450-512101-000 Hra Contribution	878.00	3,000.00	1,086.00		64	3,250.00	3,250.00	
100-24-2450-512200-000 Fica & Medicare	12,694.00	14,814.00	10,412.00		30	15,569.00	15,999.00	
100-24-2450-512400-000 Retirement Contributions	6,020.00	5,094.00	7,962.00		-56	14,000.00	8,500.00	
100-24-2450-522200-000 Contract Services	11,784.00	11,500.00	10,258.00		11	11,500.00	11,500.00	
100-24-2450-523200-000 Communications - Phone	2,315.00	2,139.00	1,535.00		28	1,750.00	1,800.00	
100-24-2450-523500-000 Travel	2,484.00	6,003.00	325.00		95	5,754.00	5,754.00	
100-24-2450-523600-000 Dues & Fees	710.00	500.00	550.00		-10	750.00	750.00	
100-24-2450-523700-000 Training	2,241.00	3,320.00	2,691.00		19	2,870.00	2,870.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-24-2450-523900-000 Postage	2,039.00	2,050.00	2,268.00		-11	3,500.00	2,500.00	
100-24-2450-531000-000 Supplies	6,581.00	6,000.00	3,270.00		45	6,000.00	6,000.00	
Total Revenue								
Total Expenditure	\$275,498.00	\$295,103.00	\$205,665.00			\$326,609.00	\$328,648.00	
Net	-\$275,498.00	-\$295,103.00	-\$205,665.00			-\$326,609.00	-\$328,648.00	
Department: 25 Court - Trial / Appeals								
Expenditure								
100-25-2000-521200-000 Professional Services	7,861.00							
Total Revenue								
Total Expenditure	\$7,861.00							
Net	-\$7,861.00							
Department: 28 Public Defender								
Expenditure								
100-28-2800-521000-000 Public Defender	186,448.00	186,448.00	186,448.00			186,448.00	186,448.00	
Total Revenue								
Total Expenditure	\$186,448.00	\$186,448.00	\$186,448.00			\$186,448.00	\$186,448.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Net	-\$186,448.00	-\$186,448.00	-\$186,448.00			-\$186,448.00	-\$186,448.00	
Department: 32 Inmate Care								
Expenditure								
100-32-3326-523500-000 Travel	1,004.00	200.00	73.00		63	200.00	200.00	
100-32-3326-531000-000 Inmate Supplies	27,273.00	24,000.00	12,186.00		49	24,000.00	24,000.00	
100-32-3350-523850-000 Support Of Inmates	39,705.00	40,000.00	8,856.00		78	40,000.00	40,000.00	
100-32-3350-531300-000 Food For Inmates	71,755.00	73,832.00	52,467.00		29	73,832.00	73,832.00	
100-32-3370-523100-000 Inmate Medical	140,102.00	125,486.00	99,888.00		20	125,486.00	125,486.00	
Total Revenue								
Total Expenditure	\$279,839.00	\$263,518.00	\$173,470.00			\$263,518.00	\$263,518.00	
Net	-\$279,839.00	-\$263,518.00	-\$173,470.00			-\$263,518.00	-\$263,518.00	
Department: 33 Sheriff								
Expenditure								
100-33-1300-523201-000 Cell Phone Communications	15,368.00	16,555.00	15,981.00		3	18,500.00	18,500.00	
100-33-3300-511100-000 Regular Employees	1,432,624.00	1,755,249.00	1,261,238.00		28	1,835,717.00	1,835,852.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-33-3300-511300-000 Overtime	106,463.00	91,135.00	81,251.00		11	96,565.00	96,565.00	
100-33-3300-512100-000 Group Insurance	323,788.00	459,245.00	210,563.00		54	406,702.00	467,707.00	
100-33-3300-512101-000 Hra Contribution	6,696.00	18,750.00	4,695.00		75	18,250.00	18,250.00	
100-33-3300-512200-000 Fica & Medicare	105,759.00	141,249.00	100,733.00		29	147,830.00	147,830.00	
100-33-3300-512400-000 Retirement Contributions	162,561.00	173,173.00	162,828.00		6	166,135.00	166,135.00	
100-33-3300-512900-000 Uniforms	48,603.00	67,000.00	60,521.00		10	85,977.00	85,977.00	
100-33-3300-521200-000 Contract Services	158,478.00	147,656.00	144,041.00		2	199,645.00	199,038.00	
100-33-3300-523200-000 Communications - Phone	9,394.00	8,600.00	5,243.00		39	8,600.00	6,500.00	
100-33-3300-523400-000 Printing & Binding	667.00	1,362.00	1,462.00		-7	1,362.00	1,362.00	
100-33-3300-523500-000 Travel	1,715.00	4,000.00	1,061.00		73	4,000.00	4,000.00	
100-33-3300-523600-000 Dues & Fees	11,812.00	2,000.00	3,017.00		-51	2,000.00	2,000.00	
100-33-3300-523700-000 Training	4,375.00	2,500.00	2,563.00		-3	3,000.00	3,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-33-3300-523900-000 Postage	662.00	700.00	671.00		4	1,000.00	700.00	
100-33-3300-531000-000 Supplies	26,850.00	33,000.00	21,786.00		34	33,000.00	33,000.00	
100-33-3300-531270-000 Gas/Diesel	92,792.00	93,500.00	68,587.00		27	93,500.00	93,500.00	
100-33-3300-542200-000 Capital Outlay - Vehicles	-402.00							
100-33-3321-531100-000 Investigation Supplies	150.00	2,000.00	804.00		60	2,000.00	2,000.00	
100-33-3323-522200-000 Vehicles- M&R	48,044.00	70,000.00	60,418.00		14	70,000.00	60,000.00	
100-33-3330-523100-000 Accg-Ins - Property & Liability	10,000.00							
100-33-3355-522200-000 Repairs & Maintenance	1,301.00	1,500.00	2,841.00		-89	3,000.00	3,000.00	
100-33-4400-531210-000 Water / Sewage	2,412.00	2,500.00	2,035.00		19	2,800.00	2,800.00	
100-33-4600-531530-000 Electricity Expense	15,751.00	16,000.00	12,484.00		22	16,000.00	16,000.00	
100-33-4700-531220-000 Natural Gas Exp	1,430.00	1,600.00	967.00		40	1,065.00	1,065.00	
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$2,587,293.00	\$3,109,274.00	\$2,225,790.00			\$3,216,648.00	\$3,264,781.00	
Net	-\$2,587,293.00	-\$3,109,274.00	-\$2,225,790.00			-\$3,216,648.00	-\$3,264,781.00	
Department: 34 Jail								
Expenditure								
100-34-3326-511100-000 Regular Employees	808,189.00	870,989.00	613,544.00		30	882,352.00	884,102.00	
100-34-3326-511300-000 Overtime	44,965.00	45,000.00	47,330.00		-5	55,155.00	55,155.00	
100-34-3326-512100-000 Group Insurance	121,970.00	154,205.00	93,964.00		39	171,915.00	197,702.00	
100-34-3326-512101-000 Hra Contribution	539.00	9,000.00	915.00		90	10,000.00	10,000.00	
100-34-3326-512200-000 Fica & Medicare	59,006.00	70,074.00	50,385.00		28	71,720.00	71,853.00	
100-34-3326-512400-000 Retirement Contributions	76,271.00	74,620.00	102,315.00		-37	107,577.00	107,577.00	
100-34-3326-512900-000 Uniforms	13,606.00	3,500.00	6,709.00		-92	10,444.00	10,444.00	
100-34-3326-521200-000 Professional Svc	18,440.00	2,250.00	462.00		79	2,250.00	2,250.00	
100-34-3326-522200-000 Repairs & Maintenance	24,842.00	1,500.00	5,672.00		-278	5,000.00	5,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-34-3326-523200-000 Communications - Phone	3,172.00	3,000.00	1,823.00		39	3,000.00	2,500.00	
100-34-3326-523700-000 Training	1,726.00	3,000.00	1,938.00		35	3,000.00	3,000.00	
100-34-3326-523850-000 Contract Services	17,711.00	28,848.00	15,958.00		45	29,269.00	31,250.00	
100-34-3326-523900-000 Postage	19.00	150.00	29.00		81	150.00	150.00	
100-34-3326-531000-000 Supplies - Jail	3,322.00	3,000.00	3,592.00		-20	3,000.00	3,000.00	
100-34-3326-531270-000 Gas/Diesel	11,574.00	12,000.00	10,090.00		16	12,000.00	12,000.00	
100-34-3326-542200-000 Vehicles - M & R	428.00	6,000.00	849.00		86	6,000.00	6,000.00	
100-34-3360-531700-000 Record Books	1,170.00	1,200.00			100	1,200.00	1,200.00	
100-34-4400-531210-000 Water / Sewage - Jail	10,746.00	12,055.00	10,576.00		12	15,530.00	15,530.00	
100-34-4600-531530-000 Electricity - Jail	11,818.00	12,086.00	9,169.00		24	12,704.00	12,704.00	
100-34-4700-531220-000 Natural Gas - Jail	1,320.00	1,500.00	892.00		41	1,500.00	1,500.00	
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$1,230,834.00	\$1,313,977.00	\$976,212.00			\$1,403,766.00	\$1,432,917.00	
Net	-\$1,230,834.00	-\$1,313,977.00	-\$976,212.00			-\$1,403,766.00	-\$1,432,917.00	
Department: 37 Coroner								
Expenditure								
100-37-3700-511100-000 Regular Employees	26,972.00	25,000.00	16,494.00		34	25,000.00	17,112.00	
100-37-3700-512100-000 Group Insurance	24,153.00	23,624.00	18,450.00		22	23,624.00	28,290.00	
100-37-3700-512200-000 Fica & Medicare	1,463.00	1,913.00	1,003.00		48	1,913.00	1,979.00	
100-37-3700-522200-000 Vehicles M&R		500.00			100	500.00	500.00	
100-37-3700-522250-000 Transport	2,600.00	3,500.00	1,300.00		63	3,500.00	3,500.00	
100-37-3700-523000-000 Other Purchased / Indigent Servic...		1,000.00			100	1,000.00	1,000.00	
100-37-3700-523200-000 Communications - Phone	456.00	480.00	205.00		57	480.00	480.00	
100-37-3700-523500-000 Travel	2,147.00	2,400.00	1,923.00		20	2,400.00	2,400.00	
100-37-3700-523600-000 Dues & Fees	450.00	450.00	150.00		67	450.00	450.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-37-3700-523700-000 Training	1,605.00	1,080.00	3,605.00		-234	1,080.00	1,600.00	
100-37-3700-523850-000 Contract Services	162.00	162.00	3,476.00		-2,046	162.00	8,750.00	
100-37-3700-531000-000 Supplies	5,210.00	7,500.00	2,186.00		71	7,500.00	7,500.00	
100-37-3700-531100-000 Investigation Expenses		200.00			100	200.00	200.00	
100-37-3700-531270-000 Gas/Diesel	224.00	250.00	331.00		-32	250.00	500.00	
100-37-4600-531530-000 Electricity Expense	124.00	150.00	107.00		29	150.00	150.00	
Total Revenue								
Total Expenditure	\$65,566.00	\$68,209.00	\$49,230.00			\$68,209.00	\$74,411.00	
Net	-\$65,566.00	-\$68,209.00	-\$49,230.00			-\$68,209.00	-\$74,411.00	
Department: 39 Ambulance Contract								
Expenditure								
100-39-3940-572000-000 Ambulance Contract	872,060.00	898,222.00	823,365.00		8	925,169.00	925,169.00	
Total Revenue								
Total Expenditure	\$872,060.00	\$898,222.00	\$823,365.00			\$925,169.00	\$925,169.00	
Net	-\$872,060.00	-\$898,222.00	-\$823,365.00			-\$925,169.00	-\$925,169.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 42 Public Works Of Roads								
Expenditure								
100-42-1000-542500-000 Capital Outlay- Other Equip			142,065.00					
100-42-1300-523201-000 Cell Phone Communications	3,044.00	1,500.00	1,282.00		15	1,500.00	2,200.00	
100-42-1500-531300-000 Food & Vending Services	124.00	300.00	611.00		-104	600.00	600.00	
100-42-4100-523200-000 Communication- Phone	2,751.00	2,800.00	2,209.00		21	2,800.00	2,800.00	
100-42-4100-523300-000 Advertising	823.00	150.00	526.00		-250	600.00	600.00	
100-42-4210-511100-000 Regular Employees	833,775.00	970,182.00	649,520.00		33	979,636.00	979,636.00	
100-42-4210-511300-000 Overtime	23,109.00	20,000.00	7,360.00		63	20,000.00	10,000.00	
100-42-4210-512100-000 Group Insurance	240,209.00	282,480.00	176,819.00		37	283,592.00	326,130.00	
100-42-4210-512101-000 Hra Contribution	2,651.00	12,250.00	3,366.00		73	11,750.00	11,750.00	
100-42-4210-512200-000 Fica & Medicare	58,105.00	75,749.00	48,389.00		36	76,472.00	76,472.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-42-4210-512400-000 Retirement Contributions	100,670.00	98,945.00	92,179.00		7	93,144.00	93,144.00	
100-42-4220-522000-000 Sign M&R	14,961.00	12,000.00	13,861.00		-16	15,000.00	15,000.00	
100-42-4220-522200-000 Equipment M&R	105,295.00	110,000.00	109,868.00		0	130,000.00	130,000.00	
100-42-4220-531000-000 Supplies	6,184.00	5,000.00	4,107.00		18	5,000.00	5,000.00	
100-42-4220-531270-000 Gas/Diesel	122,268.00	130,000.00	77,601.00		40	130,000.00	130,000.00	
100-42-4220-531500-000 Culvert Pipes	51,137.00	70,000.00	20,794.00		70	50,000.00	50,000.00	
100-42-4220-531600-000 Small Equipment	7,860.00	7,500.00	6,884.00		8	7,500.00	7,500.00	
100-42-4220-542200-000 Vehicles- M&R	79,597.00	80,000.00	70,029.00		12	80,000.00	80,000.00	
100-42-4221-521341-000 Profsrvcs-Cdbgtanyardrd-Local Mat...			40,873.00					
100-42-4221-541341-000 Capoutlay-Cdbgtanyardrd-Local Mat...			187,991.00					
100-42-4221-541400-000 M&R- Paved & Unpaved Roads	774,675.00	710,000.00	689,984.00		3	750,000.00	750,000.00	
100-42-4230-541400-000 M&R- Bridges		10,000.00	652.00		93	20,000.00	20,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-42-4270-523850-000 Contract Svc	14,486.00	15,000.00	15,418.00		-3	15,000.00	15,000.00	
100-42-4400-531210-000 Water / Sewage	1,570.00	2,100.00	858.00		59	2,100.00	2,100.00	
100-42-4600-531530-000 Electricity Expense	6,042.00	6,500.00	4,961.00		24	6,500.00	6,500.00	
100-42-4700-531520-000 Propane Gas Expense	1,030.00	1,500.00	1,114.00		26	1,500.00	1,500.00	
100-42-8000-581004-000 Cat Leas# 70010402/70200038 Mtrgr...	26,304.00	40,304.00	29,667.00		26	44,898.00	44,898.00	
100-42-8000-581013-000 Firstcitiznbank#083-0026573 Grada...						122,599.00	122,599.00	
100-42-8000-582004-000 Massey Ferguson Tractors	336,778.00							
100-42-8000-582013-000 Cat Lease# 0170035602	12,017.00	55,267.00	10,014.00		82			
100-42-8000-582015-000 United Bank Loa N Interest	-27,057.00							
100-42-8000-582205-000 Cat Lease#???? Skid Steer 299D2Xe	14,803.00	14,800.00	13,569.00		8	14,804.00	14,804.00	
100-42-8000-582210-000 Cat Lease#???? Excavator 323	30,024.00	30,024.00	27,522.00		8	30,024.00	30,024.00	
100-42-8000-582215-000 Cat Lease#???? Wheel Loader 938M	32,079.00	32,080.00	29,406.00		8	32,080.00	32,080.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-42-8000-582220-000 Cat Lease#???? Dozier D3	18,365.00	18,365.00	16,834.00		8	18,365.00	18,365.00	
100-42-8000-582225-000 Cat Lease#???? Motor Grader 140	40,692.00	40,693.00	40,692.00		0	40,693.00	40,693.00	
100-42-8000-582230-000 Cat Lease#???? Motor Grader 140	40,692.00	40,693.00	40,692.00		0	40,693.00	40,693.00	
Total Revenue								
Total Expenditure	\$2,975,063.00	\$2,896,182.00	\$2,577,717.00			\$3,026,850.00	\$3,060,088.00	
Net	-\$2,975,063.00	-\$2,896,182.00	-\$2,577,717.00			-\$3,026,850.00	-\$3,060,088.00	
Department: 45 Solid Waste/ Recycling								
Expenditure								
100-45-4560-523850-000 Contract Services	13,269.00	32,000.00	37,056.00		-16	215,000.00	215,000.00	
Total Revenue								
Total Expenditure	\$13,269.00	\$32,000.00	\$37,056.00			\$215,000.00	\$215,000.00	
Net	-\$13,269.00	-\$32,000.00	-\$37,056.00			-\$215,000.00	-\$215,000.00	
Department: 50 Health Department								
Expenditure								
100-50-5100-572000-000 Board Of Health	87,300.00	87,300.00	80,025.00		8	87,300.00	87,300.00	
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$87,300.00	\$87,300.00	\$80,025.00			\$87,300.00	\$87,300.00	
Net	-\$87,300.00	-\$87,300.00	-\$80,025.00			-\$87,300.00	-\$87,300.00	
Department: 54 Dfacs								
Expenditure								
100-54-5400-572000-000 Dfacs	18,053.00	18,053.00	16,549.00		8	18,053.00	18,053.00	
Total Revenue								
Total Expenditure	\$18,053.00	\$18,053.00	\$16,549.00			\$18,053.00	\$18,053.00	
Net	-\$18,053.00	-\$18,053.00	-\$16,549.00			-\$18,053.00	-\$18,053.00	
Department: 55 Community Services								
Expenditure								
100-55-5500-572000-000 Mcintosh Trail Rdc Dues	19,145.00	19,500.00	19,145.00		2	19,500.00	19,500.00	
100-55-5540-572000-000 Mctrail-Public Transport	10,500.00	10,500.00			100	10,500.00	10,500.00	
Total Revenue								
Total Expenditure	\$29,645.00	\$30,000.00	\$19,145.00			\$30,000.00	\$30,000.00	
Net	-\$29,645.00	-\$30,000.00	-\$19,145.00			-\$30,000.00	-\$30,000.00	
Department: 56 Senior Citizen Center								
Expenditure								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-56-5520-511100-000 Regular Employees	93,348.00	105,375.00	73,539.00		30	110,644.00	104,812.00	
100-56-5520-512100-000 Group Insurance - Benefits	10,153.00	9,613.00	6,962.00		28	9,225.00	10,609.00	
100-56-5520-512101-000 Hra Contribution		750.00			100	750.00	750.00	
100-56-5520-512200-000 Fica & Medicare	6,175.00	8,062.00	5,758.00		29	8,465.00	8,019.00	
100-56-5520-512400-000 Retirement Contributions	4,003.00	4,103.00	4,199.00		-2	4,304.00	4,304.00	
100-56-5520-521100-000 Contract Services	1,256.00	2,566.00	229.00		91	2,566.00	2,000.00	
100-56-5520-523200-000 Communications - Phone	2,499.00	2,700.00	1,945.00		28	2,700.00	1,900.00	
100-56-5520-523500-000 Travel		600.00			100	800.00	800.00	
100-56-5520-523700-000 Training		125.00			100	1,300.00	1,300.00	
100-56-5520-523900-000 Postage	58.00	100.00			100	78.00	78.00	
100-56-5520-531100-000 Supplies	1,490.00	1,600.00	1,318.00		18	2,000.00	2,000.00	
100-56-5520-531101-000 Senior Center 'Stepping Up' Grant	490.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-56-5520-531210-000 Water / Sewer Senior Center	342.00	400.00	266.00		34	400.00	420.00	
100-56-5520-531270-000 Gas / Diesel	2,645.00	3,000.00	1,755.00		42	3,000.00	3,000.00	
100-56-5520-531300-000 Congregate Meal Expense	59,400.00	80,000.00	51,067.00		36	80,000.00	70,000.00	
100-56-5520-531301-000 Home Delivered Meal Expense	52,628.00	92,602.00	48,524.00		48	93,000.00	75,000.00	
100-56-5520-531530-000 Electricity - Senior Center	8,550.00	9,500.00	6,903.00		27	9,500.00	9,500.00	
100-56-5520-542200-000 Vehicle Repairs & Maintenance	2,254.00	2,500.00	974.00		61	2,500.00	2,500.00	
Total Revenue								
Total Expenditure	\$245,291.00	\$323,596.00	\$203,439.00			\$331,232.00	\$296,992.00	
Net	-\$245,291.00	-\$323,596.00	-\$203,439.00			-\$331,232.00	-\$296,992.00	
Department: 61 Recreation								
Expenditure								
100-61-4750-523200-000 Communications - Phone	1,752.00	1,600.00	860.00		46	1,600.00	1,600.00	
100-61-4750-523201-000 Cell Phone Communications	20.00							
100-61-6110-511100-000 Regular Employees	307,621.00	321,097.00	223,743.00		30	356,960.00	328,875.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-61-6110-512100-000 Group Insurance	93,009.00	97,817.00	71,858.00		27	97,817.00	109,582.00	
100-61-6110-512101-000 Hra Contribution	1,826.00	4,000.00	4,486.00		-12	4,000.00	4,000.00	
100-61-6110-512200-000 Fica & Medicare	20,807.00	24,564.00	16,189.00		34	24,564.00	25,159.00	
100-61-6110-512400-000 Retirement Contributions	26,143.00	26,797.00	28,704.00		-7	26,797.00	29,422.00	
100-61-6110-521100-000 Contract Services	5,348.00	6,232.00	3,601.00		42	6,232.00	5,000.00	
100-61-6120-572000-000 Recreation Authority	298,736.00	294,000.00	269,500.00		8	339,000.00	294,000.00	
Total Revenue								
Total Expenditure	\$755,262.00	\$776,107.00	\$618,941.00			\$856,970.00	\$797,638.00	
Net	-\$755,262.00	-\$776,107.00	-\$618,941.00			-\$856,970.00	-\$797,638.00	
Department: 65 Libraries								
Expenditure								
100-65-4750-523200-000 Communications - Phone	733.00	725.00	336.00		54	725.00	500.00	
100-65-6500-511100-000 Library Employees	131,609.00	145,797.00	88,824.00		39	153,650.00	147,667.00	
100-65-6500-512100-000 Group Insurance	4,845.00	27,788.00	8,955.00		68	21,301.00	24,496.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-65-6500-512101-000 Hra Contribution		1,750.00			100	750.00	750.00	
100-65-6500-512200-000 Fica & Medicare	9,226.00	11,154.00	6,815.00		39	11,755.00	11,297.00	
100-65-6500-512400-000 Retirement Contributions	3,270.00	3,352.00	4,004.00		-19	4,104.00	4,104.00	
100-65-6500-521100-000 Contract Services	1,911.00	2,000.00	1,851.00		7	2,200.00	2,200.00	
100-65-6500-523300-000 Advertising	276.00	250.00	159.00		36	100.00	100.00	
100-65-6500-523500-000 Training / Travel		250.00			100	150.00	150.00	
100-65-6500-523600-000 Dues & Fees / Subscriptions						100.00	100.00	
100-65-6500-523800-000 Contracts / Licenses	330.00	622.00	100.00		84	522.00	522.00	
100-65-6500-523900-000 Postage & Postal Services	104.00	166.00	122.00		27	100.00	130.00	
100-65-6500-531003-000 Supplies - Administrative	2,930.00	4,000.00	2,737.00		32	5,500.00	5,500.00	
100-65-6500-531220-000 Natural Gas Expense	2,529.00	3,000.00	2,368.00		21	3,000.00	3,000.00	
100-65-6500-531510-000 Water	601.00	600.00	423.00		30	600.00	660.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-65-6500-531530-000 Electricity	10,611.00	11,500.00	7,891.00		31	11,500.00	11,500.00	
100-65-6500-572000-000 Library Board	1,220.00	1,220.00	1,220.00			1,220.00	1,220.00	
100-65-6590-572000-000 Flint River Reg Library	11,859.00	11,859.00	11,859.00		0	12,000.00	11,859.00	
Total Revenue								
Total Expenditure	\$182,054.00	\$226,033.00	\$137,664.00			\$229,277.00	\$225,755.00	
Net	-\$182,054.00	-\$226,033.00	-\$137,664.00			-\$229,277.00	-\$225,755.00	
Department: 71 Water Resources								
Expenditure								
100-71-4400-531210-000 Water / Sewage	543.00	600.00	1,168.00		-95			
100-71-4410-523900-000 Water Authority Postage	2,552.00	1,500.00	2,839.00		-89			
100-71-7120-523200-000 Communications - Phone	1,567.00	1,900.00	1,199.00		37			
100-71-7120-572000-000 Water Auth	175,037.00	208,545.00	191,166.00		8	208,536.00	208,536.00	
Total Revenue								
Total Expenditure	\$179,699.00	\$212,545.00	\$196,372.00			\$208,536.00	\$208,536.00	
Net	-\$179,699.00	-\$212,545.00	-\$196,372.00			-\$208,536.00	-\$208,536.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 72 County Agent								
Expenditure								
100-72-4400-531210-000 Water / Sewage	543.00							
100-72-4600-531530-000 Electricity Expense	4,845.00	5,000.00	2,835.00		43	4,500.00	4,800.00	
100-72-7130-511100-000 Regular Employees	6,355.00							
100-72-7130-512100-000 Group Insurance	21.00							
100-72-7130-512200-000 Fica & Medicare	481.00							
100-72-7130-512400-000 Retirement Contributions	3,691.00							
100-72-7130-523200-000 Communications - Phone	2,380.00	1,500.00	1,784.00		-19	2,500.00	2,250.00	
100-72-7130-523300-000 Advertising	1,000.00	1,200.00			100	1,200.00	1,200.00	
100-72-7130-523500-000 Travel	2,401.00	2,000.00	1,422.00		29	2,200.00	2,200.00	
100-72-7130-523600-000 Dues & Fees	155.00	500.00	355.00		29	500.00	500.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-72-7130-523700-000 Training	2,668.00	3,200.00	1,792.00		44	7,800.00	7,800.00	
100-72-7130-523850-000 Uga- Contract Services- County Ag...	38,280.00	83,241.00	51,385.00		38	90,735.00	90,735.00	
100-72-7130-523851-000 Contract Services - Other	2,170.00	3,000.00	4,188.00		-40	5,130.00	5,130.00	
100-72-7130-531000-000 Supplies	3,954.00	3,000.00	1,157.00		61	3,000.00	3,000.00	
100-72-7130-542200-000 Vehicles Maintenance	809.00	1,000.00			100			
100-72-7410-531270-000 Gas / Diesel	927.00	1,500.00	681.00		55	1,500.00	1,500.00	
Total Revenue								
Total Expenditure	\$70,680.00	\$105,141.00	\$65,599.00			\$119,065.00	\$119,115.00	
Net	-\$70,680.00	-\$105,141.00	-\$65,599.00			-\$119,065.00	-\$119,115.00	
Department: 73 Forestry Resources								
Expenditure								
100-73-7140-572000-000 State Forestry	9,517.00	9,517.00	9,517.00			9,517.00	9,517.00	
Total Revenue								
Total Expenditure	\$9,517.00	\$9,517.00	\$9,517.00			\$9,517.00	\$9,517.00	
Net	-\$9,517.00	-\$9,517.00	-\$9,517.00			-\$9,517.00	-\$9,517.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 74 Planning & Development								
Expenditure								
100-74-1300-523201-000 Cell Phone Communications	1,456.00	1,500.00	1,126.00		25	2,000.00	2,000.00	
100-74-4400-531210-000 Water / Sewage	349.00	425.00	266.00		37	425.00	425.00	
100-74-4600-531530-000 Electricity Exp	2,629.00	2,700.00	1,958.00		27	2,700.00	2,700.00	
100-74-4700-531220-000 Natural Gas Expense	204.00	300.00	195.00		35	300.00	300.00	
100-74-7410-511100-000 Regular Employees	277,570.00	290,289.00	225,582.00		22	330,289.00	303,395.00	
100-74-7410-512100-000 Group Insurance	49,217.00	49,242.00	39,990.00		19	57,568.00	66,203.00	
100-74-7410-512101-000 Hra Contribution	1,645.00	3,000.00	2,150.00		28	2,500.00	2,500.00	
100-74-7410-512200-000 Fica & Medicare	19,047.00	22,208.00	16,822.00		24	25,267.00	23,925.00	
100-74-7410-512400-000 Retirement Contributions	27,296.00	27,556.00	29,677.00		-8	30,070.00	30,070.00	
100-74-7410-521100-000 Fire Safety Inspection		2,000.00			100	2,000.00	2,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-74-7410-523200-000 Communications - Phone	2,395.00	1,600.00	1,734.00		-8	1,600.00	2,000.00	
100-74-7410-523300-000 Advertising	1,019.00	2,000.00	1,023.00		49	2,000.00	2,000.00	
100-74-7410-523600-000 Dues & Fees	280.00	500.00	225.00		55	500.00	500.00	
100-74-7410-523700-000 Training	2,905.00	5,000.00			100	5,000.00	5,000.00	
100-74-7410-523850-000 Contract Services	25,015.00	27,000.00	23,182.00		14	27,000.00	25,500.00	
100-74-7410-523900-000 Postage	512.00	1,500.00	448.00		70	1,500.00	1,500.00	
100-74-7410-531000-000 Supplies	3,225.00	4,000.00	2,415.00		40	4,000.00	4,000.00	
100-74-7410-531270-000 Gas/Diesel	4,931.00	6,000.00	2,989.00		50	6,000.00	6,000.00	
100-74-7410-542200-000 Vehicles M&R	1,823.00	2,000.00			100	2,000.00	2,000.00	
Total Revenue								
Total Expenditure	\$421,518.00	\$448,820.00	\$349,782.00			\$502,719.00	\$482,018.00	
Net	-\$421,518.00	-\$448,820.00	-\$349,782.00			-\$502,719.00	-\$482,018.00	

Department: 76 Agribusiness

Expenditure

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-76-1000-523201-000 Cell Phone - Communications	486.00		546.00					
100-76-7525-541300-000 Chestnut Oaks Facility	23,613.00							
100-76-7525-572000-000 Agribusiness Auth	42,950.00	46,000.00	42,167.00		8	53,500.00	82,410.00	
Total Revenue								
Total Expenditure	\$67,049.00	\$46,000.00	\$42,713.00			\$53,500.00	\$82,410.00	
Net	-\$67,049.00	-\$46,000.00	-\$42,713.00			-\$53,500.00	-\$82,410.00	
Department: 77 Development Authority								
Expenditure								
100-77-7510-511100-000 Regular Employees	82,516.00	87,531.00	65,360.00		25	85,396.00	85,396.00	
100-77-7510-512100-000 Group Insurance	11,238.00	12,020.00	9,129.00		24	12,173.00	13,998.00	
100-77-7510-512200-000 Fica & Medicare	5,263.00	6,697.00	4,988.00		26	6,533.00	6,533.00	
100-77-7510-512400-000 Retirement Contributions	8,642.00	8,858.00	8,969.00		-1	9,193.00	9,193.00	
100-77-7510-523201-000 Cell Phone - Communications	40.00	500.00	375.00		25	500.00		
100-77-7510-523850-000 Contract Services	1,807.00	1,362.00	1,151.00		15	1,362.00	1,862.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$109,506.00	\$116,968.00	\$89,972.00			\$115,157.00	\$116,982.00	
Net	-\$109,506.00	-\$116,968.00	-\$89,972.00			-\$115,157.00	-\$116,982.00	
Department: 80 Fire Station Head Quarter								
Expenditure								
100-80-1000-512700-000 Firefighters Cancer/ Disability I...	5,318.00	5,500.00	5,061.00		8	5,500.00	6,050.00	
100-80-1310-512900-000 Firefighter Per Diem	34,335.00	40,000.00	14,100.00		65	20,000.00	40,000.00	
100-80-1550-523200-000 Communications	27,414.00	15,000.00	11,705.00		22	20,000.00	20,000.00	
100-80-3040-521200-000 Medical Fees	6,000.00	5,000.00	4,500.00		10	5,000.00	5,000.00	
100-80-3080-511100-000 Regular Employees	430,616.00	502,347.00	376,717.00		25	782,642.00	498,347.00	
100-80-3080-511300-000 Overtime		10,000.00			100		10,000.00	
100-80-3080-512200-000 Fica & Medicare	31,290.00	39,195.00	30,471.00		22	59,872.00	39,195.00	
100-80-3500-512900-000 Uniforms	13,286.00	7,500.00	4,121.00		45	7,500.00	7,500.00	
100-80-3500-572000-000 Meansville Mutual Aid Contract	5,000.00	5,000.00	5,000.00			5,000.00	5,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-80-3510-522200-000 Vehicle R & M	61,275.00	62,000.00	60,583.00		2	72,000.00	72,000.00	
100-80-3510-523100-000 Property & Liability Ins.	39,819.00	42,000.00	37,886.00		10	42,000.00	42,000.00	
100-80-3510-523500-000 Travel	1,210.00	1,000.00	391.00		61	1,000.00	1,000.00	
100-80-3510-523600-000 Dues And Fees		500.00	248.00		50	500.00	500.00	
100-80-3510-523900-000 Postage	2.00	50.00	2.00		96	50.00	50.00	
100-80-3510-531000-000 Office Supplies	1,542.00	1,750.00	1,542.00		12	2,000.00	2,000.00	
100-80-3520-522200-000 Equipment	76,448.00	68,000.00	66,096.00		3	68,000.00	68,000.00	
100-80-3520-531270-000 Gas / Diesel	30,935.00	35,000.00	24,374.00		30	35,000.00	35,000.00	
100-80-3520-531700-000 Auxiliary	154.00	500.00	114.00		77	500.00	500.00	
100-80-3540-523701-000 Fire Training	14,397.00	15,000.00	11,716.00		22	15,000.00	15,000.00	
100-80-3550-523850-000 Contract Services	38,891.00	42,500.00	38,992.00		8	42,500.00	39,000.00	
100-80-3570-522310-000 Zebulon Building Lease	10,800.00	10,800.00	9,000.00		17	10,800.00	10,800.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-80-3570-523000-000 Fireworks Tax Grant Expenditures	12,636.00							
100-80-3570-542500-000 Other Supplies/ Equipment	2,682.00							
100-80-3570-542600-000 Bunker Gear	29,718.00	30,000.00	16,525.00		45	30,000.00	30,000.00	
100-80-3630-523800-000 Ambulance Licenses		2,500.00			100	2,500.00	2,750.00	
100-80-3630-531100-000 Medical Supplies	4,109.00	12,500.00	7,145.00		43	12,500.00	12,500.00	
100-80-3630-531101-000 Public Safety & Education	2,269.00	3,000.00	2,016.00		33	3,000.00	3,000.00	
100-80-4400-531210-000 Water Expense	1,798.00	2,500.00	1,626.00		35	2,500.00	2,750.00	
100-80-4600-531530-000 Electricity Expense	17,853.00	18,500.00	14,665.00		21	18,500.00	20,000.00	
100-80-4700-531220-000 Natural Gas	190.00	1,000.00	212.00		79	1,000.00	1,000.00	
100-80-4700-531520-000 Propane Gas Expense	6,485.00	10,000.00	5,507.00		45	10,000.00	10,000.00	
Total Revenue								
Total Expenditure	\$906,472.00	\$988,642.00	\$750,315.00			\$1,274,864.00	\$998,942.00	
Net	-\$906,472.00	-\$988,642.00	-\$750,315.00			-\$1,274,864.00	-\$998,942.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 90 E M A								
Expenditure								
100-90-1300-523900-000 Postage		5.00			100	5.00	5.00	
100-90-1550-523201-000 Ema - Cell Phone	588.00	550.00	441.00		20	600.00	600.00	
100-90-3520-522200-000 E M A Vehicle M & R	103.00	100.00			100	100.00	100.00	
100-90-3520-523600-000 Dues & Fees	25.00	75.00	50.00		33	50.00	50.00	
100-90-3520-531000-000 E M A Maintenance Supplies	651.00	1,500.00	1,258.00		16	1,500.00	1,500.00	
100-90-3520-531270-000 Ema Gas/Fuel - Vehicle	1,500.00	1,500.00	944.00		37	1,500.00	1,500.00	
100-90-3520-531600-000 E M A Small Equipment	100.00	100.00	491.00		-391	500.00	500.00	
100-90-3540-523703-000 E M A Training	479.00	1,000.00	700.00		30	1,000.00	1,000.00	
100-90-3610-531100-000 Hazard Mitigation Grant Expense	22,680.00	11,340.00	2,520.00		78			
100-90-3630-522200-000 Ema Contract Services	9,965.00	12,000.00	7,669.00		36	12,000.00	12,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-90-3920-523200-000 Communications - Phone	81.00		201.00			240.00	240.00	
100-90-3920-542200-000 Ema Grant Expense	15,757.00	15,197.00	1,473.00		90	18,995.00	18,995.00	
100-90-3920-542201-000 Vehicle	21.00							
100-90-4600-531530-000 Ema Electricity	1,236.00	1,500.00	1,069.00		29	1,500.00	1,500.00	
100-90-4700-531520-000 Propane Gas Expense		250.00			100	250.00	250.00	
Total Revenue								
Total Expenditure	\$53,186.00	\$45,117.00	\$16,816.00			\$38,240.00	\$38,240.00	
Net	-\$53,186.00	-\$45,117.00	-\$16,816.00			-\$38,240.00	-\$38,240.00	
Department: 91 Animal Control								
Expenditure								
100-91-3910-511100-000 Regular Employees	62,529.00	76,898.00	53,968.00		30	63,777.00	63,777.00	
100-91-3910-511300-000 Overtime	307.00							
100-91-3910-512100-000 Group Insurance	41,452.00	47,677.00	18,533.00		61	49,389.00	56,797.00	
100-91-3910-512200-000 Fica & Medicare	3,832.00	5,883.00	3,773.00		36	4,879.00	4,879.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-91-3910-512400-000 Retirement Contributions	7,461.00	7,648.00	7,923.00		-4	8,121.00	8,121.00	
100-91-3910-512900-000 Uniforms		200.00	191.00		4	200.00	200.00	
100-91-3910-522200-000 Building Repairs & Maintenance		972.00			100	972.00	972.00	
100-91-3910-523201-000 Animal Control - Cell Phone	1,016.00	1,020.00	751.00		26	1,020.00	1,020.00	
100-91-3910-523300-000 Advertising		100.00	212.00		-112	200.00	200.00	
100-91-3910-523700-000 Education & Training		500.00			100	500.00	500.00	
100-91-3910-523800-000 Animal Control Licenses	100.00	100.00	100.00			100.00	100.00	
100-91-3910-523850-000 Contract Services	5,482.00	5,500.00	4,528.00		18	5,500.00	5,500.00	
100-91-3910-523900-000 Postage	50.00	100.00	22.00		78	100.00	100.00	
100-91-3910-523901-000 Other Svcs - Employee Vaccination...		500.00	110.00		78	1,012.00	1,012.00	
100-91-3910-531000-000 Supplies	267.00	800.00	413.00		48	800.00	800.00	
100-91-3910-531210-000 Water / Sewage Expense	654.00	700.00	500.00		29	700.00	700.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
100-91-3910-531270-000 Gas / Diesel	1,781.00	4,300.00	2,442.00		43	4,300.00	4,300.00	
100-91-3910-531520-000 Natural Gas Expense	1,011.00	1,100.00	567.00		48	1,100.00	1,100.00	
100-91-3910-531530-000 Electricity - Animal Shelter	2,861.00	3,250.00	1,870.00		42	3,250.00	3,250.00	
100-91-3910-531600-000 Small Equipment	431.00	1,000.00			100	800.00	800.00	
100-91-3910-542200-000 Vehicle Repair & Maintenance	1,153.00	1,600.00	512.00		68	1,600.00	1,600.00	
100-91-3910-823875-000 Veterinary Services	379.00	600.00	498.00		17	600.00	600.00	
Total Revenue								
Total Expenditure	\$130,766.00	\$160,448.00	\$96,913.00			\$148,920.00	\$156,328.00	
Net	-\$130,766.00	-\$160,448.00	-\$96,913.00			-\$148,920.00	-\$156,328.00	
Department: 98 Transfers In								
Revenue								
100-98-1000-391200-275 Transfer In From Hotel/Motel	1,306.00	2,400.00			100	2,400.00	2,400.00	
100-98-1000-391200-350 Transfer In Capital Projects Fund	47,715.00							
100-98-1000-393001-000 Other Fin Sources - Sale Of Land	1,584.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue	\$50,605.00	\$2,400.00				\$2,400.00	\$2,400.00	
Total Expenditure								
Net	\$50,605.00	\$2,400.00				\$2,400.00	\$2,400.00	
Department: 99 Transfers Out								
Expenditure								
100-99-1000-611000-325 Transfer Out L.M.I Grant Fund (Do...	210,570.00	200,000.00			100	203,700.00	203,700.00	
100-99-1000-611000-350 Transfer Out Cap (Captial Aquisi...		343,216.00	313,254.00		9	627,665.00	361,372.00	
100-99-1000-611100-215 Transfer Out- E911	491,400.00	654,892.00			100	735,827.00	795,465.00	
Total Revenue								
Total Expenditure	\$701,970.00	\$1,198,108.00	\$313,254.00			\$1,567,192.00	\$1,360,537.00	
Net	-\$701,970.00	-\$1,198,108.00	-\$313,254.00			-\$1,567,192.00	-\$1,360,537.00	
Fund: 206 Jail Construction & Operation								
Department: 03 Revenue Accounts								
Revenue								
206-03-1500-361000-000 Interest Revenue	27.00		17.00			20.00	20.00	
206-03-3326-342000-000 Jail- Superior Court	1,616.00	1,000.00	2,344.00		-134	2,000.00	2,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
206-03-3326-342100-000 Jail- Magistrate Court	1,206.00	500.00	945.00		-89	1,000.00	1,000.00	
206-03-3326-342200-000 Jail- Probate Court	11,078.00	3,500.00	7,968.00		-128	6,980.00	6,980.00	
206-03-3326-344000-000 Misc Revenues	1,564.00							
Total Revenue	\$15,491.00	\$5,000.00	\$11,274.00			\$10,000.00	\$10,000.00	
Total Expenditure								
Net	\$15,491.00	\$5,000.00	\$11,274.00			\$10,000.00	\$10,000.00	
Department: 34 Jail								
Expenditure								
206-34-3326-531700-000 Jail Construction Exp.	28,133.00	5,000.00			100	10,000.00	10,000.00	
Total Revenue								
Total Expenditure	\$28,133.00	\$5,000.00				\$10,000.00	\$10,000.00	
Net	-\$28,133.00	-\$5,000.00				-\$10,000.00	-\$10,000.00	
Fund: 210 Impact Fees								
Department: 03 Revenue Accounts								
Revenue								
210-03-1000-341320-033 Sheriff Impact Fees	64,882.00	30,000.00	69,200.00		-131	50,000.00	50,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
210-03-1000-341320-034 Jail Impact Fees	185,364.00	87,000.00	198,232.00		-128	100,000.00	100,000.00	
210-03-1000-341320-035 Fire Dept Impact Fees	80,556.00	38,000.00	87,705.00		-131	70,000.00	70,000.00	
210-03-1000-341320-038 E-911 Impact Fees	66,993.00	31,000.00	70,527.00		-128	50,000.00	50,000.00	
210-03-1000-341320-042 Road Dept Impact Fees	41,430.00	25,000.00	49,306.00		-97	30,000.00	30,000.00	
210-03-1000-341320-061 Parks & Rec Impact Fees	62,755.00	25,000.00	64,396.00		-158	60,000.00	60,000.00	
210-03-1000-361000-000 Interest - Residential Impact Fee	35,926.00	10,000.00	31,325.00		-213	10,000.00	10,000.00	
210-03-1000-361100-000 Interest - Commercial Impact Fees	10,196.00	3,000.00	6,276.00		-109	3,000.00	3,000.00	
210-03-1516-341320-065 Library Impact Fees	15,927.00	12,000.00	16,458.00		-37	12,000.00	12,000.00	
210-03-1516-341320-074 Administration Impact Fees	17,068.00	10,000.00	16,722.00		-67	10,000.00	10,000.00	
210-03-1516-341390-074 Cie Prep Impact Fees	13,090.00	8,000.00	12,823.00		-60	8,000.00	8,000.00	
Total Revenue	\$594,187.00	\$279,000.00	\$622,970.00			\$403,000.00	\$403,000.00	
Total Expenditure								
Net	\$594,187.00	\$279,000.00	\$622,970.00			\$403,000.00	\$403,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 33 Sheriff								
Expenditure								
210-33-1000-572000-000 Sheriff Impact Fee Expense		50,000.00			100			
Total Revenue								
Total Expenditure		\$50,000.00						
Net		-\$50,000.00						
Department: 34 Jail								
Expenditure								
210-34-1000-572000-000 Jail Impact Fee Expense		80,000.00			100			
Total Revenue								
Total Expenditure		\$80,000.00						
Net		-\$80,000.00						
Department: 38 County E-911								
Expenditure								
210-38-1000-572000-000 E911 Impact Fee Expense		50,000.00	5,831.00		88	100,000.00	100,000.00	
Total Revenue								
Total Expenditure		\$50,000.00	\$5,831.00			\$100,000.00	\$100,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Net		-\$50,000.00	-\$5,831.00			-\$100,000.00	-\$100,000.00	
Department: 42 Public Works Of Roads								
Expenditure								
210-42-1000-572000-000 Public Wks (Roads) Impact Fee Exp		50,000.00	85,000.00		-70	100,000.00	100,000.00	
Total Revenue								
Total Expenditure		\$50,000.00	\$85,000.00			\$100,000.00	\$100,000.00	
Net		-\$50,000.00	-\$85,000.00			-\$100,000.00	-\$100,000.00	
Department: 61 Recreation								
Expenditure								
210-61-1000-572000-001 Pcpra Impact Fee - Rec Complex Dn...			20,875.00			175,000.00	175,000.00	
210-61-6122-541402-000 Site Work - Recreation Complex	82,410.00							
Total Revenue								
Total Expenditure	\$82,410.00		\$20,875.00			\$175,000.00	\$175,000.00	
Net	-\$82,410.00		-\$20,875.00			-\$175,000.00	-\$175,000.00	
Department: 65 Libraries								
Expenditure								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
210-65-1000-572000-000 Library - Residential Impact Fee...	27,771.00	4,000.00	4,565.00		-14	28,000.00	28,000.00	
Total Revenue								
Total Expenditure	\$27,771.00	\$4,000.00	\$4,565.00			\$28,000.00	\$28,000.00	
Net	-\$27,771.00	-\$4,000.00	-\$4,565.00			-\$28,000.00	-\$28,000.00	
Department: 74 Planning & Development								
Expenditure								
210-74-1516-521300-000 Administration -Prof Svc	14,280.00							
210-74-1516-521301-000 Cie Prep	57,120.00	45,000.00	16,184.00		64			
Total Revenue								
Total Expenditure	\$71,400.00	\$45,000.00	\$16,184.00					
Net	-\$71,400.00	-\$45,000.00	-\$16,184.00					
Fund: 215 E-911 Fund								
Department: 03 Revenue Accounts								
Revenue								
215-03-1500-361000-000 Interest Revenue	46.00	10.00	35.00		-248	20.00	20.00	
215-03-3800-342500-000 E-911 Tax Revenue - Land	73,044.00	72,000.00	47,747.00		34	72,000.00	72,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
215-03-3800-342501-000 E911 Tax Revenue -Cell	326,897.00	312,000.00	220,799.00		29	330,000.00	330,000.00	
215-03-3800-342502-000 Firework Tax	241.00	250.00	236.00		6	250.00	250.00	
Total Revenue	\$400,228.00	\$384,260.00	\$268,817.00			\$402,270.00	\$402,270.00	
Total Expenditure								
Net	\$400,228.00	\$384,260.00	\$268,817.00			\$402,270.00	\$402,270.00	
Department: 38 County E-911								
Expenditure								
215-38-3800-511100-000 Regular Employees	480,525.00	519,313.00	375,304.00		28	524,119.00	524,119.00	
215-38-3800-511300-000 Over- Time	44,189.00	53,300.00	35,657.00		33	53,000.00	53,000.00	
215-38-3800-512100-000 Group Insurance	105,259.00	138,152.00	96,980.00		30	226,245.00	260,182.00	
215-38-3800-512101-000 Hra Contribution	2,827.00	6,500.00	2,808.00		57	11,750.00	11,750.00	
215-38-3800-512200-000 Fica & Medicare	31,844.00	43,805.00	30,386.00		31	44,173.00	44,150.00	
215-38-3800-512400-000 Retirement Contributions	40,177.00	46,641.00	55,731.00		-19	55,618.00	55,618.00	
215-38-3800-512900-000 Uniforms	3,442.00	5,000.00	2,186.00		56	5,000.00	5,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
215-38-3800-522200-000 M & R Contract Services	26,004.00		1,324.00					
215-38-3800-522320-000 Equipment Lease-Communications		56,789.00			100	50,483.00	90,000.00	
215-38-3800-522330-000 Equipment Lease - Interest		4,708.00			100	920.00	14,000.00	
215-38-3800-523200-000 Communication - Phone	143,459.00	111,873.00	130,937.00		-17	111,873.00	85,000.00	
215-38-3800-523201-000 Cell Phone- Communications	3.00							
215-38-3800-523500-000 Travel		300.00			100	300.00	300.00	
215-38-3800-523600-000 Dues & Fees	770.00	250.00			100	554.00	554.00	
215-38-3800-523700-000 Training	64.00	300.00	64.00		79	300.00	300.00	
215-38-3800-523850-000 Contract Services	4,563.00	41,471.00	40,688.00		2	41,471.00	41,471.00	
215-38-3800-531000-000 Supplies	1,987.00	4,000.00	5,613.00		-40	5,000.00	5,000.00	
215-38-4400-531210-000 Water & Sewage	663.00	650.00	561.00		14	771.00	771.00	
215-38-4600-531530-000 Electricity Expense	5,852.00	6,100.00	4,479.00		27	6,520.00	6,520.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$891,628.00	\$1,039,152.00	\$782,718.00			\$1,138,097.00	\$1,197,735.00	
Net	-\$891,628.00	-\$1,039,152.00	-\$782,718.00			-\$1,138,097.00	-\$1,197,735.00	
Department: 98 Transfers In								
Revenue								
215-98-1000-391000-000 Transfer In From General Fund	491,400.00	654,892.00			100	735,827.00	795,465.00	
Total Revenue	\$491,400.00	\$654,892.00				\$735,827.00	\$795,465.00	
Total Expenditure								
Net	\$491,400.00	\$654,892.00				\$735,827.00	\$795,465.00	
Fund: 225 Federal Seizure Fund								
Department: 03 Revenue Accounts								
Revenue								
225-03-2000-351360-000 Federal Seizure Revenue		9,985.00			100	10,000.00	10,000.00	
225-03-2000-361000-000 Federal Seizure Interest	57.00	15.00	41.00		-173			
Total Revenue	\$57.00	\$10,000.00	\$41.00			\$10,000.00	\$10,000.00	
Total Expenditure								
Net	\$57.00	\$10,000.00	\$41.00			\$10,000.00	\$10,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 33 Sheriff								
Expenditure								
225-33-2000-531500-000 Federal Seizure Expense		10,000.00	21,377.00		-114	10,000.00	10,000.00	
Total Revenue								
Total Expenditure		\$10,000.00	\$21,377.00			\$10,000.00	\$10,000.00	
Net		-\$10,000.00	-\$21,377.00			-\$10,000.00	-\$10,000.00	
Fund: 230 American Rescue Plan Fund								
Department: 03 Revenue Accounts								
Revenue								
230-03-1000-332100-000 American Rescue Plan Revenue	274,943.00							
230-03-1000-399999-000 Prior Year Revenues		3,272,187.00			100	2,500,000.00	2,500,000.00	
230-03-1500-361000-000 Interest Income	71,673.00		70,262.00					
Total Revenue	\$346,616.00	\$3,272,187.00	\$70,262.00			\$2,500,000.00	\$2,500,000.00	
Total Expenditure								
Net	\$346,616.00	\$3,272,187.00	\$70,262.00			\$2,500,000.00	\$2,500,000.00	
Department: 13 Commissioners								
Expenditure								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
230-13-1000-521200-000 Bank Charges	55.00							
230-13-1518-521200-000 Professional Services	2,365.00							
230-13-1535-521200-000 Professional Services - Website	3,438.00	7,938.00			100			
Total Revenue								
Total Expenditure	\$5,858.00	\$7,938.00						
Net	-\$5,858.00	-\$7,938.00						
Department: 17 Tax Assessor								
Expenditure								
230-17-1550-523850-000 Contract Services	27,594.00	16,982.00	16,981.00		0			
Total Revenue								
Total Expenditure	\$27,594.00	\$16,982.00	\$16,981.00					
Net	-\$27,594.00	-\$16,982.00	-\$16,981.00					
Department: 18 Buildings & Grounds								
Expenditure								
230-18-1565-541100-000 Capital Outlay - Bldgs & Grounds	12,000.00							
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$12,000.00							
Net	-\$12,000.00							
Department: 33 Sheriff								
Expenditure								
230-33-3300-542200-000 Capital Outlay - Vehicles	53,074.00	1,083.00			100			
Total Revenue								
Total Expenditure	\$53,074.00	\$1,083.00						
Net	-\$53,074.00	-\$1,083.00						
Department: 42 Public Works Of Roads								
Expenditure								
230-42-4221-541448-000 Concord Road	63,625.00							
230-42-4222-541429-000 Roberts Quarters Road	16,447.00							
230-42-4222-541430-000 Mckinley Road		1,291,184.00	1,291,184.00			760,000.00	760,000.00	
Total Revenue								
Total Expenditure	\$80,072.00	\$1,291,184.00	\$1,291,184.00			\$760,000.00	\$760,000.00	
Net	-\$80,072.00	-\$1,291,184.00	-\$1,291,184.00			-\$760,000.00	-\$760,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 71 Water Resources								
Expenditure								
230-71-4400-541002-000 Reidsboro Road Phase 1	300.00							
230-71-4400-541200-000 Water Authority Improvements		1,955,000.00	1,955,000.00			1,740,000.00	1,740,000.00	
Total Revenue								
Total Expenditure	\$300.00	\$1,955,000.00	\$1,955,000.00			\$1,740,000.00	\$1,740,000.00	
Net	-\$300.00	-\$1,955,000.00	-\$1,955,000.00			-\$1,740,000.00	-\$1,740,000.00	
Department: 90 E M A								
Expenditure								
230-90-3920-542200-000 Capital Outlay - Vehicles	50,923.00							
Total Revenue								
Total Expenditure	\$50,923.00							
Net	-\$50,923.00							
Department: 91 Animal Control								
Expenditure								
230-91-3910-542200-000 Capital Outlay - Vehicles	45,123.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$45,123.00							
Net	-\$45,123.00							
Fund: 231 Opioid Abatement Fund								
Department: 03 Revenue Accounts								
Revenue								
231-03-8120-340000-000 Opioid Abatement Revenue	20,249.00	10,000.00	14,573.00		-46	10,000.00	10,000.00	
Total Revenue	\$20,249.00	\$10,000.00	\$14,573.00			\$10,000.00	\$10,000.00	
Total Expenditure								
Net	\$20,249.00	\$10,000.00	\$14,573.00			\$10,000.00	\$10,000.00	
Department: 55 Community Services								
Expenditure								
231-55-5436-572000-000 Mcintosh Trail Behavioral Health	10,000.00	10,000.00	9,167.00		8	10,000.00	10,000.00	
Total Revenue								
Total Expenditure	\$10,000.00	\$10,000.00	\$9,167.00			\$10,000.00	\$10,000.00	
Net	-\$10,000.00	-\$10,000.00	-\$9,167.00			-\$10,000.00	-\$10,000.00	
Fund: 245 Drug Abuse Treatment Education								
Department: 03 Revenue Accounts								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Revenue								
245-03-1000-399999-000 Prior Year Revenues		5,190.00			100	6,690.00	6,690.00	
245-03-2000-341100-000 Date Fees	765.00	1,000.00	556.00		44	1,000.00	1,000.00	
245-03-2000-361000-000 Interest Income	14.00	10.00	8.00		22	10.00	10.00	
245-03-2150-341100-000 Date Fees- Superior Court	1,930.00	1,200.00	250.00		79	1,200.00	1,200.00	
245-03-2400-341101-000 Date Fees- Magistrate Court		100.00			100	100.00	100.00	
245-03-2450-341102-000 Date Fees- Probate Court	199.00	1,000.00	458.00		54	1,000.00	1,000.00	
Total Revenue	\$2,908.00	\$8,500.00	\$1,272.00			\$10,000.00	\$10,000.00	
Total Expenditure								
Net	\$2,908.00	\$8,500.00	\$1,272.00			\$10,000.00	\$10,000.00	
Department: 31 Drug Abuse Treatment Educ								
Expenditure								
245-31-2000-531000-000 Date-Supplies	8,535.00	8,500.00	9,431.00		-11	10,000.00	10,000.00	
Total Revenue								
Total Expenditure	\$8,535.00	\$8,500.00	\$9,431.00			\$10,000.00	\$10,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Net	-\$8,535.00	-\$8,500.00	-\$9,431.00			-\$10,000.00	-\$10,000.00	
Fund: 250 Technology Fee Fund								
Department: 03 Revenue Accounts								
Revenue								
250-03-2450-351150-000 Technology Fees	5,047.00	3,000.00	4,966.00		-66	3,000.00	3,000.00	
Total Revenue	\$5,047.00	\$3,000.00	\$4,966.00			\$3,000.00	\$3,000.00	
Total Expenditure								
Net	\$5,047.00	\$3,000.00	\$4,966.00			\$3,000.00	\$3,000.00	
Department: 24 Probate Court								
Expenditure								
250-24-2450-542200-000 Technology Expense	999.00	3,000.00	1,523.00		49	3,000.00	3,000.00	
Total Revenue								
Total Expenditure	\$999.00	\$3,000.00	\$1,523.00			\$3,000.00	\$3,000.00	
Net	-\$999.00	-\$3,000.00	-\$1,523.00			-\$3,000.00	-\$3,000.00	
Fund: 275 Hotel/Motel Tax Fund								
Department: 03 Revenue Accounts								
Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
275-03-0000-314100-000 Hotel/Motel Tax	2,184.00	4,000.00	3,936.00		2	4,000.00	4,000.00	
Total Revenue	\$2,184.00	\$4,000.00	\$3,936.00			\$4,000.00	\$4,000.00	
Total Expenditure								
Net	\$2,184.00	\$4,000.00	\$3,936.00			\$4,000.00	\$4,000.00	
Department: 78 Hotel/Motel Tax								
Expenditure								
275-78-1000-521200-000 Bank Charges	4.00							
275-78-7520-572000-000 Payments To Other Agencies	874.00	1,600.00			100	1,600.00	1,600.00	
Total Revenue								
Total Expenditure	\$878.00	\$1,600.00				\$1,600.00	\$1,600.00	
Net	-\$878.00	-\$1,600.00				-\$1,600.00	-\$1,600.00	
Department: 99 Transfers Out								
Expenditure								
275-99-9000-611000-100 Transfer Out To General Fund	1,306.00	2,400.00			100	2,400.00	2,400.00	
Total Revenue								
Total Expenditure	\$1,306.00	\$2,400.00				\$2,400.00	\$2,400.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Net	-\$1,306.00	-\$2,400.00				-\$2,400.00	-\$2,400.00	
Fund: 285 Juvenile Court Fund								
Department: 03 Revenue Accounts								
Revenue								
285-03-2600-351160-000 Court Revenue	695.00	1,240.00	800.00		35	1,240.00	1,240.00	
285-03-2600-361000-000 Interest Income	7.00	10.00	4.00		57	10.00	10.00	
Total Revenue	\$702.00	\$1,250.00	\$804.00			\$1,250.00	\$1,250.00	
Total Expenditure								
Net	\$702.00	\$1,250.00	\$804.00			\$1,250.00	\$1,250.00	
Department: 92 Juvenile								
Expenditure								
285-92-2600-521200-000 Professional Services	240.00	250.00			100	250.00	250.00	
285-92-2600-521250-000 Juvenile Supervisory		1,000.00			100	1,000.00	1,000.00	
Total Revenue								
Total Expenditure	\$240.00	\$1,250.00				\$1,250.00	\$1,250.00	
Net	-\$240.00	-\$1,250.00				-\$1,250.00	-\$1,250.00	
Fund: 320 Splost 2016-2022								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 03 Revenue Accounts								
Revenue								
320-03-1000-399999-000 Prior Year Revenues		402,000.00			100	398,000.00	398,000.00	
320-03-1500-361000-000 Interest Revenues/Income	65,897.00	18,000.00	20,581.00		-14	2,000.00	2,000.00	
Total Revenue	\$65,897.00	\$420,000.00	\$20,581.00			\$400,000.00	\$400,000.00	
Total Expenditure								
Net	\$65,897.00	\$420,000.00	\$20,581.00			\$400,000.00	\$400,000.00	
Department: 93 Special Local Option Tax								
Expenditure								
320-93-1000-521200-000 Bank Charges	22.00		35.00					
320-93-4221-541341-000 Rdcapoutlay-Cdbgtanyrdrd-Localmat...			657,789.00					
320-93-4221-541410-000 Sands Road - Splost	11,940.00							
320-93-4221-541444-000 Hill Street	13,424.00							
320-93-4222-541403-000 West Road			18,361.00					

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
320-93-4222-541416-000 Shady Lane - Splst						400,000.00	400,000.00	
320-93-4222-541428-000 Wood Creek Road		150,000.00	6,000.00		96			
320-93-4222-541430-000 Mckinley Road	96,983.00							
320-93-4222-541432-000 Woodard Road	61,481.00							
320-93-4222-541433-000 Starks Road	192,589.00							
320-93-4222-541434-000 Hunter Road			90,917.00					
320-93-4222-541435-000 Old Zebulon Road		165,000.00			100			
320-93-4222-541451-000 Blanton Mill Road		105,000.00			100			
320-93-4222-541469-000 Ward Road	12,800.00							
320-93-4222-541473-000 Harden/Scott Roads	15,900.00							
320-93-4222-541474-000 Friendship/Gaulding Roads	13,700.00							
320-93-4222-541475-000 West Fossett Road			30,764.00					

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$418,839.00	\$420,000.00	\$803,866.00			\$400,000.00	\$400,000.00	
Net	-\$418,839.00	-\$420,000.00	-\$803,866.00			-\$400,000.00	-\$400,000.00	
Fund: 323 Splost 2022-2028								
Department: 03 Revenue Accounts								
Revenue								
323-03-1000-313200-000 Splost 2022-2028 Revenue	2,714,437.00	2,500,000.00	1,942,387.00		22	2,700,000.00	2,700,000.00	
323-03-1000-399999-000 Prior Year Revenues		6,909,875.00			100	10,150,000.00	10,150,000.00	
323-03-1500-361000-000 Interest Income	379,917.00	180,000.00	186,916.00		-4	150,000.00	150,000.00	
Total Revenue	\$3,094,354.00	\$9,589,875.00	\$2,129,303.00			\$13,000,000.00	\$13,000,000.00	
Total Expenditure								
Net	\$3,094,354.00	\$9,589,875.00	\$2,129,303.00			\$13,000,000.00	\$13,000,000.00	
Department: 13 Commissioners								
Expenditure								
323-13-1500-523901-000 Bank Charges	4,575.00	1,500.00			100	4,600.00	4,600.00	
Total Revenue								
Total Expenditure	\$4,575.00	\$1,500.00				\$4,600.00	\$4,600.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Net	-\$4,575.00	-\$1,500.00				-\$4,600.00	-\$4,600.00	
Department: 93 Special Local Option Tax								
Expenditure								
323-93-4222-541428-000 Wood Creek Road	7,000.00	2,500,000.00			100	2,948,650.00	2,948,650.00	
323-93-4222-541429-000 Roberts Quarters Road	379,227.00							
323-93-4222-541435-000 Old Zebulon Road		2,750,000.00			100	4,000,000.00	4,000,000.00	
323-93-4222-541451-000 Blanton Mill Road		1,750,000.00			100	3,000,000.00	3,000,000.00	
323-93-4960-571000-010 City Of Williamson	590,779.00	137,500.00	185,428.00		-35	148,500.00	148,500.00	
323-93-4960-571000-020 City Of Zebulon			353,998.00			283,500.00	283,500.00	
323-93-4960-571000-030 City Of Meansville			67,428.00			54,000.00	54,000.00	
323-93-4960-571000-040 City Of Molena		100,000.00	147,220.00		-47	108,000.00	108,000.00	
323-93-4960-571000-050 City Of Concord			134,856.00			108,000.00	108,000.00	
323-93-8000-581100-000 Principal Debt Payments	1,880,000.00	1,975,000.00	1,975,000.00			2,070,000.00	2,070,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
323-93-8000-582100-000 Interest On Debt	472,250.00	375,875.00	212,625.00		43	274,750.00	274,750.00	
Total Revenue								
Total Expenditure	\$3,329,256.00	\$9,588,375.00	\$3,076,555.00			\$12,995,400.00	\$12,995,400.00	
Net	-\$3,329,256.00	-\$9,588,375.00	-\$3,076,555.00			-\$12,995,400.00	-\$12,995,400.00	
Fund: 325 Lmi Grant Fund								
Department: 03 Revenue Accounts								
Revenue								
325-03-1000-334001-000 Gtib Grant Revenue	993,532.00							
325-03-1000-334301-000 Lmi Grant Revenue	542,764.00	560,000.00	617,321.00		-10	679,000.00	679,000.00	
325-03-1000-334302-000 Lra Revenue	665,881.00	665,880.00			100	670,000.00	670,000.00	
325-03-1500-361000-000 Interest Income	69,558.00	10,000.00	1,742.00		83	12,000.00	12,000.00	
Total Revenue	\$2,271,735.00	\$1,235,880.00	\$619,063.00			\$1,361,000.00	\$1,361,000.00	
Total Expenditure								
Net	\$2,271,735.00	\$1,235,880.00	\$619,063.00			\$1,361,000.00	\$1,361,000.00	
Department: 42 Public Works Of Roads								
Expenditure								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
325-42-1000-521200-000 Bank Charges	35.00							
325-42-4221-541445-000 Striping Various Roads		665,880.00			100			
325-42-4221-541457-000 Perkins Road	43,646.00							
325-42-4222-541400-000 Unpaved Repairs / Surface Treatme...	27,992.00	201,647.00			100			
325-42-4222-541428-000 Wood Creek Road (Lra)						998,391.00	998,391.00	
325-42-4222-541453-000 Emulsion	7,377.00							
325-42-4222-541454-000 Concord Road	7,406.00							
325-42-4222-541459-000 Chapman Road	84,320.00							
325-42-4222-541460-000 Sandefur Road	45,693.00							
325-42-4222-541461-000 Daniel Road	249,646.00							
325-42-4222-541464-000 Caldwell Bridge Road	539,334.00							
325-42-4222-541467-000 Pedenville Road	43,518.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
325-42-4222-541469-000 Scott/Ward Road	716,577.00		36,156.00					
325-42-4222-541472-000 Ranchland Est - Water Hole Pass/D...	153,349.00							
325-42-4222-541473-000 Harden Road	789,593.00		38,519.00					
325-42-4222-541474-000 Friendship Circle	491,348.00		23,547.00					
325-42-4222-541475-000 Mccard Lake Road	581,527.00		30,607.00					
325-42-4222-541476-000 Gaulding Road	141,505.00		7,448.00					
325-42-4222-541477-000 Woodard Road (Lra)	317,325.00							
325-42-4222-541478-000 Melville Brown Road (Lra)			451,374.00					
325-42-8000-581300-000 Loan Principal Payments		441,843.00	218,291.00		51	450,338.00	450,338.00	
325-42-8000-582300-000 Loan Interest Expense		126,510.00	64,863.00		49	115,971.00	115,971.00	
Total Revenue								
Total Expenditure	\$4,240,191.00	\$1,435,880.00	\$870,805.00			\$1,564,700.00	\$1,564,700.00	
Net	-\$4,240,191.00	-\$1,435,880.00	-\$870,805.00			-\$1,564,700.00	-\$1,564,700.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 98 Transfers In								
Revenue								
325-98-1000-391000-100 Transfer In - From General Fund	210,570.00	200,000.00			100	203,700.00	203,700.00	
325-98-1000-393000-000 Other Fin Sources - Loan Proceeds	1,819,018.00							
Total Revenue	\$2,029,588.00	\$200,000.00				\$203,700.00	\$203,700.00	
Total Expenditure								
Net	\$2,029,588.00	\$200,000.00				\$203,700.00	\$203,700.00	
Fund: 341 Cdbg Grant Fund								
Department: 03 Revenue Accounts								
Revenue								
341-03-5400-334000-000 Cdbg Grant - Revenue	39,515.00	870,000.00	818,013.00		6			
Total Revenue	\$39,515.00	\$870,000.00	\$818,013.00					
Total Expenditure								
Net	\$39,515.00	\$870,000.00	\$818,013.00					
Department: 13 Commissioners								
Expenditure								
341-13-5400-521200-000 Professional Services	39,515.00		51,254.00					

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
341-13-5400-541000-000 Cdbg Grant Expense		870,000.00	766,759.00		12			
Total Revenue								
Total Expenditure	\$39,515.00	\$870,000.00	\$818,013.00					
Net	-\$39,515.00	-\$870,000.00	-\$818,013.00					
Fund: 350 C.A.I.P Fund								
Department: 03 Revenue Accounts								
Revenue								
350-03-1000-361000-000 Caip Fund Interest	63.00		12.00					
Total Revenue	\$63.00		\$12.00					
Total Expenditure								
Net	\$63.00		\$12.00					
Department: 14 Board Of Elections & Reg.								
Expenditure								
350-14-1000-542400-000 Caip Fund Computers	16,225.00							
Total Revenue								
Total Expenditure	\$16,225.00							
Net	-\$16,225.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Department: 16 Tax Commissioner								
Expenditure								
350-16-1000-542400-000 Caip Fund - Computers	999.00	1,500.00			100	1,500.00	1,500.00	
Total Revenue								
Total Expenditure	\$999.00	\$1,500.00				\$1,500.00	\$1,500.00	
Net	-\$999.00	-\$1,500.00				-\$1,500.00	-\$1,500.00	
Department: 17 Tax Assessor								
Expenditure								
350-17-1550-542400-000 Computers		3,600.00	498.00		86	2,900.00	2,900.00	
Total Revenue								
Total Expenditure		\$3,600.00	\$498.00			\$2,900.00	\$2,900.00	
Net		-\$3,600.00	-\$498.00			-\$2,900.00	-\$2,900.00	
Department: 23 Magistrate Court								
Expenditure								
350-23-2400-542400-000 Computers - Magistrate Court		3,600.00			100	1,800.00	1,800.00	
Total Revenue								
Total Expenditure		\$3,600.00				\$1,800.00	\$1,800.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		Approved
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	
Net		-\$3,600.00				-\$1,800.00	-\$1,800.00	
Department: 33 Sheriff								
Expenditure								
350-33-3300-542200-000 Capital Outlay Vehicles - Sheriff	72,496.00	240,476.00	239,043.00		1	316,465.00	253,172.00	
Total Revenue								
Total Expenditure	\$72,496.00	\$240,476.00	\$239,043.00			\$316,465.00	\$253,172.00	
Net	-\$72,496.00	-\$240,476.00	-\$239,043.00			-\$316,465.00	-\$253,172.00	
Department: 42 Public Works Of Roads								
Expenditure								
350-42-1000-542500-000 Capital Outlay Other Equipment Pw		67,040.00	66,931.00		0	295,000.00	92,000.00	
Total Revenue								
Total Expenditure		\$67,040.00	\$66,931.00			\$295,000.00	\$92,000.00	
Net		-\$67,040.00	-\$66,931.00			-\$295,000.00	-\$92,000.00	
Department: 72 County Agent								
Expenditure								
350-72-1000-542400-000 Computers - Co Agent	576.00	3,000.00	3,000.00					
Total Revenue								

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Expenditure	\$576.00	\$3,000.00	\$3,000.00					
Net	-\$576.00	-\$3,000.00	-\$3,000.00					
Department: 90 E M A								
Expenditure								
350-90-3670-541000-000 Capital Outlay - Outdoor Warning		24,000.00	20,000.00		17	10,000.00	10,000.00	
Total Revenue								
Total Expenditure		\$24,000.00	\$20,000.00			\$10,000.00	\$10,000.00	
Net		-\$24,000.00	-\$20,000.00			-\$10,000.00	-\$10,000.00	
Department: 98 Transfers In								
Revenue								
350-98-1000-391000-100 Transfer In From General Fund		343,216.00	313,254.00		9	627,665.00	361,372.00	
Total Revenue		\$343,216.00	\$313,254.00			\$627,665.00	\$361,372.00	
Total Expenditure								
Net		\$343,216.00	\$313,254.00			\$627,665.00	\$361,372.00	
Department: 99 Transfers Out								
Expenditure								
350-99-1000-611000-100 Transfer Out To General Fund	47,715.00							

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$47,715.00							
Net	-\$47,715.00							
Fund: 716 Law Library - Superior Court								
Department: 03 Revenue Accounts								
Revenue								
716-03-2150-351110-000 Law Library - Superior	2,580.00	2,500.00			100	2,500.00	2,500.00	
716-03-2400-351130-000 Law Library - Magistrate	3,074.00	3,500.00			100	3,500.00	3,500.00	
716-03-2450-351150-000 Law Library - Probate	4,945.00	4,000.00			100	4,000.00	4,000.00	
Total Revenue	\$10,599.00	\$10,000.00				\$10,000.00	\$10,000.00	
Total Expenditure								
Net	\$10,599.00	\$10,000.00				\$10,000.00	\$10,000.00	
Department: 21 Clerk Of Superior Court								
Expenditure								
716-21-2000-531000-000 Law Library Supplies	304.00							
716-21-3000-521000-000 Professional & Technical Services	3,483.00	10,000.00			100	10,000.00	10,000.00	

ANNUAL BUDGET ESTIMATE - ALL

Amended - 2026-2027

Account	2024 - 2025	2025 - 2026	6/30/2026	2025 - 2026		2026 - 2027		
	Actual (\$)	Budget (\$)	Actual (\$)		%Remaining	Requested	Recommended	Approved
Total Revenue								
Total Expenditure	\$3,787.00	\$10,000.00				\$10,000.00	\$10,000.00	
Net	-\$3,787.00	-\$10,000.00				-\$10,000.00	-\$10,000.00	
Report Total Revenue	\$26,373,046.00	\$38,106,472.00	\$23,239,224.00			\$39,669,478.00	\$39,051,412.00	
Report Total Expenditure	\$26,106,118.00	\$38,106,472.00	\$26,188,118.00			\$39,669,478.00	\$39,051,412.00	
Report Total Net	\$266,928.00		-\$2,948,894.00					

PIKE COUNTY BOARD OF COMMISSIONERS

Public Hearing - Update of Development Impact Fee Ordinance

SUBJECT:

PUBLIC HEARING – Update of Development Impact Fee Ordinance.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	CIE Revised
▣ Exhibit	Impact Fee Ordinance
▣ Exhibit	Methodology Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Impact Fee Program

Pike County, Georgia

CAPITAL IMPROVEMENTS ELEMENT

Including:
Library Services
Parks and Recreation
Animal Control
Fire Protection and EMS
Sheriff's Office
E-911
Road Improvements

Revised
March 16, 2026

ROSS+associates

urban planning & plan implementation

HatleyPlans, LLC



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Introduction

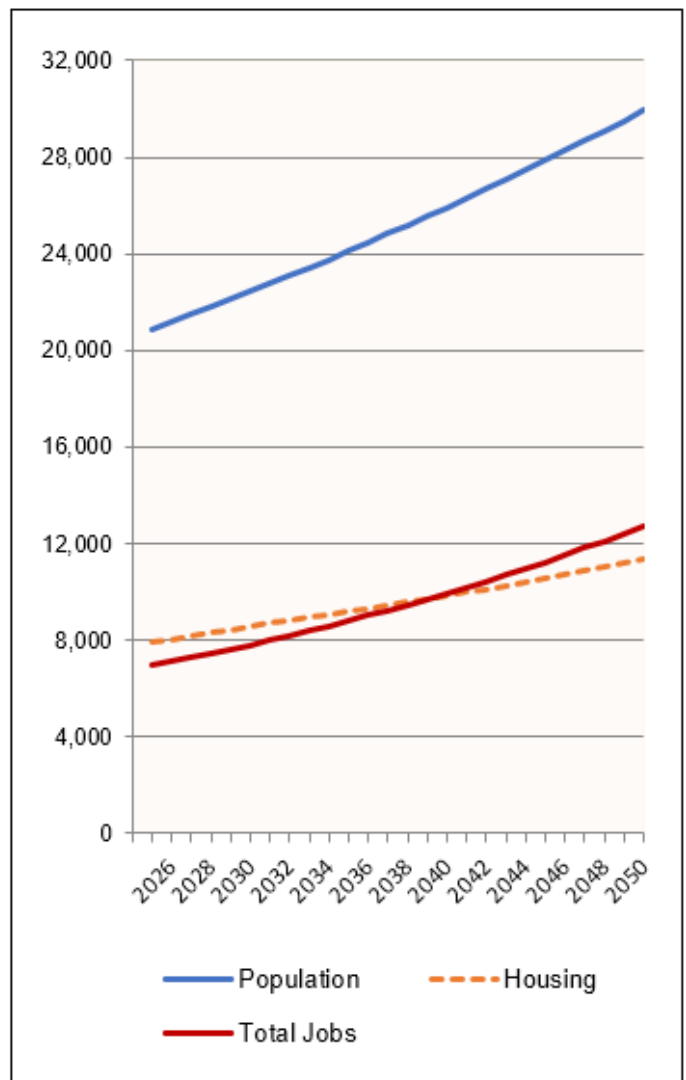
■ Forecasts

Notable future growth and development is forecast for Pike County over the coming 25 years as recovery from the Great Recession takes wing—a process that is already well underway.

Population projections reflect this extensive growth that is expected by 2050 in the county, interrelated with both housing and business growth. The ultimate population forecast for 2050 is 1 shy of 30,200 people—an additional 30.3% in the number of people in the county today. Housing for this future population growth will increase at a slightly higher rate, yielding a 2050 housing stock of 11,500 units of all types of housing.

Forecasts of Future County Growth

Year	Population	Housing Units	Total Jobs
2025	21,060	7,991	6,939
2026	21,365	8,106	7,114
2027	21,676	8,254	7,288
2028	21,990	8,374	7,463
2029	22,310	8,527	7,637
2030	22,634	8,651	7,812
2031	22,962	8,776	8,010
2032	23,296	8,905	8,208
2033	23,634	9,033	8,406
2034	23,977	9,165	8,604
2035	24,326	9,263	8,802
2036	24,679	9,397	9,027
2037	25,037	9,534	9,252
2038	25,401	9,673	9,477
2039	25,770	9,813	9,702
2040	26,144	9,956	9,927
2041	26,524	10,063	10,186
2042	26,909	10,209	10,444
2043	27,300	10,358	10,703
2044	27,696	10,508	10,961
2045	28,098	10,661	11,220
2046	28,506	10,816	11,516
2047	28,920	10,972	11,812
2048	29,340	11,131	12,109
2049	29,766	11,293	12,405
2050	30,199	11,500	12,701
Increase	9,139	3,509	5,762
Percent	30.3%	30.5%	45.4%



Employment in the county is forecast to increase more dramatically than residents, adding almost

5,800 to the number of jobs here today—a 45% increase in the number of jobs compared to a 30% increase in residents.

Population Outlook

The future increase in population is not unprecedented. Looking back, since 2000 the county’s population grew from 13,571 to 20,758 in 2024, a bit more than a one-third increase (34.5%) over 2000. After a slight ‘slump’ in population growth for several years in the early 2010s brought on by the collapse of the housing market and the onset of the Great Recession in 2008, starting in 2013 and extending to 2016, the county’s total population had resumed its steady growth, basically resuming the pre-recession rate. As the county further matures and development opportunities continue, the annual rate of population growth is expected to continue at an overall average for the 25-year period of about 1% per year. By 2050, slightly more than 30% of the county’s population will represent a net increase over the number of people that are here now.

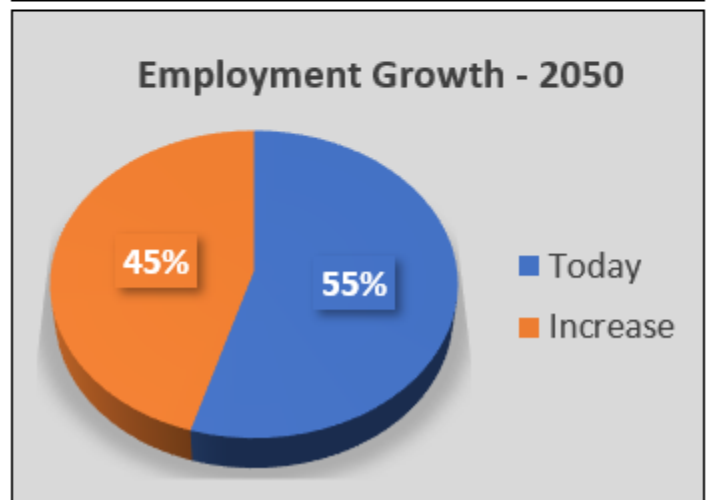
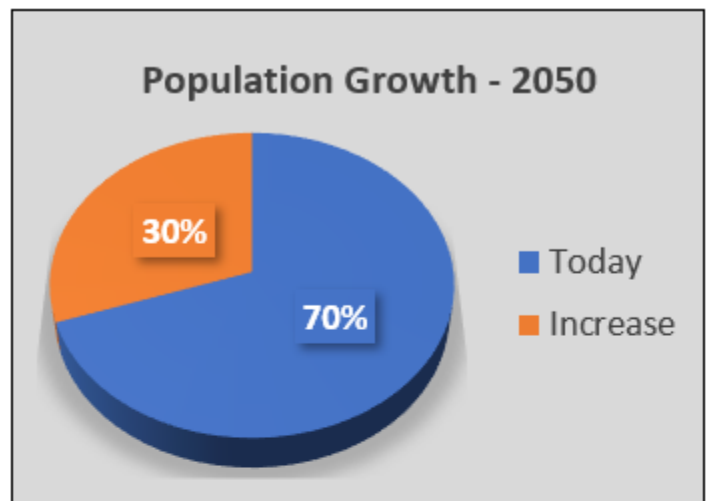
This population increase, and a slightly falling average family size, will create a total demand for just over 3,500 new housing units (net, not counting replaced units).

Increased Job Opportunities

Countywide, overall employment is projected to grow dramatically by 2050, adding almost 5,800 to the employment base of 6,939 today, a 45.4% increase. Of these, leaving out jobs that normally do not occupy buildings and government operations (that are exempt from impact fees), employment in businesses that would be eligible for impact fee assessments are expected to increase from 5,585 today to 11,191 in 2050, a 50% increase. The employment increase in these businesses will represent 88% of all employees (12,701) in the county in 2050.

Almost two-thirds (63.5%) of the increase in the impact-fee eligible jobs countywide are projected to be in four of the 16 employment categories: the most notable being retail trade businesses (1,376 new jobs, a 72% increase), followed by manufacturing (991 new jobs, a 68% increase), wholesale trade (635 new jobs, an 11% increase), and employees in construction (558 new jobs, a 10% increase). Adding in the increase in administrative jobs adds 467 new jobs, bringing the total to almost 72% of all new impact fee-eligible jobs in the county in 2050.

With all of this projected population and employment growth by 2050, Pike County will be called upon to increase the capacity of its facilities and infrastructure. This expansion will be necessary in order to maintain the attractive



quality of life and business environment enjoyed today by residents and businesses alike.

More information on anticipated growth, including detailed growth forecast methodologies, is presented in Appendix A.

■ Focus of This Report

This report focuses on the public facilities that will be needed to meet the demands of future growth and development while maintaining at least the same level of service afforded residents and businesses in the county today and new future residents and businesses alike. The key is that this capital improvement, whether it's land, buildings or long-lived vehicles, must create new capacity within the system to keep pace with the number of future residents and businesses as the county grows. Maintenance and personnel costs are not eligible for impact fee funding, nor would replacement of deteriorated floor space or a run-down vehicle because, although the replacement is maintaining the level of service, no new capacity is created to serve the needs of new growth.

■ Impact Fees Authorized

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*.

Under DIFA, the County can collect money as a one-time 'impact fee' from new development based on that development's proportionate share—its 'fair share'—of the cost to provide the facilities needed specifically to serve new development.

Fee calculations must recognize that revenue for such facilities also may be produced from new development in other ways: such as through future property taxes paid by the homes and businesses that growth creates. To the extent that new growth and development generates other revenue that is used to pay for non-impact fee eligible portions of impact fee projects, a credit against impact fees must be granted.

The provisions of DIFA are extensive in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

■ Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Pike County is considering updating its impact fees for several categories. The chapters in this Methodology Report provide population and employment forecasts and detailed information regarding the inventory of current facilities, the level of service, and detailed calculations of the impact cost for specific public facilities.

The following **Overview Table** shows the facility categories that are eligible for impact fee funding under Georgia law and that are considered in this report. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for the standard adopted as the level of service to be delivered for each facility category.

Overview of Impact Fee Program - Facilities

Public Facility Category	Eligible Facilities	Service Area	Level of Service Standard Based on ...
Library Services	Library facilities including collection materials	Countywide	Square footage and number of collection materials per dwelling unit
Parks and Recreation	Park land and recreation components	Countywide	Acreage and number of recreation components per dwelling unit
Animal Services	Animal shelter facilities and vehicles	Countywide	Square footage of facilities and number of vehicles per dwelling unit
Fire Protection and EMS	Fire stations, fire trucks, ambulances and auxiliary vehicles	Countywide	Square footage of facilities and number of vehicles per day-night population
Sheriff's Office	Public safety facilities, long-lived vehicles and E-911 equipment	Countywide	Square footage of facilities, vehicles and 911 equipment per day-night population
Emergency Management	Communications equipment and transmission facilities	Countywide	Communications equipment and transmission facilities
Road Improvements	Road projects creating increased capacity	Countywide	Level of Service 'D' and trip generation

NOTE: All facilities, including vehicles and equipment, must have a useful life of 10 years or more.

Terms used in the **Overview Table**:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least ten years, such as land, buildings and certain vehicles. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or most automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Impact fees collected in a service area for a particular category may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to ensure

that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

■ Exemption Policy

Certain office, retail trade, and industrial development projects may provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods, and services that such uses offer in general. To encourage such development projects, the Board of Commissioners may grant a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Savannah.

In addition, the Board of Commissioners recognizes that impact fees, in some circumstances, may negatively affect the affordability of housing, particularly "workforce" housing.

If it wishes to encourage development projects of public benefit to Pike County, the Board of Commissioners shall first adopt exemption criteria to guide the granting of a reduction in the impact fee for:

A business development project that represents extraordinary economic development and employment growth, and/or

A residence or housing project that will increase the supply of housing that would be affordable to disadvantaged individuals or families.

In the absence of adopted applicable exemption criteria for either extraordinary economic development and employment growth or for affordable housing, no applicable exemption shall be approved.

It is recognized by the Board of Commissioners that the Georgia Development Impact Fee Act (under O.C.G.A. 36-74-4(h)(3)) requires that any amount of money granted as an exemption must be reimbursed by the county into the county's impact fee accounts from revenue sources other than impact fees.

■ Consistency with the Comprehensive Plan

The adopted *Pike County and Cities Joint Comprehensive Plan* covers the time period from 2022 to 2042 and includes Community Work Programs for the County and each of its cities covering 2022 through 2027. Although this *Capital Improvements Element* extends to 2050, the anticipated infrastructure, vehicles and other improvements needed to maintain the level of service currently enjoyed by the county's residents and businesses are clearly consistent with the goals, objectives and improvements embodied in the Comprehensive Plan. While this CIE extends beyond the Comprehensive Plan in duration, notable changes in the goals and objectives of a future Comprehensive Plan are not anticipated to arise.

■ Editorial Conventions

This report observes the following conventions:

The capitalized word 'County' applies to the government of Pike County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".

The lower-case word 'county' refers to the geographical area of Pike County, as in "the population of the county has grown".

Single quote marks (‘ and ’) are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.

Double quote marks (“ and ”) are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or study.

Importantly:

Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.

Library Services

■ Introduction

The Pike County Library System is a single county library system headquartered in Zebulon. The city of Zebulon is the county seat of Pike County and is centrally located in the county.

■ Service Area

The Pike County Library System provides a full range of library services to the residents of the entire county.

■ Library Facilities

The floor area and number of collection materials are shown on Table 1 respectively, below.

Currently, the library system does not meet the State minimum standard for floor area to qualify for State assistance. This 'shortfall' is added to the current floor area in order to determine the total floor area that would be required. The provision of the additional floor area would not be qualified for impact fee funding since its addition is needed to fully serve the existing population. However, the addition of library space beyond that needed to meet standards would be fully eligible for impact fee funding.

Table 1: Inventory of Library Facilities

Facility	Location	Gross Floor Area in Square Feet	Collection Materials
J. Joel Edwards Public Library	7077 Hwy 195, Zebulon, GA	9,840	
	Current Shortfall*	3,250	
	Total to meet State Standards	13,090	
Collection Materials			31,401
	TOTAL	9,840	31,401

*Additional floor area needed to meet Georgia Public Library System standards to qualify for State funding.

■ **Level of Service**

Demand for library facilities is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services impact fee is focused on future residential growth.

The current Level of Service (LOS), **which includes the assumption that the current shortfall will be funded separately from impact fee revenue**, is calculated by dividing the floor area in those library facilities and the number of collection materials by the number of housing units in the county today. This yields an LOS per housing unit currently being provided to the county's residents, **which adequately meets current needs**.

Table 2: Current Level of Service Calculation - Libraries

Facility	Current Service Population	Level of Service
Square Feet meeting State Standards	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
13,090	8,076	1.6209
Existing Collection Materials	Number of Housing Units (2025)	Collection Materials per Housing Unit
31,401	8,076	3.8882

■ **Future Demand for Library Services**

The current level of service available to the county's residents today (from Table 2) is applied to the future number of housing units projected to be added to the county by 2050.

As shown on Table 3, this results in a future need for 5,681 additional square feet of floor area (whether as an addition to the existing library or the creation of a new branch library) and the net expansion of the collection by 13,628 materials. This 'net' collection expansion would consist of both the acquisition of new collection materials plus new materials to replace the number of old materials discarded each year.

Table 3: Future Demand Calculation - Libraries

Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Number of New Housing Units (2025-50)	Square Feet of New Floor Area Impact Fee Eligible
1.6209	3,505	5,681
Collection Materials per Housing Unit	Number of New Housing Units (2025-50)	New Collection Materials Supported
3.8882	3,505	13,628

■ Impact Cost Calculations

The following table estimates when a new library facility (or expansion) would be needed to maintain the level of service available to both the existing county population and the future residents of the county, timed to future growth.

As shown on Table 4, the accumulated total number of new housing units anticipated in each year is shown. Using the level of service calculated on Table 3 – the square feet of floor area per housing unit – the ‘total’ floor area that would be impact fee eligible and needed to meet the future demand in each year is shown under the ‘running total’ column. Annual ‘expansions’, of course, would not be economically or physically realistic, so a year in which a single expansion of the floor area would be feasible and adequately anticipate all of the future demand was selected for the impact fee calculations: 2038.¹

Bear in mind, however, that the ‘impact fee eligible’ square footage is in addition to the floor area needed to meet current State standards. Thus, the State ‘shortfall’ of 3,250 square feet plus the impact fee eligible square footage (5,681) together comprise a total floor area of 8,931 square feet that should be considered (of which the 5,681 square feet for new growth—63.6099%—would be impact fee eligible).

¹ Alternate approaches could be considered, such as expansions of the current library along with construction of a small new branch. The physical location of future residential growth and commercial centers will contribute to library service strategies in the future.

Table 4: Future Library Facility Projects

Year	Total New Housing Units	Net Increase Each Year	Running Total: SF Demanded	Project	Square Footage
2025	7,982				
2026	8,128	146	239		
2027	8,275	147	481		
2028	8,426	151	728		
2029	8,548	122	928		
2030	8,704	156	1,184		
2031	8,831	127	1,392		
2032	8,958	127	1,601		
2033	9,087	129	1,812		
2034	9,219	132	2,029		
2035	9,352	133	2,247		
2036	9,488	136	2,470		
2037	9,625	137	2,694		
2038	9,765	140	2,924	Future Expansion	5,866
2039	9,906	141	3,155		
2040	10,012	106	3,329		
2041	10,156	144	3,565		
2042	10,303	147	3,806		
2043	10,453	150	4,052		
2044	10,604	151	4,300		
2045	10,758	154	4,552		
2046	10,873	115	4,741		
2047	11,032	159	5,002		
2048	11,191	159	5,263		
2049	11,395	204	5,597		
2050	11,559	164	5,866		
Total	3,577				5,866

Table 5 on the next page shows the number of collection materials demanded by new growth each year.

The total (cumulative) new housing units are shown for each year. The net increase in housing units each year over the previous year is multiplied times the current level of service (from Table 2) to determine the net increase in collection materials that would be needed each year. These annual totals are accumulated each year to show the total increase in the entire collection as a 'running total' of new collection materials each year. Note that these totals do not include replacement materials for discarded items because those would not be impact fee eligible since no increase in the total materials would occur.

Table 5: Future Collection Materials Needed

Year	New Growth Demand			
	Total New Housing Units	Net Increase Each Year	New Materials Needed Each Year	Running Total
2025	8,076			
2026	8,223	147	572	572
2027	8,343	267	467	1,038
2028	8,495	419	591	1,629
2029	8,618	542	478	2,107
2030	8,776	700	614	2,722
2031	8,904	828	498	3,219
2032	9,033	957	502	3,721
2033	9,164	1,088	509	4,230
2034	9,298	1,222	521	4,751
2035	9,397	1,321	385	5,136
2036	9,533	1,457	529	5,665
2037	9,672	1,596	540	6,206
2038	9,813	1,737	548	6,754
2039	9,918	1,842	408	7,162
2040	10,062	1,986	560	7,722
2041	10,209	2,133	572	8,294
2042	10,358	2,282	579	8,873
2043	10,469	2,393	432	9,304
2044	10,621	2,545	591	9,895
2045	10,775	2,699	599	10,494
2046	10,932	2,856	610	11,105
2047	11,090	3,014	614	11,719
2048	11,252	3,176	630	12,349
2049	11,415	3,339	634	12,983
2050	11,581	3,505	645	13,628
Total	3,505		13,628	

The next table (Table 6) provides an estimate of the cost of providing the impact fee-eligible new library floor area. Since specific plans and timing have not yet been established, an expansion date of 2038 is chosen as being about halfway between the present and 2050.

Table 6: Facility Costs to Meet Future Demand

Year	Project	Total Floor Area	Total Cost Today*	% for New Growth*	New Growth Share (PV)**
2038	Future Expansion	5,681	\$ 3,044,229	100%	\$ 5,032,492
Total		5,681	\$ 3,044,229		\$ 5,032,492

* Based on similar projects in Palmetto, Georgia and Crozet, Virginia, reported by Engineering News Record, *Green Building Square Foot 2020 Cost Book*, brought to 2025 NPV.

** Present Value = 2024 cost estimate inflated to 2038 target year using the Building Cost Index (BCI), reduced using the Discount Rate.

The calculation of the future cost to expand the collection materials in order to maintain the current level of service for all residents, both existing today and those coming in the future, is shown on Table 7 on the following page.

Using the data shown on Table 5, Table 7 calculates the average cost for all of the collection materials needed each year to maintain the current level of service. This average cost, of course, considers all types of collection materials, including adult and children’s fiction books, nonfiction books and reference materials, CDs and DVDs.

The new materials needed each year is taken from Table 5, which is multiplied by the average cost of all collection materials to estimate the expenditure needed each year in today’s dollars. Since the expenditures are entirely impact fee eligible because they are based on future growth in the number of housing units, the same figures are shown in the ‘new growth share’ column.

Since the original figures are in current (2024) dollars, the amounts each year are converted to Present Value using the Consumer Price Index and the discount rate based on the anticipated year of each expenditure.²



² See Appendix C for an in-depth discussion regarding Present Value calculations.

Table 7: Collection Material Costs to Meet Future Demand

Year	New Materials Needed (annual)	Annual Cost (2024 Dollars)	% for New Growth	New Growth Share (2024 \$)	Present Value
2025	0				
2026	572	\$ 14,556.92	100%	\$ 14,556.92	\$ 15,687.31
2027	467	\$ 11,883.20	100%	\$ 11,883.20	\$ 13,293.89
2028	591	\$ 15,052.05	100%	\$ 15,052.05	\$ 17,480.50
2029	478	\$ 12,180.28	100%	\$ 12,180.28	\$ 14,684.36
2030	614	\$ 15,646.21	100%	\$ 15,646.21	\$ 19,581.51
2031	498	\$ 12,675.41	100%	\$ 12,675.41	\$ 16,467.92
2032	502	\$ 12,774.44	100%	\$ 12,774.44	\$ 17,228.92
2033	509	\$ 12,972.49	100%	\$ 12,972.49	\$ 18,162.64
2034	521	\$ 13,269.57	100%	\$ 13,269.57	\$ 19,286.44
2035	385	\$ 9,803.64	100%	\$ 9,803.64	\$ 14,791.84
2036	529	\$ 13,467.62	100%	\$ 13,467.62	\$ 21,094.30
2037	540	\$ 13,764.70	100%	\$ 13,764.70	\$ 22,381.05
2038	548	\$ 13,962.76	100%	\$ 13,962.76	\$ 23,568.10
2039	408	\$ 10,397.80	100%	\$ 10,397.80	\$ 18,219.41
2040	560	\$ 14,259.84	100%	\$ 14,259.84	\$ 25,938.63
2041	572	\$ 14,556.92	100%	\$ 14,556.92	\$ 27,487.89
2042	579	\$ 14,754.97	100%	\$ 14,754.97	\$ 28,923.42
2043	432	\$ 10,991.96	100%	\$ 10,991.96	\$ 22,367.94
2044	591	\$ 15,052.05	100%	\$ 15,052.05	\$ 31,796.99
2045	599	\$ 15,250.10	100%	\$ 15,250.10	\$ 33,442.80
2046	610	\$ 15,547.18	100%	\$ 15,547.18	\$ 35,393.30
2047	614	\$ 15,646.21	100%	\$ 15,646.21	\$ 36,975.85
2048	630	\$ 16,042.32	100%	\$ 16,042.32	\$ 39,356.43
2049	634	\$ 16,141.34	100%	\$ 16,141.34	\$ 41,108.12
2050	645	\$ 16,438.42	100%	\$ 16,438.42	\$ 43,459.79
Total	13,628	\$ 347,088.42		\$ 347,088.40	\$ 618,179.34

Average replacement cost = \$ 25.47

Parks and Recreation Facilities

■ Introduction

Public recreational opportunities are provided by Pike County through the County's Parks and Recreation Department and its many recreation components.

■ Service Area

All parks and recreation components are operated on a countywide basis. Facilities are provided equally to all residents of the unincorporated area and the county's cities.

Parks and recreational facilities are made available to the county's population living throughout the county. The County's parks and facilities are often used based on the programs or facilities available, as opposed to proximity of the facility to particular geographic locations. For instance, residents and families may be attracted to a variety of locations based on the facilities available without regard to the locations of the residents themselves. Some programs and recreation facilities are located only at certain facilities, to which any city resident can come. As a general rule, parks facilities are located to be easily accessible to its residents throughout the county, and future facilities will continue to be located around the county so that recreational opportunities will continue to be available on an equal basis to all residents of the county.

For these reasons, the entire county is considered a single service area for parks and recreational facilities.

■ Parks & Recreation Facilities

The following Table 8 provides an inventory of all buildings that are owned and operated by the County. The key factor is what the buildings would cost today (2025) reflecting the cost actually expended in the original year of construction brought forward to what it would cost in 2025 present value. (For some of the buildings, the Present Value was already available.)



Table 8: Current Inventory: Buildings and Pavilions

	Floor Area (sq. ft.)	Date Built	Original Cost	2025 PV
Maintenance Barn	1,500	1991	\$ 26,011.13	\$ 96,852.92
Maintenance Barn 2	1,500	2000	\$ 34,556.25	\$ 90,854.27
Baseball Concession Stand	1,152	1986	\$ 80,403.84	\$ 363,240.32
Baseball Restrooms	1,080	1986	\$ 21,669.12	\$ 97,894.55
Softball Concession Stand/Restroom	200	1993	\$ 13,959.00	\$ 48,108.55
Softball Restrooms	450	1993	\$ 9,028.80	\$ 31,117.02
Softball Shed	672	1993	\$ 22,901.76	\$ 78,929.05
Football Restrooms	625	1986	\$ 12,540.00	\$ 56,651.94
Football Concession Stand	625	2001	\$ 43,621.88	\$ 110,339.34
Community Center	6,000	2023	\$ 1,000,000.00	\$ 1,080,402.30
Soccer Restrooms	576	2006	\$ 11,556.86	\$ 24,093.62
Soccer Concession Stand	576	2006	\$ 40,201.92	\$ 83,812.55
Baseball Pavilion 1	2,800			\$ 28,000.00
Baseball Pavilion 2	750			\$ 1,300.00
Softball Pavilion	750			\$ 1,300.00
Total Buildings and Pavilions				\$ 2,192,896.44

Note: Blank date and original cost cells indicate that the Present Value is already available.

Altogether, the County has expended the equivalent of almost \$2.2 million over the past 39 years. The same approach is used to calculate the total investment made by the County in its existing recreation facilities. Table 9 shows the equivalent value of the investment in the facilities today. For those facilities that the County had not already calculated the current 2025 value, the original date of the expenditures and the amounts were also brought up to the current year using Present Value calculations.



Table 9: Current Inventory: Recreation Facilities

	Number	Date Built	Original Cost	2025 PV
Playsets	2			\$ 88,636.00
Picnic Tables	14			\$ 14,000.00
Ice Machine	5			\$ 16,000.00
Benches	43			\$ 19,608.00
Fencing	Whole Park			\$ 275,606.00
Scoreboards	11			\$ 99,000.00
Bleachers	27			\$ 62,100.00
Batting Cage (2)	3763 sf			\$ 35,000.00
L-Screens	12			\$ 6,960.00
Turf Mounds	3	2023	\$ 10,500.00	\$ 11,272.82
Lighting	12 Fields			\$ 1,100,000.00
Safety Netting	10 Fields	2023	\$ 90,574.00	\$ 97,240.42
Backstop Pad	8 Fields	2023	\$ 13,894.00	\$ 14,916.62
Hitting/Pitching Mats	14	2023	\$ 5,846.00	\$ 6,276.28
Field Goal Post	2			\$ 4,000.00
Soccer Goals	30			\$ 45,655.00
Landscaping		2023	\$ 24,792.00	\$ 26,616.74
Landscaping - 24 Trees & Sod		2024	\$ 19,120.00	\$ 19,811.14
Soccer Courts Parking		2022	\$ 31,658.00	\$ 35,216.68
Soccer Complex		2022	\$ 169,922.00	\$ 189,022.93
Total Recreation Facilities				\$ 2,166,938.63

Note: Blank date and original cost cells indicate that the Present Value is already available.

By the same token, the current value of past expenditures for certain vehicles and rolling stock are shown on Table 10. As can be seen from the dates, these items have useful life spans exceeding or expected to exceed (based on past experience), 10 years of useful lives.



Table 10: Current Inventory: Vehicles & Rolling Stock

	Number	Date Acquired	Original Cost	2025 PV
Turf Tank	1	2024	\$ 8,200.00	\$ 8,512.43
F-150	1	2009	\$ 8,000.00	\$ 14,551.99
John Deere Gator	1	2016	\$ 9,995.00	\$ 13,993.89
John Deere Gator	1	2018	\$ 10,500.00	\$ 13,641.62
John Deere Field Rake	1	2007	\$ 3,500.00	\$ 6,860.87
Grasshopper Lawn Mower	1	2010	\$ 2,995.00	\$ 5,247.95
Grasshopper Lawn Mower	1	2015	\$ 8,499.00	\$ 12,352.73
Grasshopper Lawn Mower	1	2019	\$ 8,735.00	\$ 10,932.01
Kubota Lawn Mower	1	2019	\$ 14,900.00	\$ 18,647.62
Total Vehicles & Rolling Stock				\$ 104,741.11

Altogether, the buildings, facilities, vehicles and rolling stock listed on the preceding three tables adequately serve the county’s current residents, and provide a basis for determining additional recreational improvements that will be needed to serve future residents at the same levels of service.

The following table summarizes the county’s investment in its parks and facilities. The Present Value for park land was calculated based on the Tax Assessors records of county-owned properties, while the PV for the recreation facilities reflects the Construction Cost Index, the cost of the buildings is based on the Building Cost Index, and the Consumer Price Index is applied to the vehicles and rolling stock.³

Table 11: Summary Investment in Parks & Recreation Facilities

	2025 PV
Current Holdings: Park Land (95.52 acres)	\$ 513,830.00
Current Inventory: Buildings and Pavilions	\$ 2,192,896.44
Current Inventory: Recreation Facilities	\$ 2,166,938.63
Current Inventory: Vehicles & Rolling Stock	\$ 104,741.11
Total Investment	\$ 4,464,576.18

³ See Appendix C for how the average rate for each of the indexes was calculated.

Future Investment – Parks and Recreation

The investment needed to fund future Parks & Recreation facilities, based on the calculations carried out in this chapter, is shown on Table 12. As noted, Parks and Recreation impact fees are collected only from residential development and are assessed as housing units are issued building permits.

The '2025 Present Value' for each category (land, buildings, facilities and vehicles) is transferred to Table 12, below, from Table 11, above. Those numbers are each divided by the total existing housing units (8076) to determine the 'per housing unit' amount of investment existing today. The 'per 2025 housing unit' amounts are multiplied times the number of new housing units that are expected in the coming years (3,505) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's residents today. These amounts are in 2025 dollars.

Table 12: Calculation of Future Investment Needed

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth*	2037 Present Value**
Park Land	\$ 513,830.00	8,076	\$ 63.62	\$ 223,003.24	\$ 349,289.41
Buildings and Pavilions	\$ 2,192,896.44	8,076	\$ 271.53	\$ 951,721.40	\$ 1,513,640.84
Recreation Facilities	\$ 2,166,938.63	8,076	\$ 268.32	\$ 940,455.66	\$ 1,310,239.87
Vehicles and Rolling Stock	\$ 104,741.11	8,076	\$ 12.97	\$ 45,457.85	\$ 70,400.51
Total Investment Needed				\$ 2,160,638.15	\$ 3,243,570.63

* Investment per each 2025 housing unit times the projected increase in housing units from 2025 to 2050 (3,505) in current 2025 dollars.

** PV based on the CPI for land holdings, the BCI for building construction, the CCI for new recreation facilities, and the CPI for vehicles and rolling stock. Fund balances in 2037 would be \$0.

All of the recreation components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of construction for the improvements proposed to meet future demand have not been programmed, an 'average' year of 2037 is used for Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates for the parks and recreation facilities, the PV is calculated by increasing the current (2025) estimated costs as

follows:

- By using the CPI for acquisition of additional park lands,
- the Engineering News Record's 10-year average building cost inflation (BCI) rate for recreation buildings and pavilions,
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all recreation facilities, and
- the CPI for all vehicles.

All project costs are then reduced to current PV dollars using the Discount Rate.

■ Future Parks and Recreation Facilities

Pike County commissioned an exhaustive study of the present and future needs of its population for new facilities needed to serve both its existing residents and future families and individuals expected to make the county their home.

The study included extensive public input regarding the types of facilities desired by its residents coupled with the establishment of levels of service appropriate for the existing and future residents of the county.

The following table summarizes the results of that study, published in the resulting *Recreation Master Plan*, and extended to the projected population in the year 2050.

Table 12A: Planned Future Projects

Park & Recreation Facility	Level of Service (1 per Population Shown)*	Calculated Demand for New Facilities	Number of New Facilities
Playgrounds	6,333	4.74230223	5
Totlots	9,500	3.16136842	3
Outdoor Basketball Courts	9,500	3.16136842	3
Tee Ball Diamond Field	19,000	1.58068421	2
Baseball Field - youth	3,800	7.90342105	8
Softball Field - youth	6,333	4.74230223	5
Softball Field - adult	9,500	3.16136842	3
Soccer Field - adult	9,500	3.16136842	3
Soccer Field - youth	6,333	4.74230223	5
Football Field	19,000	1.58068421	2
Multi-purpose Field	9,500	3.16136842	3
Dog Park	19,000	1.58068421	2
Pickleball Court	19,000	1.58068421	2
Disc Golf	19,000	1.58068421	2
Picnic Shelter	3,800	7.90342105	8
Community Pavilion	9,500	3.16136842	3
Recreation Center	19,000	1.58068421	2
Gym with Basketball Court	19,000	1.58068421	2
Community Center	19,000	1.58068421	2
Senior Center	19,000	1.58068421	2
Fitness Center	19,000	1.58068421	2
Indoor Track	19,000	1.58068421	2
Teen Center	19,000	1.58068421	2

* Source: Based on level of service standards contained in the *Pike County Recreation Master Plan, 2019*. Total demand extended to 2050 population, with the number of new facilities rounded to nearest whole number.

Animal Services

■ Introduction

In Pike County the Animal Services facilities support the County’s animal control program and thus provide services throughout the county. Demand for animal control services is almost exclusively related to the county's resident population. Thus, an impact fee for animal service facilities is based on future residential growth.

■ Service Area

The entire county is considered a single service area for the provision of animal services because all residents in the county and its cities have equal access to the benefits that the service provides.

■ Existing Facilities and Vehicles

Today’s facility consists of the Animal Control Building, containing 2,374 square feet, an inside run (1,420 square feet) and an outside run (954 square feet).

Table 13: Current Inventory: Animal Control Facilities

Facility & Vehicles		Quantity
Facility		Square Feet
Animal Control Building		2,374
Inside Runs		1,420
Outside Runs		954
Totals -- Facility		4,748
Vehicles (with Transport Boxes)		Number
F150 4x4		1
F150 4x4 with extended cab		1
Total Vehicles		2

In addition, Animal Services operates two vehicles, each equipped with a transport box for the collection and transportation of animals.

Over the years, the County has invested in its Animal Control program. Today’s animal control facility consists of a building constructed in 2013 and a subsequent expansion in 2021. In terms of today’s costs (i.e., “present value”), the County has spent the equivalent of more than \$356 thousand dollars on building the facilities. In addition, the Service’s two vehicles together have a current value of well over \$80 thousand dollars based on their original purchase dates brought up to 2025 current dollars. These calculations are shown on Table 14, below.

Table 14: Current Investment: Animal Control Facilities

Year	Facility	Original Cost	Present Value*
Buildings			
2013	Animal Control Building	\$ 5,001	\$ 7,864
2021	Animal Control Shelter Expansion	\$ 300,000	\$ 348,864
	Totals -- Buildings	\$ 305,001	\$ 356,729
Vehicles (with Transport Boxes)			
2004	F150 4x4	\$ 15,808	\$ 33,987
2024	F150 4x4 with extended cab	\$ 45,123	\$ 46,798
	Totals -- Vehicles	\$ 60,931	\$ 80,786
Current Value of Investment in Facilities =		\$	437,514

* Calculated using the Building Cost Index for buildings and the Consumer Price Index for vehicles. See Appendic C.

Since the Animal Services operation adequately serves the county’s current residents, its current facilities provide the basis for determining the extent to which its facilities will need to be expanded to serve new growth in the future without eroding the quality of services to the people that live in the county today.

The current level of service is calculated on the basis of the existing facility and vehicles and the current number of housing units countywide. For instance, as shown on Table 15, there is slightly less than 0.3 of a square foot of facilities for each housing unit in the county today.

Table 15: Current Level of Service Calculations

Based on Current Facilities		
Facility	Current Housing Units	Current Level of Service
Building Square Feet	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
2,374	8,076	0.293957
Animal Services Vehicles	Number of Housing Units (2025)	Vehicles per Housing Unit
2	8,076	0.000248

■ Demand for Services

In order to calculate the extent to which animal control facilities will need to be expanded in the future to meet the needs of the county’s future growth and development while maintaining the current level of service for today’s residents, the current levels of service for facilities and vehicles are multiplied by the additional housing units that are expected to be built over the coming 25 years. For instance, the ‘square feet of building area per housing unit’ from Table 15 is multiplied times the additional number of housing units expected in the future to determine how many more square feet of building area will need to be added to the current facility to serve the demands of future residents without reducing service to the county’s population today.

This is accomplished by multiplying the current level of service for Animal Control’s building and fleet times future growth and development. Table 16 shows these calculations.

Table 16: Future Demand for Animal Control Facilities and Vehicles

Current Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Increase in Housing Units (2025-50)	Square Feet of New Floor Area Needed
0.293957	3,505	1,030
Vehicles per Housing Unit	Increase in Housing Units (2025-50)	Net New Vehicles Demanded
0.000248	3,505	0.8680

■ Costs to Serve Future Development

The additional floor area and additional vehicle purchase will be accomplished at some propitious time in the future. The timing of those actions, however, has not yet been established.

As a result, the calculation of the costs for these items in the future has been established to occur in 2037 (halfway between today and 2050). This allows for the anticipated effect of inflation to be taken into account in the years ahead. **Most likely, the building expansion and the additional vehicle will be accomplished in 2037.**

Table 17: Impact Fee Eligible Costs

	Number Needed	Cost (PV 2037)		Impact Fee Eligible		Ineligible
		Each*	Total	Percent**	Cost	Amount
New Floor Area	1,030	\$ 616.91	\$ 635,417.30	100.00%	\$ 635,417.30	\$ -
New Vehicles	1.0000	\$ 78,991.77	\$ 78,991.77	86.80%	\$ 68,564.86	\$ 10,426.91
Total Costs			\$ 714,409.07		\$ 703,982.16	\$ 10,426.91

* Present Value (PV) for new floor area is based on a similar project reported by BNI Engineering News Record for a fully equipped facility. PV based on 10-year average annual BCI projected to 2037 plus 25% for design services and PV for the new vehicle is based on the most recent (2024) purchased vehicle. PV based on the 10-year average annual CPI projected to 2037

** 0.9311 vehicle "eligible" divided by 1 full vehicle that would have to be acquired produces the percent eligible of the total.

Fire Protection

■ Introduction

Fire protection Services are provided by the County through its Fire Department.

■ Service Area

The entire county is considered a single service area for the provision of fire protection. All residents and employees in the county have equal access to the benefits of the services provided. While the County has a mutual aid agreement with the City of Meansville, the city maintains its own fire department and has 'first responder' status in Meansville.

Fire protection services operate as a coordinated system, with each fire station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new county station would relieve some of the demand on the other stations. Since the stations would continue to operate as 'backups' to the other stations, everyone in the county service area would benefit from the construction of a new station since it would reduce the 'backup' times that the station nearest to them would be less available.

■ Inventory of Current Facilities and Vehicles

The Department's current inventories of facilities and vehicles are shown on the following tables.

Table 18 provides an inventory of the Department's fire stations, while Table 19 lists the Department's on-line firefighting and support vehicles. Given the most recent increases in vehicle costs, only the most recent 6 vehicles are used to calculate an 'average' per-vehicle cost.

Together, these facilities and vehicles form the basis for projecting the need for additional facilities and vehicles to serve future growth and development at the same level of service currently enjoyed by the county's residents and businesses.

Table 18: Current Fire Department Stations

Station	Floor Area	Bays
Station 1 Concord	5,175	3
Station 2 Hollonville	4,800	3
Station 3 Linsey	4,800	3
Station 5 Molena	5,160	3
Station 6 Williamson	4,800	3
Station 7 Zebulon	4,704	4
Station 8 Gresham	2,400	2
Totals	31,839	21

Table 19: Current Fire Department Vehicles

Year	Vehicle	Cost	2025 NPV
Fire Apparatus			
1991	Ford Pumper	\$ 30,000.00	\$ 106,970.73
1999	International Tanker	\$ 108,860.00	\$ 287,803.37
1997	Freightliner Pumper	\$ 80,000.00	\$ 227,927.42
1999	International Tanker	\$ 108,000.00	\$ 285,529.70
1999	International Tanker	\$ 108,000.00	\$ 285,529.70
2001	Freightliner Pumper	\$ 174,000.00	\$ 426,872.08
2001	Freightliner Pumper	\$ 174,000.00	\$ 426,872.08
2002	International Pumper	\$ 105,000.00	\$ 248,140.86
2007	Freightliner Pumper Tanker	\$ 80,000.00	\$ 156,819.97
2007	Freightliner Pumper Tanker	\$ 80,000.00	\$ 156,819.97
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	Pierce Arrow Pumper	\$ 550,000.00	\$ 1,038,567.05
2009	HME Aerial	\$ 500,000.00	\$ 909,499.23
Total Investment		\$ 3,128,996.00	\$ 6,504,450.12
Average			\$ 406,528.13
Average (2008-2009 Vehicles)			\$ 649,194.04

Support Vehicles			
1986	Chevrolet Kodiak Rescue LT	\$ 35,000.00	\$ 150,455.94
1987	Ford Blue Bird Bus	\$ 5,000.00	\$ 20,704.84
1994	GMC Rescue Heavy	\$ 30,000.00	\$ 95,619.48
2000	Ford Rescue LT	\$ 8,000.00	\$ 20,374.08
2004	Trans Haul Trailer	\$ 7,500.00	\$ 16,447.17
2004	Dodge Dakota	\$ 46,875.00	\$ 102,794.82
2004	Dodge Pickup	\$ 28,125.00	\$ 61,676.89
2005	Scotty Trailer	\$ 30,000.00	\$ 63,374.08
2007	Dodge Ram 3500	\$ 35,874.00	\$ 70,321.99
2012	Chevrolet Tahoe	\$ 43,333.00	\$ 70,458.36
2015	Honda Pioneer UTV	\$ 19,000.00	\$ 27,615.24
2016	Ford Command	\$ 30,114.00	\$ 42,162.28
2016	Ford Brush Vehicle	\$ 33,447.00	\$ 46,828.78
2016	Ford F-150	\$ 26,955.00	\$ 37,739.40
Total Investment		\$ 379,223.00	\$ 826,573.35
Average (2007-2016 Vehicles)			\$ 49,187.68

■ Level of Service and Forecasted Demand

Future Demand

'Level of Service' (LOS) is the relationship between service capacity and service demand for public facilities. The County has adopted a level of service for fire protection services based on the current level of service in facility space, fire apparatus, and supporting vehicles (that have a service life of at least ten years). As such, there are no existing deficiencies by definition.

Current Level of Service

This current level of service is based on the existing inventories that serve residents and businesses located in the fire protection service area today. These calculations are shown on the left-hand columns of Table 20. Existing service levels and quality of services are adequate to meet current needs and therefore establish the basis upon which the needs of future growth and development are to be met.

Table 20: Current Level of Service and Future Demand for Fire Stations and Vehicles

Facility	Service Population	Level of Service	Future Population	New Growth Demand
Existing Station Square Feet	2025 Day-Night Population	Square Feet per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Square Feet Demanded
31,839	21,060	1.51182336	14,901	22,528
Existing Fire Apparatus	2025 Day-Night Population	Fire Apparatus per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Apparatus Demanded
16	21,060	0.00075973	14,901	11.32
Existing Support Vehicles	2025 Day-Night Population	Support Vehicles per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Support Vehicles Demanded
14	21,060	0.00066477	14,901	9.91

NOTE: 11 net new fire apparatus and 9 new support vehicles would be eligible for impact fee funding at 100% (excluding replacements).

The current level of service is calculated by dividing the current inventory of each facility type – that is, building area (square footage) from Table 18 and fire apparatus and support vehicles from Table 19 – by the current day-night population. Day-night population is used in that fire protection is a 24-hour service provided continuously to both residences and businesses in the service area.

Future Facilities Needed

The current level of service standards calculated in the left-hand columns of Table 20 are then multiplied times the increase in day-night population to 2050 (taken from the forecasts in Appendix A) to produce the future demand for fire protection facilities and vehicles created by future growth. These amounts are shown under 'New Growth Demand' on Table 20.

At this time, the 22,528 square feet in additional building area needed to serve future growth is not assigned to specific future administration space or new fire stations (or expansions of existing stations). While the projections also support the increases in the number of fire apparatus and support vehicles, the type of actual new vehicles to be acquired, like new building floor areas to be constructed, will be determined as the character and location of new growth and development occurs.⁴

Future Costs

There are three categories of future costs shown on Table 21: those for needed new/expanded building area, those for new fire apparatus and those for new support vehicles, that are based on the net expansion of facilities in those categories through 2050. Net new added space, additional fire apparatus and additional support vehicles are all 100% eligible for impact fee funding.

Table 21: Building and Vehicle Costs to Meet Future Demand

	Number	2025 Cost per Each*	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area*	22,528	\$ 432.76	\$ 9,749,281.43	\$ 15,505,494.05	100.0%	\$ 15,505,494.05
New Fire Apparatus	9	\$ 649,194.04	\$ 5,842,746.36	\$ 8,946,982.67	100.0%	\$ 8,946,982.67
New Support Vehicles	8	\$ 49,187.68	\$ 393,501.40	\$ 602,567.70	100.0%	\$ 602,567.70
Totals		\$ 698,814.48	\$15,985,529.19	\$ 25,055,044.42		\$ 25,055,044.42

* Building cost estimate based on average current square foot cost of similar fire stations, published in Engineering News Record reports. Estimated fire apparatus and support vehicle unit costs represent the average costs of the most recently acquired six vehicles in each vehicle category based on their net present value in 2025.

The following table lists the capital facility improvements that are anticipated to be provided over the coming years to fully meet the needs of future development while maintaining the level of service that will be enjoyed by both the county's existing residents and businesses and future growth to 2050.

⁴ It is important to note that only the acquisition of vehicles that increase the total fleet are eligible for impact fee funding. Vehicles purchased to replace aging and retired vehicles would not be eligible unless those older vehicles are then held in reserve. The key is that the purchase of new vehicles must result in expansion of the total fleet.

Table 21A: Schedule of Improvements

Year	Fire Stations			Heavy Vehicle Costs			Support Vehicle Costs					
	Cost in 2025*	% Impact Fee Eligible	Total Impact Fee Eligible	Net Present Value**	Cost in 2025 Dollars	% Impact Fee Eligible	Total Impact Fee Eligible	Net Present Value**	Cost in 2025 Dollars	% Impact Fee Eligible	Total Impact Fee Eligible	Net Present Value**
2025	\$ 2,123,351	100%	\$ 2,123,351	\$ 2,123,350	\$ 49,188	100%	\$ 49,188	\$ 49,188	\$ 49,188	100%	\$ 49,188	\$ 49,188
2026												
2027												
2028					\$ 49,188	100%	\$ 49,188	\$ 54,717	\$ 49,188	100%	\$ 49,188	\$ 54,717
2029												
2030					\$ 49,188	100%	\$ 49,188	\$ 58,744	\$ 49,188	100%	\$ 49,188	\$ 58,744
2031												
2032	\$ 2,123,351	100%	\$ 2,123,351	\$ 2,765,083	\$ 49,188	100%	\$ 49,188	\$ 63,068	\$ 49,188	100%	\$ 49,188	\$ 63,068
2033												
2034												
2035					\$ 49,188	100%	\$ 49,188	\$ 70,157	\$ 49,188	100%	\$ 49,188	\$ 70,157
2036												
2037												
2038												
2039	\$ 2,123,351	100%	\$ 2,123,351	\$ 3,600,766	\$ 49,188	100%	\$ 49,188	\$ 78,044	\$ 49,188	100%	\$ 49,188	\$ 78,044
2040												
2041												
2042					\$ 49,188	100%	\$ 49,188	\$ 86,817	\$ 49,188	100%	\$ 49,188	\$ 86,817
2043												
2044												
2045												
2046	\$ 2,123,351	100%	\$ 2,123,351	\$ 4,689,015	\$ 49,188	100%	\$ 49,188	\$ 100,067	\$ 49,188	100%	\$ 49,188	\$ 100,067
2047												
2048												
2049												
2050												
Totals	\$ 8,493,404		\$ 8,493,404	\$ 13,178,214	\$ 7,141,134		\$ 7,141,134	\$ 10,669,996	\$ 442,689		\$ 442,689	\$ 672,115

* New fire station cost based on cost per square foot experienced by other jurisdictions, at \$350 including 17% design and contingencies.

** Net Present Value for buildings = 2025 cost estimate for each building inflated to target year using the ENR Building Cost Index (BCI), and using the Consumer Price Index (CPI) for vehicles, all reduced to NPV using the Discount Rate.

Emergency Management

■ Introduction

The standards that guide the services provided by the Emergency Management Agency are:

MITIGATION--In the area of mitigation, the Pike County Emergency Management Agency is currently developing a pre-disaster mitigation plan to eliminate or reduce the effects of hazards within the county. This project requires a group effort between the county, the cities, the state, and non-governmental agencies so that all areas within the county are protected and remain eligible for federal mitigation funds and aid.

PREPAREDNESS--To meet preparedness goals we continually review our emergency operations plan and conduct two exercises each year. These exercises are geared to evaluate our response capabilities and to determine what changes and improvements we need to make to meet response needs during emergencies. The department also conducts preparedness programs for the citizens and is working toward attaining StormReady® status as designated by the National Weather Service.

RESPONSE--Proper mitigation and preparedness are both critical if we are to perform well in the next area of responsibility which is response. During significant emergency events requiring multiple agency involvement, the Pike County EMA is responsible for activating the Emergency Operations Center or "EOC" and coordinating the response. The EMA is also responsible for advising the Commission Chairman to request assistance from the State when local capabilities are overwhelmed.

RECOVERY--As soon as practical during or after response, the EMA is responsible to begin coordinating recovery activities. These activities can include requesting the establishment of a FEMA Disaster Recovery Center, debris removal, restoring utilities, and rebuilding critical infrastructure and facilities.

■ Service Area

The County's emergency management activities cover the entire county, including its cities.

■ Emergency Management Facilities

The Agency is based in the EMA Building, utilizes an ATV for transportation and maintains a weather alert system consisting of warning sirens and outdoor warning systems. In addition, communications are maintained during an emergency using a base radio system.

The Agency's capital equipment and systems are listed on the following Table 22, along with the cost of each item when it was acquired or installed. **The listed equipment, vehicles and facilities adequately serve the county's residents and businesses at the current time, and establish the basis for future expansion to serve future growth in the county while maintaining the current level of service enjoyed by the county's current residents and businesses.**

Based on the Agency's costs and original dates, each of the expenditures have been converted to their 2025 current value in order to recognize the true investment that has been made.

The facilities shown on Table 22 are fully adequate to provide an excellent quality of service throughout the county currently and fully serve the needs of the county's current residents and businesses. Additional equipment, vehicles and facilities will be needed to maintain this level of service for both the existing and future businesses and residents as the county grows.

Table 22: Emergency Management Facilities

Year	Item	Original Cost	Current Value 2025*
Equipment			
2017	Outdoor Warning System	\$ 39,565.00	\$ 52,563.49
2017	Warning Siren - Williamson	\$ 7,535.00	\$ 10,010.51
2017	Warning Siren - Meansville	\$ 7,535.00	\$ 10,010.51
2017	Warning Siren - Molena	\$ 7,535.00	\$ 10,010.51
2017	Slr 8000 Base Radio	\$ 10,728.00	\$ 14,252.52
2017	Weather Warning System	\$ 14,453.00	\$ 19,201.32
Total Investment--Equipment		\$ 87,351.00	\$ 116,048.86
Vehicles			
2019	Honda ATV	\$ 6,819.00	\$ 8,438.21
2020	Hooper Flat Bed Trailer	\$ 2,760.00	\$ 3,296.23
Total Investment--Vehicles		\$ 9,579.00	\$ 11,734.44
Facilities			
2019	Storage/EMA Building (5,000 sf)	\$ 139,197.00	\$ 173,571.75
2020	48 KW Genset Generator	\$ 22,249.00	\$ 26,741.44
Total Investment--Facilities		\$ 161,446.00	\$ 200,313.19

* Based on the Consumer Price Index for equipment and vehicles, and the Building Cost Index for the facilities.

The current values of the Agency’s investment in its equipment, vehicles and facilities are summarized on Table 23.

Table 23: Summary Investment in Emergency Management Facilities

	2025 NPV
Equipment	\$ 116,048.86
Vehicles	\$ 11,734.44
Facilities	\$ 200,313.19
Total Investment	\$ 328,096.49

■ **Future Investment – Emergency Management**

The investment needed to fund future Emergency Management facilities, based on the calculations carried out in this chapter, is shown on Table 24. As noted, Emergency Management impact fees are collected both from residential and nonresidential development and are assessed as building permits are issued.

The '2025 Present Value' for each category (equipment, vehicles and facilities) is transferred to Table 24, below, from Table 23, above. Those numbers are each divided by the total existing day night population (27,999) to determine the 'per day-night person' amount of investment existing today. The 'per person' amounts are multiplied times the number of new residents and employees that are expected in the coming years (27,999) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's businesses and residents today. These amounts are in 2025 dollars.

Table 24: Calculation of Total Future Investment Needed

	2025 Present Value	Total 2025 Day-Night Population	Per 2025 Day-Night Person	2025 Cost to Support New Growth*	2037 Present Value**
Equipment	\$ 116,048.86	27,999	\$ 4.14	\$ 116,048.86	\$ 181,767.04
Vehicles	\$ 11,734.44	27,999	\$ 0.42	\$ 11,734.44	\$ 18,379.62
Facilities	\$ 200,313.19	27,999	\$ 7.15	\$ 200,313.19	\$ 313,750.04
Total Investment Needed				\$ 328,096.49	\$ 513,896.70

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for vehicles and equipment, and
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all new facilities.

All project costs are then reduced to current PV dollars using the Discount Rate.

Since residential uses are not assessed on a 'per person' basis, an additional calculation is provided to determine what the investment would be on a housing unit basis. This is detailed below on Table 25.

All of the calculations on Table 25 are the same as on Table 24 down to the '2025 cost to support new growth'. Those figures are the results of multiplying the 'per 2025 housing unit' by the number of new housing units that are expected to be added to the housing supply (3,505) in order to calculate a total.

Table 25: Future Investment Needed Specifically to Serve Residential Uses

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth	2037 Present Value
Equipment	\$ 116,048.86	\$ 8,076.00	\$ 14.37	\$ 50,365.44	\$ 78,887.25
Vehicles	\$ 11,734.44	\$ 8,076.00	\$ 1.45	\$ 5,092.77	\$ 7,976.79
Facilities	\$ 200,313.19	\$ 8,076.00	\$ 24.80	\$ 86,936.32	\$ 136,168.14
	Investment to Serve Residential Growth			\$ 142,394.53	\$ 223,032.19

The 2037 Present Value calculations are carried out as described for Table 24.

Future Projects

Given the very limited number of facilities that the department currently has in place, anticipating exactly when additional facilities will be needed is difficult to determine. For instance, additional warning sirens will be needed as the county grows, but exactly when they will be needed will be related to future patterns of new development. Over the coming years to 2050, some new development will gravitate to the areas that are currently developed (and within earshot of a siren) while other development may well be much farther out in the county (indicating a location for an additional siren).

Likewise, when an additional vehicle will be needed to join the existing vehicle, and additional building space will be justified, are difficult to nail down to specific years. This is why the 'investment' approach is used to average these future improvements, pegged to the prospective year of 2037.

Sheriff’s Office

■ Introduction

Law enforcement, inmate incarceration, and services provided to the Pike County courts fall under the purview of the Pike County Sheriff’s Office.⁵

In addition, the Sheriff’s Office includes the County E-911 service.

■ Service Area

Services provided by the Sheriff, officers and staff are provided throughout the county.

The entire county is therefore considered a single service area for the provision of law enforcement activities and facilities under the Sheriff’s Office category because all residents and employees of the county benefit from them. Although each city maintains its own police department, the Sheriff’s Office provides back up within each incorporated area and also provides supplemental services throughout the county, including serving court papers and documents.

■ Inventory of Current Facilities and Vehicles

Table 26 shows the Sheriff’s Office facilities that currently exist, and the level of investment in those facilities. The original cost of the two facilities and the year expended are shown on the table, and what those expenditures would be worth in current (2025) dollars.

Table 26: Pike County Sheriff’s Facilities

Year	Facility	Original Cost	Current Value 2025*
1997	Sheriff’s Office, 911 & Jail	\$ 657,626	\$ 1,034,153
2018	Training Center	\$ 183,613	\$ 288,741
Total Investment		\$ 841,239	\$ 1,322,894

Current Building Floor Area (square feet):	
Sheriff’s Office and Jail	3,990
E-911	1,020
Training Center	2,070
Total Floor Area	7,080
Current Investment in Existing Facilities per square foot	\$ 186.85

* Net present value based on Building Construction Index.

⁵ Note that “Sheriffs Office” is the name of the organization and also refers to the office space occupied by the Sheriff’s employees and E-911 as well as the jail.

As was shown for the Sheriff’s facilities, Table 27 lists the vehicles in current operation, the year acquired and the original cost of each vehicle. Those original costs are raised to what each expenditure would be today (in 2025) using the Present Value equation.

Table 27: Pike County Sheriff’s Vehicles

Year	Vehicle	Original Cost	Current Value 2025*
2006	Ford Lgt Convtnl	\$ 19,650.00	\$ 32,629.65
2006	Ford Explorer	\$ 19,875.00	\$ 33,003.27
2011	Taurus	\$ 20,745.00	\$ 30,144.13
2012	Dodge Charger	\$ 22,676.00	\$ 32,082.17
2012	Dodge Charger	\$ 29,223.00	\$ 41,344.91
2012	Dodge Charger	\$ 28,705.00	\$ 40,612.04
2013	Dodge Charger	\$ 29,756.00	\$ 40,990.17
2014	Dodge Charger	\$ 36,899.00	\$ 49,491.16
2014	Dodge Charger	\$ 30,210.00	\$ 40,519.47
2015	Dodge Charger	\$ 34,966.00	\$ 45,663.26
2016	Dodge Charger	\$ 30,249.00	\$ 38,462.71
2016	Dodge Charger	\$ 23,990.00	\$ 30,504.16
2017	Dodge Charger	\$ 30,474.00	\$ 37,728.21
2017	Dodge Durango	\$ 49,218.00	\$ 60,934.15
2017	Dodge Charger	\$ 32,549.00	\$ 40,297.16
2017	Dodge Durango	\$ 36,124.00	\$ 44,723.17
2017	Dodge Charger	\$ 34,934.00	\$ 43,249.90
2017	Dodge Ram 1500	\$ 32,265.00	\$ 39,945.55
2018	Dodge Charger	\$ 34,753.00	\$ 41,892.57
2018	Ford Taurus	\$ 27,733.00	\$ 33,430.40
2018	Ford Taurus	\$ 27,733.00	\$ 33,430.40
2019	Dodge Charger	\$ 34,498.00	\$ 40,489.88
2019	Dodge Charger	\$ 29,713.00	\$ 34,873.78
2019	Dodge Charger	\$ 29,713.00	\$ 34,873.78
2019	Ford Explorer	\$ 30,444.00	\$ 35,731.75
2020	Ford Explorer	\$ 35,839.00	\$ 40,955.89
2020	Ford Explorer	\$ 47,555.00	\$ 54,344.63
2020	Ford Explorer	\$ 47,555.00	\$ 54,344.63
2020	Ford Explorer	\$ 42,107.00	\$ 48,118.80
2020	Dodge Ram 1500	\$ 48,995.00	\$ 55,990.23
2021	Ford Explorer	\$ 45,927.00	\$ 51,101.83
2021	Ford Explorer	\$ 47,555.00	\$ 52,913.27
2021	Ford Explorer	\$ 48,636.00	\$ 54,116.07
2022	Ford Explorer	\$ 44,225.00	\$ 47,911.98
2022	Ford Explorer	\$ 45,874.00	\$ 49,698.46
2023	Ford Explorer	\$ 48,013.00	\$ 50,645.75
2023	Ford Explorer	\$ 58,594.00	\$ 61,806.95
2024	Ford Explorer	\$ 58,594.00	\$ 60,179.04
Total Investment			\$ 1,659,175.32
Average (most recent 6 vehicles)			\$ 54,059.71

While the total investment in 2025 dollars approaches 1.7 million dollars, only the most recent purchases are considered relevant given the notable rise in costs.

■ Level of Service

In 2022, a *Needs Assessment* prepared by the Georgia Sheriff’s Association was published, showing that the current Sheriff’s office and jail were woefully inadequate then and what was needed to address future demands for law enforcement in the county. That study proposed a new facility comprising 24,782 square feet, including administration space, the E-911 operation and a jail. Table 28 presents the calculation of Level of Service (LOS) which is based on that assessment. In addition, the Sheriff’s 38 vehicles in service from Table 27 were brought forward to Table 28.

Table 28: Level of Service

Facility	Service Population	Future Level of Service
Planned Square Feet*	2050 Day-Night Population	Square Feet per 2050 Day-Night Person
24,782	42,900	0.57766900
Existing Number of Vehicles	2050 Day-Night Population	Vehicles per 2050 Day-Night Person
38	42,900	0.00088578

Day-night population is used in calculating the Level of Service and demand for future facilities due to the Sheriff’s Office and Jail serving both residences and businesses throughout the county on a 24-hour basis. Because the new, planned facility will serve the county through to 2050, the ‘future level of service’ is based on the total day-night population projected in that year.

*New Sheriff’s Office, Jail and E-911 facility.

■ Forecasts for Service Area

Future Demand

Table 29 reflects the future demand for the new Sheriff’s facility as well as the net increase in vehicles,⁶ based on the Level of Service standards shown on the table (from Table 28). The LOS standards are applied to the expected day-night population growth between 2025 and 2050. Thus, as new growth and development ‘pays its way’ in support of additional facility space and an increase in vehicles, the adopted Level of Service for the county’s existing residents and businesses will also be met.

⁶ Replacing an existing vehicle with a new vehicle is not a ‘net increase’ since the same number of vehicles is only maintained. The 38 vehicles shown on the table are additions to the total rolling stock that result in an increase in the fleet. Thus, although more vehicles will most likely need to be acquired in the future, replacements will not be eligible for impact fee funding.

Table 29: Future Demand for New Building Area and Vehicles

Future Level of Service	Future Population	New Growth Demand
Square Feet per 2050 Day-Night Person	Day-Night Population - 2050	Net New Square Feet Demanded
0.57766900	42,900	24,782
Vehicles per 2050 Day-Night Person	Day-Night Population - 2050	Net New Vehicles Needed
0.00088578	42,900	38

Future Costs

Since the actual pace and timing of construction for the new public safety facility has not been programmed, an 'average' year of 2037 is used for the Present Value calculation (halfway between today and the 2050 projection period).

An average per-square foot construction cost of \$426.61 is used to estimate the current cost of construction of the public safety facility, based on the average per square foot cost of similar projects in other counties, as reported by the Engineering News Record.

To calculate the Present Value (PV) of the impact fee eligible cost estimate for the construction of the new public safety facility, the PV is calculated by increasing the current (2025) estimated cost using the Engineering News Record's (ENR) 10-year average building cost inflation rate (the BCI), and then discounting this future amount back using the Discount Rate.

To calculate the PV of the impact fee eligible cost estimate of the vehicles, the current average cost of the most recently purchased vehicles (from Table 27) is also inflated to the target year (2037) using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the Present Value. Of course, some of the automobile purchases will occur earlier for less money, and some later at a greater cost. All such purchases are expected to average out over the coming 25 years.

The future cost calculations are shown on the following table.

Table 30: Costs to Meet Future Demand

	Future Needs*	2025 Cost Each**	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area	24,782	\$ 426.61	\$ 10,572,307.05	\$ 16,814,454.01	34.734%	\$ 5,840,377.14
Net New Vehicles	38	\$ 54,059.71	\$ 2,054,268.91	\$ 3,217,596.22	34.734%	\$ 1,117,608.42
Totals			\$ 10,572,307.05	\$ 20,032,050.23		\$ 6,957,985.56

* Based on an in-depth *Needs Analysis* prepared by the Georgia Sheriff's Association, the Sheriff has identified a need for a future 120 bed jail and administrative space (including E-911) of 24,782 square feet. The new facility will replace the current, inadequate space entirely

** Building cost estimate based on current square foot cost of similar Sheriff Department HQs and jail as reported by Engineering News Record. Cost per vehicle based on average current value of most recently purchased 6 vehicles.



Table 30A, below, lists the capital facility improvements that are anticipated to be provided relative to the Sheriff's Office over the coming years to fully meet the needs of future development while maintaining the level of service that will be enjoyed by both the county's existing residents and businesses and future growth to 2050.

Table 30A: Facility and Vehicles Needed to Meet Future Demand

Year*	Day-Night Population			Facility Addition (sf)	Additional Vehicles	% Impact Fee Eligible
	Total	Annual Increase	Cumulative Additions			
2025	27,865					100%
2026	28,326	461	461		2	100%
2027	28,792	465	927		2	100%
2028	29,261	469	1,396		1	100%
2029	29,736	474	1,871		2	100%
2030	30,214	478	2,349		1	100%
2031	30,717	503	2,852		2	100%
2032	31,223	506	3,358		2	100%
2033	31,735	512	3,870		1	100%
2034	32,252	517	4,387		2	100%
2035	32,773	521	4,908	24,782	2	100%
2036	33,321	548	5,456		1	100%
2037	33,875	554	6,010		2	100%
2038	34,434	559	6,569		1	100%
2039	34,998	564	7,133		1	100%
2040	35,567	569	7,702		2	100%
2041	36,168	601	8,303		2	100%
2042	36,776	607	8,911		1	100%
2043	37,389	613	9,524		2	100%
2044	38,008	618	10,143		2	100%
2045	38,632	624	10,767		1	100%
2046	39,295	663	11,430		1	100%
2047	39,964	670	12,099		2	100%
2048	40,639	675	12,774		1	100%
2049	41,320	682	13,455		1	100%
2050	42,007	687	14,142		1	100%
Totals				24,782	38	

*Actual implementation dates will be determined through the annual budget adoption process.

** The timing of the new building complex and number of vehicles acquired each year may vary depending on each years adopted County budget.

Road Improvements

■ Service Area

The service area for road improvement projects is defined as the entire county, in that these road projects are recognized as providing service throughout the county as part of the countywide network of streets, thoroughfares and local roads. All new development within the county will be served by this countywide network, such that improvements to any part of this network to relieve congestion or to otherwise improve capacity will positively address the increased demand created by new growth and development to some extent throughout the county.

■ Level of Service Standards

Level of Service for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of Service A is the best rating, representing unencumbered travel; Level of Service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines Level of Service A through F as having the following characteristics:

1. LOS A: free flow, excellent level of freedom and comfort;
2. LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
3. LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering become difficult, comfort declines at this level;
4. LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
5. LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
6. LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

The traffic volume that produces different Level of Service grades differs according to road type, size, signalization, topography, condition, and access. **The County has adopted LOS D as its minimum standard for paved roads.**

However, the county is particularly concerned about many of its dirt-surface roads in its developing growth areas and generally throughout the county. There is, however, a complete dearth of professional or scientific standards regarding the operational level-of service or vehicular capacity of such roads. There is, however, no objective question that dirt-surface roads limit vehicular speeds and thus capacity and pose seriously restricted emergency vehicle access during inclement weather. **Thus, dirt roads can certainly be considered as 'below standard' and do not meet even minimum service expectations of the county's existing residents and businesses. Once paved, each road will meet the LOS D standard or better.**

Broadly speaking, then, dirt roads do not meet the quality of services expected by the County's residents and businesses, while paved all-weather roads do. These current deficiencies (dirt roads)

are therefore scheduled for paving in order to meet the service and emergency access expectations of the current and future residents and businesses.

■ **Planned Road Improvements and Costs**

The dirt surface portions of the roads that are planned for paving in the coming years are shown on Table 31. Tentatively, a number of projects are scheduled to be funded by SPLOST revenue funds.

Table 31: Dirt Road Paving Projects

Road Name	Estimated Cost	Funding
Woodcreek Road	\$ 3,675,000.00	SPLOST
Shady Lane	\$ 400,000.00	SPLOST
Old Zebulon Road	\$ 3,969,000.00	SPLOST
Blanton Mill Road	\$ 6,363,000.00	SPLOST
Blanton Mill Road (North)	\$ 3,150,000.00	General Fund
Turner Road (North)	\$ 800,000.00	General Fund
Turner Road (South)	\$ 800,000.00	General Fund
Johnathan Roost Road	\$ 720,000.00	General Fund
Dunbar School Road	\$ 800,000.00	General Fund
Bethany Church Road	\$ 680,000.00	General Fund
McKinley Road (Southeast)	\$ 2,550,000.00	General Fund
Arthur Road	\$ 800,000.00	General Fund
Fossett Road	\$ 2,100,000.00	General Fund
Green Street	\$ 3,300,000.00	General Fund
Kendrick Road - Section 1	\$ 560,000.00	General Fund
Kendrick Road - Section 2	\$ 400,000.00	General Fund
Caldwell Road	\$ 400,000.00	General Fund
Campbell Road	\$ 400,000.00	General Fund
Dukes Road	\$ 1,200,000.00	General Fund
Mountain View Road	\$ 5,550,000.00	General Fund
Flowers Road	\$ 400,000.00	General Fund
Hunter Road	\$ 2,100,000.00	General Fund
Midway Road	\$ 3,900,000.00	General Fund
Total	\$ 45,017,000.00	

SPLOST Eligible	\$ 14,407,000.00
Local Tax Generated	\$ 30,610,000.00
Total	\$ 45,017,000.00

■ Net Cost to Serve New Growth

As more fully explained in the Trip Generation Appendix, only a little over 35.6% of road improvement costs are eligible for cost recovery from new growth, based on the increase in traffic that new growth will add to the traffic level existing today. At that rate, a little over \$16 million would be eligible for impact fee funding of the total \$45+ million in total cost, in current dollars. Impact fee eligible portions of each road project are detailed on Table 32. As a new revenue source, impact fee revenue would be able to supplement anticipated SPLOST revenue as costs increase due to inflation in the coming years.

Table 32: Impact Fee Eligible—Current Dollars

Road Name	Impact Fee Eligible*
Woodcreek Road	\$ 1,308,840.23
Shady Lane	\$ 142,458.80
Old Zebulon Road	\$ 1,413,547.44
Blanton Mill Road	\$ 2,266,163.36
Blanton Mill Road (North)	\$ 1,121,863.05
Turner Road (North)	\$ 284,917.60
Turner Road (South)	\$ 284,917.60
Johnathan Roost Road	\$ 256,425.84
Dunbar School Road	\$ 284,917.60
Bethany Church Road	\$ 242,179.96
McKinley Road (Southeast)	\$ 908,174.85
Arthur Road	\$ 284,917.60
Fossett Road	\$ 747,908.70
Green Street	\$ 1,175,285.10
Kendrick Road - Section 1	\$ 199,442.32
Kendrick Road - Section 2	\$ 142,458.80
Caldwell Road	\$ 142,458.80
Campbell Road	\$ 142,458.80
Dukes Road	\$ 427,376.40
Mountain View Road	\$ 1,976,615.85
Flowers Road	\$ 142,458.80
Hunter Road	\$ 747,908.70
Midway Road	\$ 1,388,973.30
Total	\$ 16,032,669.50

*Portion of total that is impact fee eligible: See Appendix B: Trip Generation.

All of the road paving projects will be undertaken over a number of years. Over time, the actual cost of each project will increase as inflation takes its toll. For the purpose of establishing a realistic total cost of the road paving program, future costs have been inflated to the year 2037 (midway to the program spanning to 2050). Although 2037 establishes when the 'average' dirt road paving project will occur, obviously many projects will occur in various years before 2037 at lower costs due to lower inflation, and others after that year for higher costs as inflation drives prices up. Using 2037 as the 'mid-point' reflects the anticipation that the lower-cost and higher-cost paving projects will average out to the 2037 total program figure of \$45,017,000.

By and large, the projects on the two tables (Table 32 and 33) are listed in the order under which they will be undertaken over the coming 25 years, although circumstances or unforeseen opportunities may well change the order in which particular projects are initiated. Specifically, individual projects to be undertaken in the coming five years are listed in the Community Work Program (which follows).

Table 33: Impact Fee Eligible--2037 Present Value

Road Name	Impact Fee Eligible
Woodcreek Road	\$ 1,823,472.10
Shady Lane	\$ 198,473.15
Old Zebulon Road	\$ 1,969,349.86
Blanton Mill Road	\$ 3,157,211.69
Blanton Mill Road (North)	\$ 1,562,976.08
Turner Road (North)	\$ 396,946.31
Turner Road (South)	\$ 396,946.31
Johnathan Roost Road	\$ 357,251.68
Dunbar School Road	\$ 396,946.31
Bethany Church Road	\$ 337,404.36
McKinley Road (Southeast)	\$ 1,265,266.35
Arthur Road	\$ 396,946.31
Fossett Road	\$ 1,041,984.05
Green Street	\$ 1,637,403.51
Kendrick Road - Section 1	\$ 277,862.41
Kendrick Road - Section 2	\$ 198,473.15
Caldwell Road	\$ 198,473.15
Campbell Road	\$ 198,473.15
Dukes Road	\$ 595,419.46
Mountain View Road	\$ 2,753,815.00
Flowers Road	\$ 198,473.15
Hunter Road	\$ 1,041,984.05
Midway Road	\$ 1,935,113.24
Total	\$ 22,336,664.86

Community Work Program

Many projects have already been started under the County’s current impact fee program, as shown on the table below. Only those costs that are impact fee eligible are shown (the 100% portion). Funding sources for portions that are not impact fee eligible would be drawn from the General Fund, SPLOST or LMIG/GTIB revenue.

PIKE COUNTY, GEORGIA SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2024-2029)							
<p>The purpose of the Schedule of Improvements/STWP Addendum is to identify all capital improvement projects proposed to be funded in whole or in part by impact fees during the upcoming five years, beginning with the current year. They are estimates of concepts only, subject to final review and approval by the Pike County Board of Commissioners.</p>							
Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Library							
Purchase Additional Reading Materials	2024	2029	75,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Underway
Building Addition/Additional Square Footage	2026	2029	250,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Planning
Jail/Sheriff							
Addition to Jail and/or Replacement	2024	2029	\$5,000,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff’s Office	Planning
Additional Radio Towers	2025	2029	\$50,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff’s Office	Planning

Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Fire Department							
New Fire Station	2023	2029	\$150,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC	Underway
Additional Radio Towers	2025	2029	\$50,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning
Parks & Recreation							
Adult Softball Fields	2026	2029	\$250,000	100% from Impact Fee Funds Available	Impact Fees Bonds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning
Girls Softball Fields	2025	202	\$400,000	100% from Impact Fee Funds Available	Impact Fees Bonds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning
Football Fields	2027	2029	\$1,000,000	100% from Impact Fee Funds Available	Impact Fees Bonds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning

Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Roads							
Roberts Quarters Road (Dirt Part) Eng. & Surveying	2023	2025	\$10,000	100%	100%	Pike County BOC	Underway
Old Zebulon Road (Dirt Part) Eng. & Surveying	2024	2026	\$10,000	100%	100%	Pike County BOC	Planning
Blanton Mill Road (Dirt Part) Eng. & Surveying	2024	2025	\$10,000	100%	100%	Pike County BOC	Planning
Woodcreek Road (Dirt Part) Eng. & Surveying	2025	2027	\$10,000	100%	100%	Pike County BOC	Planning
McKinley Road (Dirt part) Eng. & Surveying	2023	2025	\$10,000	100%	100%	Pike County BOC	Planning
Shady Lane (Dirt Part) Eng. & Surveying	2025	2027	\$10,000	100%	100%	Pike County BOC	Planning
Fossett Road Eng. & Surveying	2025	2027	\$10,000	100%	100%	Pike County BOC	Planning
Green Road Eng. & Surveying	2025	2027	\$10,000	100%	100%	Pike County BOC	Planning
E-911							
Remodel or Rebuild E-911 Building	2026	2029	\$5,000,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning
Additional Radio Towers	2026	2029	\$50,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning

Note: If a specific project in the body of this CIE is not included in the table above, it is because implementation is expected to occur after 2030. For a complete list of impact fee eligible capital projects, refer to the public facility chapters in the body of this CIE.

Appendix A: Future Growth

In order to accurately calculate the demand for additional public facilities (land, buildings, vehicles and facilities) in the coming years, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2050. These projections provide the base-line conditions from which the current (2024) or future (2050) Level of Service calculations are produced.

■ Overview

While Pike County has steadily attracted new residents and businesses over the years, in the coming decades to 2050 development is expected to accelerate as growth proceeds out from the Atlanta Metro Area, including south through Fayette and Spalding County.

■ Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks. The number of households—defined as *occupied* housing units—is always smaller than the total supply of available housing units, which include vacant units. Over time, however, each housing unit is expected to become occupied by a household, even though any unit may become vacant during future re-sales or turnovers. To be diligent, the County must focus its public facility service levels on the total number of housing units regardless of occupancy.
- Employment forecasts are based on all jobs in the county, based primarily on projections published by Woods & Poole, Economics. Those forecasts are broken down into three categories: employment that generally does not involve buildings (such as forestry), governmental jobs, and the types of private sector jobs that are associated with the occupancy of buildings to house their operations. The three categories are provided for informational purposes only; the demand for public services, such as fire protection and EMS, apply to all three categories.

Employment data is combined with population data to produce what is known as the 'day-night population.' These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire and public safety.

The projections used for the Sheriff's Office and Jail, the County Library, animal control, Parks and Recreation, Fire Protection, Emergency Medical Services, and Emergency Management/E911 categories are countywide forecasts because these services are delivered by the County throughout the county.

■ Historic Population Growth

Every year, the US Census Bureau estimates the population in Pike County between decennial censuses (e.g., 2010 and 2020). After a decennial census, the Bureau revises the annual estimates based

Table A-1: Annual Census Estimated Population by Jurisdiction

Geography	Population Estimate (as of July 1)										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*
Pike County Total	13,571	13,834	14,445	14,881	15,474	15,908	16,590	17,220	17,619	17,721	17,905
Concord	376	371	376	375	379	379	384	388	386	379	377
Meansville	215	209	208	205	203	200	199	198	194	187	225
Molena	438	426	421	417	414	405	405	402	394	375	375
Williamson	330	328	334	336	342	344	351	357	358	354	475
Zebulon	1,180	1,164	1,179	1,177	1,188	1,187	1,204	1,215	1,212	1,187	1,212
Unincorporated Area	11,032	11,336	11,927	12,371	12,948	13,393	14,047	14,660	15,075	15,239	15,241

Geography	Population Estimate (as of July 1)												
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Pike County Total	18,199	18,208	18,075	18,069	18,072	18,066	18,204	18,195	18,495	18,946	19,540	19,955	20,461
Concord	375	375	372	369	370	369	372	370	370	381	390	400	407
Meansville	210	210	208	208	206	206	208	204	205	263	269	276	284
Molena	387	389	386	386	389	386	388	387	393	391	402	411	421
Williamson	492	493	491	488	489	488	491	491	499	686	706	721	741
Zebulon	1,170	1,165	1,145	1,145	1,146	1,129	1,140	1,150	1,169	1,228	1,258	1,296	1,324
Unincorporated Area	15,565	15,576	15,473	15,473	15,472	15,488	15,605	15,593	15,859	15,997	16,515	16,851	17,284

* 2010 estimate revised by Census Bureau in 2020.

Note: All data as of July 1 of each year. 2000, 2010 and 2020 estimates differ from Decennial Census counts, which were as of April 1. Sources: For 2000 to 2010: intercensal Estimates, US Bureau of the Census: Annual Estimates Program. For 2011-2019 intercensal estimates adjusted to revised 2020 population estimates published by Census Bureau in 2023, along with 2020, 2021 and 2022.

on the actual Census count. Unlike the decennial censuses, which are 'as of' April 1, the annual estimates are 'as of' July 1 of each year. Those annual estimates are shown in Table A-1.

Based on the county's perseverance during the Great Recession and its resurgence in the housing market beginning in 2017, the future is improving for Pike County. That is not to say that population growth each year since 2000 has been smooth.

As Table A-2 on the next page shows, while Pike County posted an overall percentage increase of more than 34.5% in population between 2000 and 2023, growth from 2000 to 2010 registered a little over 24% for just those 10 years (24.21%), well above the recession-influenced more recent 2010-2023 period (12.81%). As noted earlier, the Great Recession, beginning in mid-2008, had a notable impact on the housing industry and the national economy in general, affecting the county as well.

Taking a closer look at the annual population estimates by the Census Bureau shown on Table A-1, the annual percentage increase in population from 2000 through 2008 averaged 3.32% (from a low of 1.94% to a high of 4.42% in 2002). Reflecting the full impact of the recession during 2009 and its lingering effects to 2016, this dropped to an average annual increase of only 0.32% (ranging from a high of 1.64% in 2011 to a low of 0.03% in 2014). Starting in 2017, population growth recovered somewhat, producing an overall annual average increase of

1.71% between 2017 and 2023. Notably, most recently, population growth accelerated from 2020 to 2023 to an average for the 3 years of 2.6%. During these past three years, growth in 2021 hit a high of 3.14% and experienced a low in 2022 of 2.12%--clearly establishing a rebound in growth.

Compared to the cities in the county, from 2000 to 2023 the unincorporated area outpaced all of the cities except Williamson on a percentage growth basis. Because of the comparatively low growth in the cities over the past 23 years, the unincorporated area even outpaced the county as a whole on a percentage of growth basis.

Table A-2: Comparison of Population Growth Rates - 2000-2023

	2000-2010 Increase	Percent	2010-2023 Increase	Percent	2000-2023 Increase	Percent
Pike County Total	4,334	24.21%	2,556	12.81%	6,890	34.53%
Concord	1	0.27%	30	7.50%	31	7.75%
Meansville	10	4.44%	59	21.38%	69	25.00%
Molena	-63	-16.80%	46	11.19%	-17	-4.14%
Williamson	145	30.53%	266	36.89%	411	57.00%
Zebulon	32	2.64%	112	8.64%	144	11.11%
Unincorporated Area	4,209	27.62%	2,043	12.12%	6,252	37.10%

	Percent of County	Percent vs County %	Percent of County	Percent vs County %	Percent of County	Percent vs County %
Concord	0.02%	1.10%	1.17%	58.55%	0.45%	22.45%
Meansville	0.23%	18.36%	2.31%	166.89%	1.00%	72.41%
Molena	-1.45%	-69.41%	1.80%	87.38%	-0.25%	-11.98%
Williamson	3.35%	126.11%	10.41%	288.03%	5.97%	165.10%
Zebulon	0.74%	10.91%	4.38%	67.47%	2.09%	32.18%
Unincorporated Area	97.12%	114.09%	79.93%	94.65%	90.74%	107.45%

Population Forecasts--Countywide

Two mathematical forecast methods were used to project the county’s past population growth forward to 2050, one using a ‘linear trend’ (straight line) and the other a ‘growth trend’ (curved line) forecast algorithm. Table A-3 shows the results using the Census estimates for 2000-2023. The raw numbers of each projection method are shown on the tables (the gray numbers).

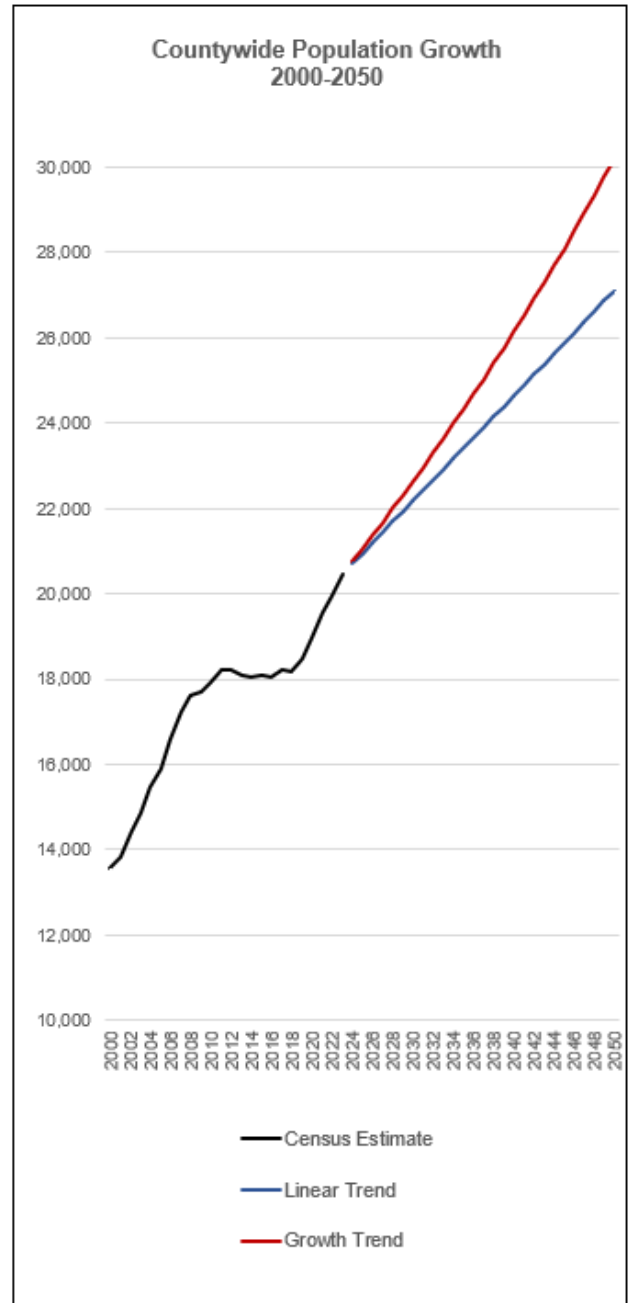
The algorithms used to prepare the projections shown on Table A-3 present a ‘smooth’ line from the ‘start’ date (2000), which also changes the Census population figures on the tables from the actual Census data. Because of this, the projected future population estimates must be rectified so that the Census 2023 population figure is the ‘start’ population for each forecast.

This is done by determining the extent to which the raw numbers in the projections for 2023 differ from the Census estimate that year. In the ‘adjustment to 2023’ boxes at the bottom of the table, the raw projection numbers for 2023 are shown, and the percentage at which those numbers differ from the actual Census figure that year. The percentage of each variance is then applied to each of the raw projection figures starting in 2024 to produce the final future population figures for the linear trend and the growth trend each year out to 2050.

The graph accompanying the table illustrates the past census figures and the results of each of the two projection approaches. Clearly visible is also the faster rate of growth from 2000 up to the Great Recession years, followed by a resumption of growth starting around 2017.

Table A-3: Pike County Population Forecast based on 2000-2023 Growth

	Census Estimate	Linear Trend Raw	Growth Trend Raw	Linear Trend Adjusted	Growth Trend Adjusted
2000	13,571	14,608	14,660	13,571	13,571
2001	13,834	14,851	14,873	13,834	13,834
2002	14,445	15,094	15,089	14,445	14,445
2003	14,881	15,337	15,308	14,881	14,881
2004	15,474	15,580	15,530	15,474	15,474
2005	15,908	15,823	15,756	15,908	15,908
2006	16,590	16,066	15,984	16,590	16,590
2007	17,220	16,309	16,217	17,220	17,220
2008	17,619	16,552	16,452	17,619	17,619
2009	17,721	16,795	16,691	17,721	17,721
2010	17,905	17,038	16,933	17,905	17,905
2011	18,199	17,281	17,179	18,199	18,199
2012	18,208	17,524	17,429	18,208	18,208
2013	18,075	17,767	17,682	18,075	18,075
2014	18,069	18,010	17,939	18,069	18,069
2015	18,072	18,253	18,199	18,072	18,072
2016	18,066	18,495	18,463	18,066	18,066
2017	18,204	18,738	18,732	18,204	18,204
2018	18,195	18,981	19,004	18,195	18,195
2019	18,495	19,224	19,280	18,495	18,495
2020	18,946	19,467	19,559	18,946	18,946
2021	19,540	19,710	19,844	19,540	19,540
2022	19,955	19,953	20,132	19,955	19,955
2023	20,461	20,196	20,424	20,461	20,461
2024		20,439	20,721	20,707	20,758
2025		20,682	21,022	20,953	21,060
2026		20,925	21,327	21,199	21,365
2027		21,168	21,637	21,446	21,676
2028		21,411	21,951	21,692	21,990
2029		21,654	22,270	21,938	22,310
2030		21,897	22,593	22,184	22,634
2031		22,140	22,921	22,430	22,962
2032		22,383	23,254	22,676	23,296
2033		22,625	23,592	22,922	23,634
2034		22,868	23,934	23,168	23,977
2035		23,111	24,282	23,415	24,326
2036		23,354	24,634	23,661	24,679
2037		23,597	24,992	23,907	25,037
2038		23,840	25,355	24,153	25,401
2039		24,083	25,723	24,399	25,770
2040		24,326	26,097	24,645	26,144
2041		24,569	26,476	24,891	26,524
2042		24,812	26,860	25,137	26,909
2043		25,055	27,250	25,384	27,300
2044		25,298	27,646	25,630	27,696
2045		25,541	28,048	25,876	28,098
2046		25,784	28,455	26,122	28,506
2047		26,027	28,868	26,368	28,920
2048		26,270	29,287	26,614	29,340
2049		26,513	29,713	26,860	29,766
2050		26,755	30,144	27,106	30,199



Adjustment to 2023	20,196	20,424	101.312%	100.181%
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The forecasts include the unincorporated area and all of the cities within the County.

Considering that longer term forecasts, including the recovery from the Great Recession, coupled with growing development trends in recent years, is a more reliable indication of future growth in the county, and that in the long run future growth will ultimately reflect growth over the past two decades and even accelerate toward pre-recession conditions, **the 'growth trend' projection** shown on Table A-3 most clearly reflects the anticipated future population growth to 2050.

Comparison to Forecasts by Others

As the next step, the forecasts calculated for Table A-3 have been compared to countywide forecasts prepared by other entities. These include Woods & Poole Economics (a highly regarded national consulting firm), and the Governor’s Office of Planning & Budget (Georgia’s official source for State projects.) These forecasts are shown on Table A-4.

As can be seen on the table, Woods & Poole reported a 2050 population for the county that was comparatively close to the census-based linear trend forecast. The negative numbers show that the Woods & Poole forecasts were lower than both the County linear trend and the growth trend forecasts, ever increasingly so through 2050. By 2050, the Woods & Poole forecast was slightly below the linear trend forecast by 1,092 people (4%), but below the growth trend number by 2050 of 4,185 people

Table A-4: Pike County Population Forecast Comparisons

	County Linear Trend	County Growth Trend	Woods & Poole	Ga OPB**	Variance: Woods & Poole		Variance: Ga OPB	
					County Linear Trend	County Growth Trend	County Linear Trend	County Growth Trend
2020	18,946	18,946	18,946	n/a	0	0	n/a	n/a
2021	19,540	19,540	19,540	n/a	0	0	n/a	n/a
2022	19,955	19,955	19,955	n/a	0	0	n/a	n/a
2023	20,461	20,461	20,461	n/a	0	0	n/a	n/a
2024	20,707	20,758	20,637	20,695	-70	-121	-12	-63
2025	20,953	21,060	20,816	20,911	-137	-244	-42	-149
2026	21,199	21,365	20,997	21,122	-202	-368	-77	-243
2027	21,446	21,676	21,180	21,309	-266	-496	-137	-367
2028	21,692	21,990	21,364	21,494	-328	-626	-198	-496
2029	21,938	22,310	21,551	21,662	-387	-759	-276	-648
2030	22,184	22,634	21,741	21,814	-443	-893	-370	-820
2031	22,430	22,962	21,932	21,967	-498	-1,030	-463	-995
2032	22,676	23,296	22,126	22,122	-550	-1,170	-554	-1,174
2033	22,922	23,634	22,321	22,251	-601	-1,313	-671	-1,383
2034	23,168	23,977	22,519	22,393	-649	-1,458	-775	-1,584
2035	23,415	24,326	22,720	22,522	-695	-1,606	-893	-1,804
2036	23,661	24,679	22,922	22,647	-739	-1,757	-1,014	-2,032
2037	23,907	25,037	23,127	22,768	-780	-1,910	-1,139	-2,269
2038	24,153	25,401	23,334	22,895	-819	-2,067	-1,258	-2,506
2039	24,399	25,770	23,544	23,014	-855	-2,226	-1,385	-2,756
2040	24,645	26,144	23,756	23,123	-889	-2,388	-1,522	-3,021
2041	24,891	26,524	23,970	23,242	-921	-2,554	-1,649	-3,282
2042	25,137	26,909	24,188	23,337	-949	-2,721	-1,800	-3,572
2043	25,384	27,300	24,407	23,448	-977	-2,893	-1,936	-3,852
2044	25,630	27,696	24,628	23,540	-1,002	-3,068	-2,090	-4,156
2045	25,876	28,098	24,853	23,642	-1,023	-3,245	-2,234	-4,456
2046	26,122	28,506	25,080	23,737	-1,042	-3,426	-2,385	-4,769
2047	26,368	28,920	25,309	23,822	-1,059	-3,611	-2,546	-5,098
2048	26,614	29,340	25,542	23,904	-1,072	-3,798	-2,710	-5,436
2049	26,860	29,766	25,776	23,978	-1,084	-3,990	-2,882	-5,788
2050	27,106	30,199	26,014	24,051	-1,092	-4,185	-3,055	-6,148

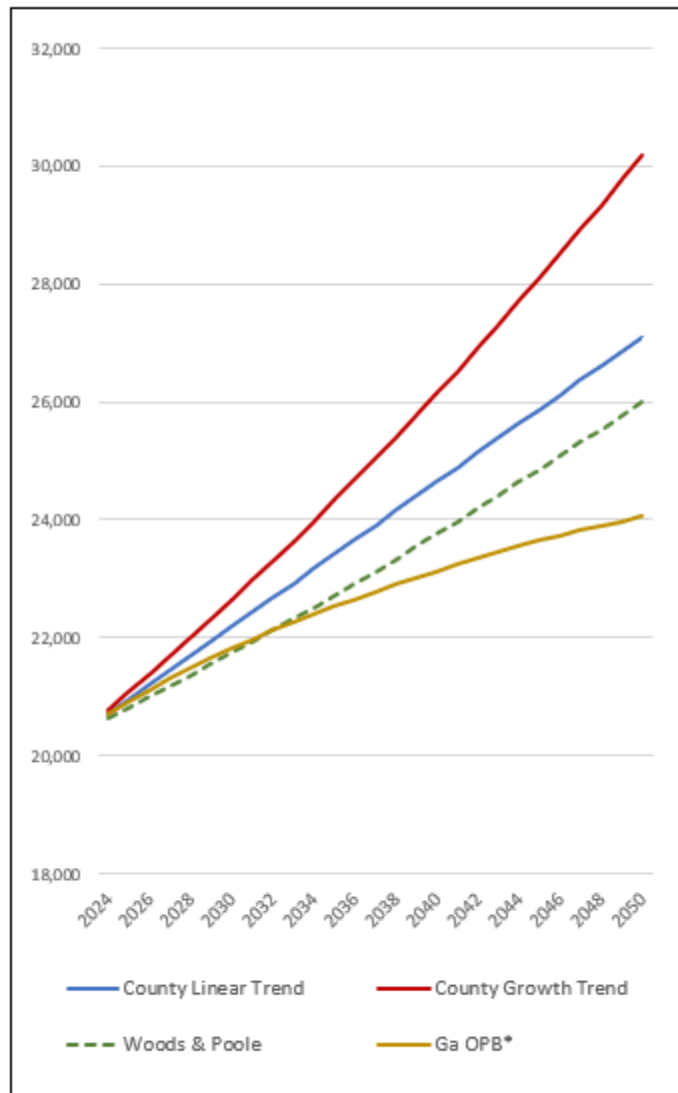
Note: 2020 to 2023 County Trend numbers are U.S. Census figures.

* Woods & Poole Economics, Inc., 2024 Georgia Data Book.

** Georgia Governor's Office of Planning & Budget, 2024

(14%). This disparity is somewhat due to the fact that Woods & Poole uses straight line algorithms, as can be seen on the following graph, which provides a visual comparison of the various forecasts on Table A-4.

Graph of Forecast Comparisons



* Georgia Governor's Office of Planning & Budget.

The forecast produced by the OPB presents a greater deviation from both of the county's two forecasts as well as Woods & Poole. While the other forecasts on the table follow ever increasing lines, the OPB's forecast traces a curved line from the very beginning, with increasingly lower annual increases on to 2050.

Compared to the 'linear trend' county forecast, the OPB forecast begins close to the county forecasts in 2024 and then increasingly diverges from the County's forecast to 2050. Compared to the county 'growth trend', OPB is increasingly negative from 2024 throughout the forecast period, ending 6,148 people lower than the County Growth Trend forecast.⁷ The OPB forecasts by 2050 are 11% lower than the County's linear trend forecast, and 20% below the County's growth trend forecast.

Conclusion

Both Woods & Poole and, especially, OPB underestimate the vitality that has returned to Pike County, and that is exemplified by the Census population estimates for the past several years. This recent trend is expected to propel the County's growth in the future, which is best exemplified by the growth trend forecast (as discussed above).

⁷ It is noted that, under Georgia Law, the OPB is required to count all pregnant women as two people for projects that are State funded. Impact fee studies are not State funded, but it is not known whether or not this requirement has been applied to the OPB forecasts as published for Pike County.

■ Housing Unit Forecasts

Projecting new growth and development in terms of housing units is important because residential impact fees are assessed when building permits are issued for new units. Thus, the housing unit is used as the basis for assessing impact fees.

Using the housing unit for fee calculations rather than the number of residents that may occupy the housing unit is more equitable because the average number of residents in the unit, based on unit size, is unreliable. The number of people residing in a particular housing unit will most likely vary in the years ahead as lifestyles change, families grow, children grow up, occupants age, or the unit becomes occupied by a different household as the previous occupants move out. Thus, using average family sizes as the basis will vary widely as the years go by. This would result in a constant reassessment of the impact fees due because the demand for services would vary as the number of residents in the unit varies. Instead, using an average fee per housing unit based on average household sizes results in 'averaging' the demand for services which would otherwise vary as the population in the unit changes over time.

The future increase in the number of housing units in the county is based on the population forecasts presented in the previous section.

A 'household' represents an occupied housing unit. Additional 'vacant' housing units, therefore, need to be added to the number of households in order to estimate the total number of housing units in the county. As shown on Table A-5, on the next page, future population numbers from Table A-3 are converted into the number of households expected in future years for the county as a whole. This conversion from population to the number of households is based on the average household size data taken from the latest Woods & Poole figures for the county.

The left-hand section of the table shows the Woods & Poole forecasts for total population living in households and the number of households in the county. The average household size numbers are calculated by dividing the household population figures by the number of households each year. This calculation, therefore, excludes the population living in group quarters (which are not housing units).

In 2022, the Census Bureau published updated figures indicating that the average household size in the county was 2.97052, which was higher than the Woods & Poole figure of 2.77 by 106.09%. This percentage was then applied to the Woods & Poole average estimates to calculate the actual average household size each year to 2050. The assumption is that the average population-per-household sizes in Pike County will 'track' proportionally the trend projected by Woods & Poole countywide. In this way, the average household sizes moving forward were still influenced by the socioeconomic assumptions made by Woods & Poole affecting future years, but not their specific numbers.

The adjusted average household size numbers are used to produce a calculation of the number of households estimated in future years based on the population forecast presented earlier in this Appendix. Given the tightly knit sociometric model that W&P uses, the relationship between population and households relative to average ratios between them is considered viable as guides to updating such ratios for Pike County.

To arrive at the estimated total housing units for each year, including vacant units, the number of households (i.e., occupied housing units) is increased by the applicable occupancy rate. For 2022, the Census estimates of total housing units and total households indicated that 90.36736% of all housing units were occupied. Applying this 'occupancy rate' the total number of housing units (occupied plus vacant) could be determined. All of these housing unit calculations are shown on the following Table A-5.

Table A-5: Countywide Housing Unit Forecasts: 2025-2050

	Pike County (Woods & Poole)				Pike County Projected				
	Population in Households	Households	Average HH Size*		Population	Average HH Size	Households	Occupancy Rate	Total Units
2021	19,250	6,875	2.8000	2021	19,540	2.9705	6,578	90.36736%	7,279
2022	19,750	7,130	2.7700	2022	19,955	2.9387	6,790	90.36736%	7,514
2023	20,257	7,366	2.7501	2023	20,461	2.9175	7,013	90.36736%	7,761
2024	20,379	7,465	2.7299	2024	20,758	2.8962	7,167	90.36736%	7,931
2025	20,563	7,560	2.7200	2025	21,060	2.8856	7,298	90.36736%	8,076
2026	20,732	7,650	2.7101	2026	21,365	2.8751	7,431	90.36736%	8,223
2027	20,970	7,738	2.7100	2027	21,676	2.8750	7,539	90.36736%	8,343
2028	21,122	7,823	2.7000	2028	21,990	2.8644	7,677	90.36736%	8,495
2029	21,344	7,905	2.7001	2029	22,310	2.8645	7,788	90.36736%	8,618
2030	21,477	7,984	2.6900	2030	22,634	2.8538	7,931	90.36736%	8,776
2031	21,681	8,060	2.6900	2031	22,962	2.8538	8,046	90.36736%	8,904
2032	21,878	8,133	2.6900	2032	23,296	2.8539	8,163	90.36736%	9,033
2033	22,069	8,204	2.6900	2033	23,634	2.8539	8,281	90.36736%	9,164
2034	22,260	8,275	2.6900	2034	23,977	2.8539	8,402	90.36736%	9,298
2035	22,532	8,345	2.7001	2035	24,326	2.8645	8,492	90.36736%	9,397
2036	22,721	8,415	2.7001	2036	24,679	2.8645	8,615	90.36736%	9,533
2037	22,910	8,485	2.7001	2037	25,037	2.8645	8,740	90.36736%	9,672
2038	23,096	8,554	2.7000	2038	25,401	2.8645	8,868	90.36736%	9,813
2039	23,368	8,623	2.7100	2039	25,770	2.8750	8,963	90.36736%	9,918
2040	23,558	8,693	2.7100	2040	26,144	2.8750	9,093	90.36736%	10,062
2041	23,745	8,762	2.7100	2041	26,524	2.8750	9,226	90.36736%	10,209
2042	23,940	8,834	2.7100	2042	26,909	2.8750	9,360	90.36736%	10,358
2043	24,230	8,908	2.7200	2043	27,300	2.8857	9,461	90.36736%	10,469
2044	24,436	8,984	2.7199	2044	27,696	2.8856	9,598	90.36736%	10,621
2045	24,651	9,063	2.7200	2045	28,098	2.8856	9,737	90.36736%	10,775
2046	24,869	9,143	2.7200	2046	28,506	2.8857	9,879	90.36736%	10,932
2047	25,095	9,226	2.7200	2047	28,920	2.8857	10,022	90.36736%	11,090
2048	25,331	9,313	2.7200	2048	29,340	2.8856	10,168	90.36736%	11,252
2049	25,573	9,402	2.7200	2049	29,766	2.8856	10,315	90.36736%	11,415
2050	25,824	9,494	2.7200	2050	30,199	2.8857	10,465	90.36736%	11,581

2025-2050 Increase	9,139	3,167	3,505
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* Dividing total households by total population in households eliminates population in group quarters.

Multiplier: 106.0900% based on 2022 Census data.

Source: Woods & Poole Economics, Inc., 2024 Georgia Data Book, Pike County.

Sources: 2021 - 2023 County data - US Bureau of the Census. 2024-2050 County Population - 2000-2022 Growth Trend forecast.

■ Employment Forecasts

For the employment projections, we looked first at the countywide forecasts prepared by Woods & Poole (W&P). W&P counts jobs, not just employed people, which capture people holding two or more jobs, self-employed sole proprietors and part-time workers, as well as vacant positions. This gives a more complete picture than Census figures (which report only the number of people with jobs).

On Table A-6, as discussed previously, the total number of jobs shown are broken down into three categories for informational purposes only.

Table A-6: County-wide Employment Forecast (Jobs)

	2025	2030	2035	2040	2045	2050	2025-2050 Change	
							Number	Percent
Total Employment	6,939	7,812	8,802	9,927	11,220	12,701	5,762	45.4%
Farm Employment	301	304	306	308	310	312	11	3.5%
Forestry, Fishing	58	64	70	76	84	92	34	37.0%
Mining	6	6	6	6	6	6	0	0.0%
Total Not Building Related	365	374	382	390	400	410	45	11.0%
Federal Civilian	28	32	35	39	42	46	18	39.1%
Federal Military	52	53	55	56	58	59	7	11.9%
State & Local Government	761	807	854	901	949	994	233	23.4%
Total Government	841	892	944	996	1,049	1,099	258	23.5%
Utilities	17	19	20	21	23	24	7	29.2%
Construction	1,170	1,261	1,359	1,466	1,584	1,711	541	32.6%
Manufacturing	498	632	790	978	1,201	1,465	967	66.0%
Wholesale Trade	273	346	437	555	705	897	624	69.6%
Retail Trade	569	749	965	1,224	1,536	1,913	1,344	70.3%
Transportation & Warehousing	170	176	184	196	211	230	60	26.1%
Information	40	41	40	37	36	34	-6	-17.6%
Finance & Insurance	218	211	205	198	190	181	-37	-20.4%
Real Estate	550	636	718	799	877	954	404	42.3%
Professional & Technical Services	272	309	349	392	438	486	214	44.0%
Management of Companies	25	26	28	31	34	38	13	34.2%
Administrative & Waste Services	458	528	608	700	802	914	456	49.9%
Educational Services	173	200	233	269	309	351	178	50.7%
Health Care & Social Assistance	443	485	532	583	639	700	257	36.7%
Arts, Entertainment & Recreation	120	140	160	182	206	233	113	48.5%
Accommodation & Food Services	200	220	243	267	296	327	127	38.8%
Other Private Services	536	569	605	644	686	733	197	26.9%
Total Private Building Related	5,732	6,548	7,476	8,542	9,773	11,191	5,459	48.8%

Source: Woods & Poole Economics, Inc., 2024 Georgia Data Book, Pike County, as adjusted.

The Woods & Poole job numbers have been adjusted for Pike County because of an apparent undercount by Woods & Poole. The population forecast for Pike County by Woods & Poole to 2050 is only 26,014, compared to the population forecast for this report at 30,199, which is 16% higher. Looking

at every year beginning in 2025, the population forecast in this report progressively increases every year over the Woods & Poole forecast, beginning at 0.59% in 2024 and increasing smoothly to a difference of 16.09% in 2050. The jobs numbers shown on Table A-6 for each year have therefore been adjusted across the board by the applicable percentage representing the 'undercount' in the year indicated.

Table A-7 provides a summary of future jobs in Pike County taken from Table A-6 for the years shown on that table and interpolated for each year in between. As noted above, it is the total jobs that impact fees can be applied to.

Table A-7 Summary - Countywide Jobs

	Total Jobs	Not Building Related	Government	Private Building Related
2025	6,939	365	841	5,732
2026	7,114	367	851	5,895
2027	7,288	369	861	6,058
2028	7,463	370	872	6,222
2029	7,637	372	882	6,385
2030	7,812	374	892	6,548
2031	8,010	376	902	6,734
2032	8,208	377	913	6,919
2033	8,406	379	923	7,105
2034	8,604	380	934	7,290
2035	8,802	382	944	7,476
2036	9,027	384	954	7,689
2037	9,252	385	965	7,902
2038	9,477	387	975	8,116
2039	9,702	388	986	8,329
2040	9,927	390	996	8,542
2041	10,186	392	1,007	8,788
2042	10,444	394	1,017	9,034
2043	10,703	396	1,028	9,281
2044	10,961	398	1,038	9,527
2045	11,220	400	1,049	9,773
2046	11,516	402	1,059	10,057
2047	11,812	404	1,069	10,340
2048	12,109	406	1,079	10,624
2049	12,405	408	1,089	10,907
2050	12,701	410	1,099	11,191
Increase 2025-	5,762	45	258	5,459
Percent of Total		0.78098%	4.47761%	94.74141%

For economic policymaking and recruitment, however, the vast majority of countywide jobs are projected to be in the business categories comprising the private building related jobs.

Summary: Data for Impact Fee Calculations

All of the public services considered in this report are delivered by the County throughout the county. These include the Sheriff's Office and Jail, the County Library, Animal Services, E911, Parks and Recreation and fire protection categories. Countywide growth forecasts are shown on Table A-8 for these

services.

For public facility categories that serve only residential uses, impact fees are assessed for each housing unit as building permits are issued. For services provided to both residential and nonresidential uses, the fees are based on the day-night population generated by the use.

Table A-8: Future Growth - Countywide

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Total Jobs	Day-Night Population
2025	8,076	21,060	6,939	27,999
2026	8,223	21,365	7,114	28,479
2027	8,343	21,676	7,288	28,964
2028	8,495	21,990	7,463	29,453
2029	8,618	22,310	7,637	29,947
2030	8,776	22,634	7,812	30,446
2031	8,904	22,962	8,010	30,972
2032	9,033	23,296	8,208	31,504
2033	9,164	23,634	8,406	32,040
2034	9,298	23,977	8,604	32,581
2035	9,397	24,326	8,802	33,128
2036	9,533	24,679	9,027	33,706
2037	9,672	25,037	9,252	34,289
2038	9,813	25,401	9,477	34,878
2039	9,918	25,770	9,702	35,472
2040	10,062	26,144	9,927	36,071
2041	10,209	26,524	10,186	36,710
2042	10,358	26,909	10,444	37,353
2043	10,469	27,300	10,703	38,003
2044	10,621	27,696	10,961	38,657
2045	10,775	28,098	11,220	39,318
2046	10,932	28,506	11,516	40,022
2047	11,090	28,920	11,812	40,732
2048	11,252	29,340	12,109	41,449
2049	11,415	29,766	12,405	42,171
2050	11,581	30,199	12,701	42,900
Increase 2025-50	3,505	9,139	5,762	14,901

Appendix B: Trip Generation

In order to calculate new growth and development's fair share of the cost of road improvements, it is necessary to establish how much of the future traffic on Pike County's roads will be generated by new growth, over and above the traffic generated by the county's residents and businesses today. This Appendix Section describes the process through which this determination is made.

■ Summary

A Level of Service must be established for road improvements to ensure that, ultimately, existing development and new growth are served equally. This Section also presents the process through which new growth and development's 'fair share' of road improvement costs is calculated, and tables summarizing the technical portions of this methodology are included.

Level of Service

The County has set its Level of Service for road improvements at LOS "D", a level below which a number of roads in the county operate. Using this LOS maximizes roadway capacity before traffic conditions actually break down (LOS "F").

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2050 will represent a certain portion of all 2050 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Pike County generated traffic on the roads traversing the county (cross commutes) is offset by state and federal assistance. The net cost of the road projects that accrue to Pike County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Pike County residents driving to and from their homes, and business activity, including employees and customers arriving and leaving, deliveries of merchandise and shipments out (if any).

The basis for the road impact fee would therefore be Pike County's cost for the improvements divided by all traffic generated within the county in 2050 (existing today plus new growth)—i.e., the cost per trip times the traffic generated by new growth alone. For an individual land use, when a building permit is issued, the cost per trip would be applied to the number of trips that will be generated by that particular new development, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

Approach


This methodology proceeds along the following lines:

- Total traffic currently generated by Pike County residents and businesses in 2025 on the road system within the county is calculated from trip generation and commuting data. Various data sources are relied upon to determine current conditions, as explained in each appropriate section below.
- Future Pike County-generated traffic from new growth in the county is calculated from housing unit and employment forecasts to 2050.
- The portion of 2050 total traffic that is generated by new housing units and employment in the county establishes the percentage of Pike County's cost of the future road improvements that can be included in an impact fee.

Summary Table

The table below shows how the portion of 2050 traffic generated by new growth is calculated. The figures represent all trips generated by general land use, including pass-by and diverted trips.


Table B-1: Average Daily Trip Ends Generated by New Growth

	2025	2050	Increase	Percent New Growth Trip Ends
Residential Trips	75,018	107,964	32,946	
Nonresidential Trips	95,275	162,554	67,279	
Less: Internal Commutes*	(19,580)	(28,179)	(8,599)	
Net Trip Ends	150,713	242,339	91,626	

* Residents who work in Pike County. These trips to and from work are included in the residential trips.

The next table, below, calculates the Primary Trip Ends generated by existing and future traffic by deleting pass-by and diverted trips, as discussed in the next section, below.

Table B-2: Primary Daily Trip Ends Generated by New Growth

	Percent Primary Trip Ends*	Primary Trip Ends			Percent New Growth Primary Trip Ends
		2025	2050	Increase	
Residential Trips	100%	75,018	107,964	32,946	
Commercial	51%	43,920	71,266	27,346	
Industrial + Utility	92%	8,242	20,694	12,452	
Less: Internal Commutes	100%	(19,580)	(28,179)	(8,599)	
Net New Primary Trip Ends		107,600	171,745	64,145	37.35%

* Derived from 'Trip Generation Handbook' chapter, *Trip Generation*, 11th Edition, Institute of Transportation Engineers.

Overall, new residents and businesses located within Pike County will generate 37.35% (more accurately, 37.3491504%) of all Pike County vehicles on its roads by 2050. Thus, new growth's 'fair share' of the cost to the County to provide road improvements to serve current and future traffic cannot exceed this figure.

■ Pass-by and Diverted Trips

The impact of new growth and development on Pike County's road network is the increased traffic added to the system, expressed by transportation engineers as 'trips'. Every 'trip' has two ends—a beginning at its origin and an end at its destination (known as 'trip ends'). There are three types of trips, defined as:

A **Primary Trip** (and its trip ends)—a vehicle travelling from its original beginning to its intended final destination. Driving from one's home to one's place of work is an example of a primary trip.

A **Pass-by Trip**—a vehicle travelling along its usual route from its origin to its final destination that stops off at an intermediate location for any reason. A trip from home to work that stops along the way for gas, dropping off a child at daycare, picking up coffee or dinner, or for any other reason, represents a 'pass-by' trip at the intermediate location.

A **Diverted Trip** (previously called a diverted 'link' trip)—a vehicle that diverts from its normal primary route between its origin to its final destination and takes a different route to stop off at an intermediate location for any reason. While a pass-by trip remains on its normal route, a diverted trip changes its route to other roads to arrive at the intermediate stop.

New primary trips add vehicles to the road network. Pass-by and diverted trips involve the same vehicles stopping off between their original beginnings and their final destinations and therefore do not add new vehicles to the road network—the vehicles were already there on their way to their final destinations.

These different types of trips result in different types of 'trip ends'. On a home-to-daycare-to-work trip, for instance, there are two primary trip ends (home and work) and two pass-by or diverted trip ends: arriving at the daycare center and leaving from there to drive to work, for instance. The net impact on the road network, however, is created by the one vehicle and its two primary trip ends.

Impact fee calculations take note of these pass-by and diverted trip ends as not adding to the overall traffic on the road network and deletes them from the total trip ends reported in ITE's *Trip Generation* manual.

While the table above uses the overall average percentages of primary trip ends derived from ITE for broad land use categories, the actual percentage for each land use listed on the impact fee schedule for roads is applied to the total trip ends to determine the primary trip ends attributed to that particular land use.

Residential Trip Generation

Average trip generation rates published by the Institute of Transportation Engineers (ITE) differentiate between 'single-family detached housing' and 'apartments'. The closest correlations with the US Census definitions are 'single-family units' and 'multi-family units', which are shown on the following table.

Table B-3: Residential Units by Type: 2025 and 2050

	Total in 2023*	Percent	Total in 2025**	Increase 2025-2050	Total in 2050
Single-Family Units	7,352	95.41%	7,623	3,458	10,972
Multi-Family Units	354	4.59%	368	160	528
Total	7,706	100.0%	7,991	3,618	11,500


* Based on the 2022 1-Year American Community Survey data report (Census Bureau) for occupied housing units.

** See Appendix A: Future Growth for total housing unit projections.

The 2023 breakdown of housing units by type on the table above are taken from the most recent American Community Survey for Pike County (published by the Census Bureau). The 2023 percentage by housing type (single-family and multi-family) is calculated and applied to the total number of housing units projected in 2025. It is assumed that these percentages will persist into the future, producing a breakdown of the projected 3,618 new housing units forecast for the 2025-2050 period.

The next table, below, calculates the amount of traffic that is generated by the county's housing stock today, and the amount that will be generated in 2050.

Table B-4: Residential Trip Generation - 2025-2050 New Growth Increase

	ADT* Trip Ends	2025 Units	2025 ADT Trip Ends	2050 Units	2050 ADT Trip Ends	Increase 2025-2050	Percent New Growth Trip Ends
Single-Family Units	9.52	7,623	72,571	10,972	104,453	31,882	
Multi-Family Units	6.65	368	2,447	528	3,511	1,064	
Total		7,991	75,018	11,500	107,964	32,946	

* Average Daily Traffic (trip ends) on a weekday; Institute of Transportation Engineers *Trip Generation*, 11th Edition. Total includes trips to/from work.

The calculations are made on the basis of 'average daily traffic' on a normal weekday, using average trip generation rates derived through multiple traffic studies across the country (350 for single-family

and 86 for apartments) and published by ITE. The rates are expressed for 'trip ends'—that is, traffic both leaving and coming to a housing unit.

Comparing traffic in 2025 to 2050, the future increase in trip ends can be calculated, which will represent 30.5% of all residential trip ends generated in the county.

It should be noted that the traffic generated includes trips to and from work and, more particularly, residents who work at a business within the county (i.e., internal commutes).

■ Nonresidential Trip Generation

Calculating traffic generated by businesses located in Pike County is more problematic than residential trips because there is no breakdown of types of businesses in the county that is readily available. In addition, while employment forecasts have been made in terms of the number of jobs, there is no data available for future floor areas, much less by detailed type of use.

The alternative is to view nonresidential traffic generation on a broad 'average' basis. For this, there is data available from ITE for a number of individual uses relating to the total number of trips generated per employee. These trips, of course, include not only trips taken by the employees (to/from work, lunch, etc.) but also customers and others that are attracted to the use, deliver to, serve it, or are served by it in some way.

The Average Daily Traffic (ADT) numbers on the following table, therefore, are calculated by dividing all trips to a use—employees, customers, deliveries to or from, etc.—by the number of employees alone. Since there is more data available for the average number of employees per 1,000 square feet of floor area, it enables a determination of the average total trips generated by the use by the same floor area (and thus the number per '1' square foot of floor area for impact fee calculations).

The table on the following page shows the 'trip ends per employee' per 1,000 square feet of floor area for those uses for which impact fees are commonly collected and for which the data is available.

Overall, the average trip generation rate of all uses shown on the following table is 4.21 trips per employee for 'industrial' uses and 23.95 for all 'commercial' uses. The 'industrial' category includes such uses as manufacturing and assembly, storage, and transportation of goods; the 'commercial' category includes all sales and service uses such as stores, offices, motels, banks, amusements and private institutions. The last column shows the average rate for all 'commercial' uses listed, as opposed to the 'industrial' uses shown at the top of the column on its top left.

Although the 'overall' averages are useful for projecting total traffic generation, impact fees for particular uses will reflect the actual average trip generation rate for the specific use.

Table B-5: ITE Trips-per-Employee Data

ITE Category	ITE CODE	LAND USE	Trip Ends per Employee	Average Trip Ends by Category	Average Trip Ends All Commercial
<i>Industrial (100-199)</i>	110	General Light Industrial	3.10	4.21	23.95
	140	Manufacturing	2.51		
	150	Warehousing	5.05		
	156	High-Cube Hub Warehouse	6.77		
	180	Specialty Trade Contractor	3.63		
<i>Lodging (300-399)</i>	310	Hotel or Conference Motel	14.34	13.58	
	320	Motel	12.81		
<i>Recreational (400)</i>	445	Movie Theater	55.12	38.03	
	480	Amusement Park	24.02		
	491	Racquet/Tennis Club	45.71		
	495	Recreational Community Center	27.25		
<i>Institutional (500-)</i>	560	Church/Place of Worship	20.02	33.05	
	565	Day Care Center	21.38		
	566	Cemetery	57.75		
<i>Medical (600-699)</i>	610	Hospital	3.77	6.99	
	620	Nursing Home	3.31		
	630	Clinic	13.90		
<i>Office (700-799)</i>	710	General Office Building	3.33	4.27	
	714	Corporate Headquarters Building	2.31		
	715	Single-Tenant Office Building	3.85		
	720	Medical-Dental Office Building	8.71		
	760	Research and Development Center	3.37		
	770	Business Park	4.04		
<i>Retail (800-899)</i>	812	Building Materials and Lumber Store	24.77	30.21	
	814	Variety Store	95.59		
	815	Free-Standing Discount Store	24.63		
	816	Hardware/Paint Store	27.69		
	817	Nursery (Garden Center)	21.83		
	818	Nursery (Wholesale)	23.40		
	820	Shopping Center	17.42		
	826	Strip Retail Plaza	25.63		
	840	Automobile Sales (New)	11.20		
	843	Auto Parts Store	33.73		
	848	Tire Store	16.78		
	850	Supermarket	43.86		
	857	Discount Club	32.21		
	861	Sporting Goods Superstore	4.44		
	881	Pharmacy/Drugstore w/drive-through	69.17		
890	Furniture Store	10.93			
<i>Services (900-999)</i>	912	Drive-in Bank	32.73	25.19	
	932	High-Turnover (Sit-Down) Restaurant	21.26		
	934	Fast-Food Restaurant	44.52		
	941	Quick Lubrication Vehicle Shop	16.00		
	943	Automobile Parts & Service	11.44		

Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers, where survey results given for key land uses.

The next table provides a breakdown between commercial and industrial employment in the county today and projected to 2050.

The table is based on the numbers of employees calculated for each 'commercial' land use category and each 'industrial' category, taken from the employment projections in Appendix A. The focus is on the 'private building related' employment figures because these categories are assessed impact fees, as opposed to the 'not building related' and 'government' employment categories.


Table B-6: Private Building-Related Employment 2025-2050

	2025 Building Related Employees	2050 Building Related Employees	Change
Retail Trade	569	897	328
Information	40	34	-6
Finance & Insurance	218	181	-37
Real Estate	550	954	404
Professional & Technical Services	272	486	214
Management of Companies	25	38	13
Administrative & Waste Services	458	914	456
Educational Services	173	351	178
Health Care & Social Assistance	443	700	257
Arts, Entertainment & Recreation	120	233	113
Accommodation & Food Services	200	327	127
Other Private Services	536	733	197
Total Commercial	3,604	5,848	2,244
Utilities	17	24	7
Construction	1,170	1,711	541
Manufacturing	498	1,465	967
Wholesale Trade	273	1,913	1,640
Transportation & Warehousing	170	230	60
Total Industrial+Utility	2,128	5,343	3,215

Lastly, the following table calculates the total number of trip ends that will be generated by new nonresidential growth in future traffic on Pike County's roads, and the percentage of that growth in relation to total trip ends on the county's roads in 2050 (43.7%). The table provides a breakdown between commercial and industrial employment in the county and calculates trip ends generated by each.

We know from the 2010 Census (the latest data available) how many people living in Pike County also worked in Pike County based on commuting patterns. That percentage (26.10%) is assumed to be the current percentage of internal commutes also. These 'internal commutes' are included in the residential trip generation calculations and so are subtracted from the nonresidential count in order to avoid 'double counting'.

Table B-7: Nonresidential Trip Generation - 2025-2050 New Growth Increase

	2025 Employees	2025 Trip Ends	2050 Employees	2050 Trip Ends	2025-2050 Increase	Percent New Growth Trip Ends
Commercial	3,604	86,316	5,848	140,060	53,744	
Industrial + Utility	2,128	8,959	5,343	22,494	13,535	
Total	5,732	95,275	11,191	162,554	67,279	
Less: Internal Commutes at: 26.10%		(19,580)		(28,179)	(8,599)	
Net Nonres Trip Ends		75,695		134,375	58,680	

The table above shows the number of trip ends currently generated by Pike County businesses based on 2025 employment data (from Appendix A). The same calculations are made for the year 2050 based on projected employment in the county, and the difference between 2025 and 2050 represents trip ends generated by future nonresidential growth and development.

From the total of all nonresidential trips, the number of trips to/from work generated by county residents is deducted, as discussed above.

The net total of all trips generated exclusively by county businesses (134,375) comes to 43.7% of all such nonresidential trip ends in 2050.

The results of the residential and nonresidential trip generation analyses are combined on the Summary table at the beginning of this Appendix for an overall calculation of new growth’s share of future traffic generated by Pike County residents and businesses. From these figures, as discussed above, pass-by and diverted trip ends are then deleted to determine primary trip ends, which more closely relates to vehicles on the road and thus contribute to traffic congestion.

Terminology

This Methodology uses the term ‘average daily traffic’ (ADT) for a weekday, which is defined by ITE as the ‘average weekday vehicle trip ends’, which are “the average 24-hour total of all vehicle trips counted from a study site from Monday through Friday.”

Additionally, ITE defines a ‘trip or trip end’ as “a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period”.

Lastly, ITE defines ‘average trip rate’ as “the weighted average of the number of vehicle trips or trip ends per unit of independent variable (for example, trip ends per occupied dwelling unit or employee) using a site’s driveway(s). The weighted average rate is calculated by dividing the sum of all independent variable units where paired data is available. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted.

Appendix C: Adjustments and Credits

■ Cost Adjustments

Calculations related to impact fees are made in terms of the 'present value' of past and future amounts of money, including project cost expenditures and credits for future revenue.

The Georgia Development Impact Fee Act defines 'present value' as "the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money." This section describes the methodologies used to make appropriate adjustments to capital improvement project cost figures, both past and future, to convert these costs into current dollars as required by the Impact Fee Act.

Calculations for present value (PV) differ when considering past expenditures versus future costs. In both cases, however, the concept is the same—the 'actual' expenditure made or to be made is adjusted to the current year using appropriate rates—an inflation rate for past expenditures and a discount rate for future costs that have been inflated to the year of expenditure. In essence, the present value is considered in light of the value of money as it changes over time because of inflation.

Past Expenditures

Past expenditures are considered in impact fee calculations only for previous expenditures for projects that created excess capacity for new development and are being recouped. An expenditure that was made in the past is converted to PV using the inflation rate of money—in this case the Consumer Price Index (CPI). Although this approach ignores the value of technological innovation (i.e., better computers are available today for the same or lower historical prices) and evolving land prices (often accelerated beyond inflation by market pressures), the approach best captures today's value of the money actually spent. For instance, it is not important that you can buy a better computer today for the same price that was paid five years ago; what is important is the money was spent five years ago and what that money would be worth today had it been saved instead of spent.

Future Cost Projections

An important consideration in estimating project costs for impact fee collections is that the State law provides that all costs be calculated in 'present value', which the law defines as the "current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money". That is, what will a project cost in the year it is anticipated to occur given future inflation, but calculated in today's dollars?

In order to determine the 'present value' of a project expenditure that will be made in the future, the future cost projection of the expenditure is determined. To calculate the 'present value' of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Discount Rate. Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost when the expenditure will be made. The future cost is then deflated to the present using the Discount Rate, which establishes the 'present value' for the project in current dollars. These two formulas are:

$$\text{Future Cost} = \text{Current Cost} \times (1 + \text{Inflation Rate})^{\text{Year of Expenditure} - \text{Current Year}}$$

$$\text{Present Value} = \text{Future Cost} \text{ divided by } (1 + \text{Discount Rate})^{\text{Current Year} - \text{Year of Expenditure}}$$

In this section, two important adjustments are discussed that are required to convert current costs into future cost figures, and then back into current dollars.

First, an appropriate cost inflator is identified. This adjustment factor is important in determining the future cost of a project, based on current cost estimates. The cost inflator may be based on anticipated inflation in construction or building costs, or on anticipated inflation in the value of money (for capital projects that do not include a construction component). In essence, costs increase over time. By identifying the appropriate inflation rate that is related to the type of project (building construction, project construction or non-construction), current cost estimates can be used to predict future costs in the year they are expected to occur.

The second cost adjustment is a deflator—the Discount Rate. Essentially, the Discount Rate is the interest rate that accrues to monies being held in escrow. That is, as impact fees are collected and 'saved up' over the years for future expenditure, they increase at the rate that the account is accruing interest. Having determined the inflated cost of a project at some future date, the cost in today's dollars can be reduced to the extent that interest will increase the funds on hand as they build up. This calculation determines how much money would need to be placed in the account today so that, with interest, it will grow to the amount needed for that future expenditure at that time. This is the Present Value of that future expenditure—i.e., the future cost in today's dollars.

Together, the inflated cost of a project to the year it is estimated to occur, minus the interest that will be accrued as the money is saved up, results in the 'current value' (the cost in today's dollars) as required by the Georgia Impact Fee Law. This process is referred to as the 'future cost projection' or the 'net present value', both of which have the same meaning.

Note that, since the interest is gained at the stated rate each year, one could calculate how much interest would accrue each year as the account grows. Alternately, one could apply $\frac{1}{2}$ of the actual rate to the entire project cost, raised by the power of the number of years, as the 'average' future total funds on hand for the project. Thus, the so-called 'discount rate' is used to inflate a project's cost today to what the cost would be in the year the money is expected to be expended. Either approach—year-by-year or averaged at 50% of the rate—would produce the same result mathematically.

■ Cost Inflatoms

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For projects that require construction of a structure (such as a fire station expansion), a 'building cost inflator' is used. For infrastructure projects, a 'construction cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index. These different types of inflators are discussed below.

Engineering News Record's Cost Indexes

ENR publishes both a Building Cost Index (BCI) and a Construction Cost Index (CCI) that are widely used in the construction industry. The indexes are based on annual cost increases of various construction materials and applicable labor rates and are calibrated regionally. For calculation of the CCI and the BCI, ENR sets its indexes in 1913 at 100.

Building Cost Inflator

The inflator for future construction costs for buildings is based on ENR’s Building Cost Index (BCI) for each year from 2014 through 2024 and is calculated in the same manner as described above for the Construction Cost Inflator. Table C-1 shows the results.

Table C-1: Building Cost Inflator - BCI

Year	Amount	BCI*		Effect of Inflation	
		1913=100	2014=1.0	BCI	Avg. Rate =
					3.8445730%
2014	\$ 100,000.00	4,076.81	1.000000	\$ 100,000.00	\$ 100,000.00
2015		4,108.05	1.007662	\$ 100,766.18	\$ 103,844.57
2016		4,126.72	1.012242	\$ 101,224.24	\$ 107,836.95
2017		4,278.39	1.049446	\$ 104,944.63	\$ 111,982.82
2018		4,408.94	1.081468	\$ 108,146.79	\$ 116,288.09
2019		4,523.59	1.109591	\$ 110,959.08	\$ 120,758.87
2020		4,615.43	1.132118	\$ 113,211.78	\$ 125,401.53
2021		5,335.09	1.308642	\$ 130,864.23	\$ 130,222.68
2022		6,314.94	1.548991	\$ 154,899.11	\$ 135,229.19
2023		6,302.02	1.545822	\$ 154,582.16	\$ 140,428.17
2024		6,450.40	1.582217	\$ 158,221.71	\$ 145,827.04
				\$ 1,337,819.91	\$ 1,337,819.91

* Building Cost Index, Atlanta Region.
Source: Engineering News Record, Annual Average Indices.

Table C-1 assumes a building construction project that cost \$100,000 in 2014, and how much the same project would cost in each subsequent year due to inflation using the Building Cost Index published by ENR for the Atlanta region.

Setting the 2014 Building Cost Index (BCI) at '1.0,' the increase in the BCI as a multiple of 2014 is also shown on the table. The equivalent cost of the same project in each subsequent year is calculated by multiplying the BCI multiplier times \$100,000. In 2015, for instance, the same building project would have cost a few pennies more than \$100,766 due to inflation in construction materials and personnel costs.

When the total for all such projects is summed for the 2014-2024 period (\$1,337,819.91), the equivalent average annual rate of increase is calculated as the percentage that would produce the same total. This percentage is used in the text of this report as the applicable average inflator for building construction projects that will begin in future years.

Construction Cost Inflator

The inflator for future construction costs for other types of projects is based on ENR’s Construction Cost Index.

Table C-2 presents a calculation of the annual average rate of increase reflected in the cost of construction of a capital project other than a building. (These would include such projects as road improvements, trails, baseball fields and other projects that do not involve buildings.) For this analysis, the 2014-2024 ten-year period is also used as a base time period for an estimate of average future construction cost increases due to inflation in labor and materials costs. The Construction Cost 10-year average inflation rate is calculated in the same manner as described above for the Building Cost Inflator.

Table C-2: Construction Cost Inflator - CCI

Year	Amount	CCI*		Effect of Inflation	
		1913=100	2014=1.0	CCI	Avg. Rate =
					2.70512025%
2014	\$ 100,000.00	6,147.52	1.000000	\$ 100,000.00	\$ 100,000.00
2015		6,245.74	1.015977	101,597.68	\$ 102,705.12
2016		6,277.14	1.021084	102,108.40	\$ 105,483.42
2017		6,433.18	1.046468	104,646.81	\$ 108,336.87
2018		6,592.98	1.072461	107,246.13	\$ 111,267.51
2019		6,681.50	1.086860	108,686.01	\$ 114,277.43
2020		6,750.41	1.098070	109,807.02	\$ 117,368.78
2021		7,414.97	1.206172	120,617.19	\$ 120,543.74
2022		8,361.71	1.360177	136,017.66	\$ 123,804.59
2023		8,252.72	1.342446	134,244.62	\$ 127,153.66
2024		8,395.23	1.365629	136,562.92	\$ 130,593.32
				\$ 1,261,534.44	\$ 1,261,534.44

* Construction Cost Index, Atlanta Region.
Source: *Engineering News Record*, Annual Average Indices.

CPI Inflator

For projects that do not involve construction, only the future value of money needs to be considered (without regard to inflation in labor or materials costs). For this calculation, the Consumer Price Index (CPI) is used, assuming past experience will continue into the foreseeable future.

Table C-3 shows the CPI figures for every year since 1982, when the current CPI was first calibrated. By 2024 the CPI had risen considerably over the 1982 CPI. The first column under the ‘CPI’ heading on Table C-3 shows the average annual CPI figures. Using 2024 as the base (2024=1.0), the second column under ‘CPI’ on the table shows the multipliers that would convert an amount of money spent in each year into current present value dollars.

Table C-3: Non-Construction Cost Inflator - CPI

Year	Amount	CPI*		Present Value: CPI	Long Term Inflator =	10-Year Inflator =
		1982-84=100	2024=1.0			
Year	Amount	CPI*		Present Value: CPI	Long Term Inflator =	10-Year Inflator =
		1982-84=100	2024=1.0			
						2.68667405%
1982	\$ 10,000	96.50	3.03269	\$ 32,488.60	\$ 30,450.31	
1983	\$ 10,000	99.60	2.93830	\$ 31,477.41	\$ 29,653.61	
1984	\$ 10,000	103.90	2.81670	\$ 30,174.69	\$ 28,877.76	
1985	\$ 10,000	107.60	2.71984	\$ 29,137.08	\$ 28,122.21	
1986	\$ 10,000	109.60	2.67021	\$ 28,605.38	\$ 27,386.42	
1987	\$ 10,000	113.60	2.57619	\$ 27,598.15	\$ 26,669.89	
1988	\$ 10,000	118.30	2.47384	\$ 26,501.69	\$ 25,972.11	
1989	\$ 10,000	124.00	2.36012	\$ 25,283.47	\$ 25,292.58	
1990	\$ 10,000	130.70	2.23913	\$ 23,987.38	\$ 24,630.83	
1991	\$ 10,000	136.20	2.14871	\$ 23,018.72	\$ 23,986.39	
1992	\$ 10,000	140.30	2.08592	\$ 22,346.04	\$ 23,358.81	
1993	\$ 10,000	144.50	2.02529	\$ 21,696.54	\$ 22,747.66	
1994	\$ 10,000	148.20	1.97473	\$ 21,154.86	\$ 22,152.49	
1995	\$ 10,000	152.40	1.92031	\$ 20,571.85	\$ 21,572.90	
1996	\$ 10,000	156.90	1.86523	\$ 19,981.84	\$ 21,008.47	
1997	\$ 10,000	160.50	1.82340	\$ 19,533.64	\$ 20,458.81	
1998	\$ 10,000	163.00	1.79543	\$ 19,234.05	\$ 19,923.53	
1999	\$ 10,000	166.60	1.75663	\$ 18,818.43	\$ 19,402.25	
2000	\$ 10,000	172.20	1.69951	\$ 18,206.45	\$ 18,894.62	
2001	\$ 10,000	177.10	1.65248	\$ 17,702.71	\$ 18,400.26	
2002	\$ 10,000	179.90	1.62676	\$ 17,427.18	\$ 17,918.84	
2003	\$ 10,000	184.00	1.59052	\$ 17,038.86	\$ 17,450.02	
2004	\$ 10,000	188.90	1.54926	\$ 16,596.88	\$ 16,993.46	
2005	\$ 10,000	195.30	1.49849	\$ 16,053.00	\$ 16,548.84	
2006	\$ 10,000	201.60	1.45166	\$ 15,551.34	\$ 16,115.86	
2007	\$ 10,000	207.34	1.41146	\$ 15,120.67	\$ 15,694.21	
2008	\$ 10,000	215.30	1.35927	\$ 14,561.57	\$ 15,283.59	
2009	\$ 10,000	214.54	1.36412	\$ 14,613.56	\$ 14,883.71	
2010	\$ 10,000	218.06	1.34211	\$ 14,377.73	\$ 14,494.30	
2011	\$ 10,000	224.94	1.30104	\$ 13,937.78	\$ 14,115.07	
2012	\$ 10,000	229.59	1.27466	\$ 13,655.19	\$ 13,745.77	
2013	\$ 10,000	232.96	1.25626	\$ 13,458.06	\$ 13,386.13	3.712374%
2014	\$ 10,000	236.74	1.23621	\$ 13,243.23	\$ 13,035.90	
2015	\$ 10,000	237.02	1.23474	\$ 13,227.53	\$ 12,694.83	\$ 13,882.74
2016	\$ 10,000	240.01	1.21936	\$ 13,062.73	\$ 12,362.68	\$ 13,385.81
2017	\$ 10,000	245.12	1.19393	\$ 12,790.27	\$ 12,039.23	\$ 12,906.66
2018	\$ 10,000	251.11	1.16546	\$ 12,485.32	\$ 11,724.24	\$ 12,444.67
2019	\$ 10,000	255.66	1.14472	\$ 12,263.13	\$ 11,417.48	\$ 11,999.22
2020	\$ 10,000	258.81	1.13077	\$ 12,113.66	\$ 11,118.76	\$ 11,569.71
2021	\$ 10,000	270.97	1.08003	\$ 11,570.11	\$ 10,827.85	\$ 11,155.57
2022	\$ 10,000	292.65	1.00000	\$ 10,712.79	\$ 10,544.55	\$ 10,756.26
2023	\$ 10,000	305.98	0.95646	\$ 10,246.32	\$ 10,268.67	\$ 10,371.24
2024	\$ 10,000	313.52	1.00000	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
1982-24	\$ 430,000			\$ 791,625.90	\$ 791,625.90	
2015-24	\$ 100,000			\$ 118,471.87	\$ 118,471.87	

*Consumer Price Index data is from the U. S. Department of Labor, Bureau of Labor Statistics.

Using an annual expenditure of \$10,000 as an example, the multipliers on Table C-3 yield the figures shown for the CPI on the table under the 'present value' heading. Cumulatively, the \$430,000 spent over the 1982-2024 period would have a total present value of \$791,625.90 in today's dollars. Considering the present value figures for the \$10,000 annual expenditures, an average annual inflation rate of almost 2.69% yields the same total amount over the 1982-2024 period.

The 42-year average of annual CPI change (the period of 1982-2024) shown on Table C-3 would be useful in estimating the present value (PV) of past expenditures but would not be the best indicator of future change because of the long timeframe covered. Looking only at the change in CPI for the 10 years from 2015 to 2024, an average annual inflation rate of a bit more than 3.71% (3.712374%) best captures the change over that period. This rate (compared to the 1982-2024 period) is assumed to be experienced 'on average' in future years and is used for inflator calculations for future non-construction expenditures where the value of money is the issue.

■ **Other Fees and Charges**

In addition to the net impact fees for each public facility category, there are two additional charges than can be assessed in an impact fee program. Based on the definition of 'system improvement costs', there are possible impact fee charges beyond the categories already discussed that are allowed under state law. These may be directly or indirectly related to the cost of capital projects and can include a fee for the administration of the impact fee program as well as a fee to recoup the cost to prepare the Capital Improvements Element. Specifically, DIFA allows for the collection of impact fees reflecting:

"administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs"

And, *"expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element"*.

Program Administration

A surcharge of 3%, the maximum allowable under state law, has been added to the subtotal of impact fees for the individual categories. The fees collected in this category can be used for all costs related to the administration of the impact fee program and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff, some or all of the cost for the finance department to process, record and distribute impact fees, and some or all of the cost for the management and oversight of the program by administrative staff, including site inspections when needed. In addition, a 1.5% surcharge for the recoupment of the cost to prepare the Capital Improvements Element has been added to the subtotal of the individual category impact fees in addition to the administration fee.

Glossary

The following terms used in this Report are based on those in the Georgia Development Impact Fee Act. Additional definitions of residential and nonresidential uses follow, based on the *Trip Generation Manual*, Institute of Transportation Engineers, 11th Edition (ITE).⁸ The residential and nonresidential land uses are those used in the public facility chapters and listed in the Impact Fee Schedule.

■ General Terms

Capital improvement: An improvement with a useful life of 10 years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital Improvements Element: A component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: Capital improvements addressed in this report, authorized by the Georgia Development Impact Act, include the following categories:

- Library Services
- Parks and Recreation
- Animal Control
- Fire Protection and EMS
- Sheriff's Office and E-911
- Roads, streets, and bridges

Impact cost: The proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact fee: The impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

⁸ Where uncertainty exists or interpretation is needed, reference to the definitions in the County's Unified Development Code, or a source document such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), or a comprehensive dictionary (such as the *New Oxford American Dictionary* or *Webster's American Dictionary of the English Language*) may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

Level of service: A measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Present value: The current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or City shall be considered a project improvement.

Proportionate share: That portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational nexus: The clear and fair relationship between fees charged and services provided.

Service area: A geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: Costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including:

- the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, and
- related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and
- expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and
- administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs.

Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: Capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

■ **Residential Land Use Definitions**

Land Use Category	ITE Code	Description
Single-Family Detached Housing	210	A single-family detached housing site includes any single-family detached home on an individual lot.
Single-Family Attached Housing (aka duplex or tri-plex)	215	Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.
Multi-Family Housing (Low-Rise)	220	Low-rise multi-family housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwellings and that have two or three floors (levels).
Multi-Family Housing (Mid-Rise)	221	Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Multi-Family Housing (High-Rise)	222	High-rise multifamily housing includes apartments, townhouses, and condominiums. Each building has more than 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Affordable Housing	223	Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.
Off-Campus Student Apartment (Low-Rise)	225	An off-campus student apartment (low-rise) houses college or university students in structures with two or three floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Off-Campus Student Apartment (Mid-Rise)	226	An off-campus student apartment (mid-rise) complex houses college or university students in structures with between four and 10 floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Low-Rise Residential with Ground-Floor Commercial	230	This is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mid-Rise Residential with Ground-Floor Commercial	231	This is a mixed-use multifamily housing building with between four and 10 floors of residential space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mobile Home Park	240	A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.
Senior Adult Housing—Single-Family	251	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units can be either detached or attached, and may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreation facilities.

Land Use Category	ITE Code	Description
Senior Adult Housing—Multi-Family	252	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units share both floors and walls with other units in the residential building.
Congregate Care Facility	253	This is an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette. Assistance is typically available for housekeeping or minor household maintenance. Limited medical services (such as nursing and dental) may or may not be provided. The residents may contract additional medical services or personal assistance.
Assisted Living	254	An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to people with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility; living quarter for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. (See ITE 620 under nonresidential uses.) This use is sometimes known as personal care, residential care, or domiciliary care.
Continuing Care Retirement Community (CCRC)	255	This land use provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multi-family), congregate care, assisted living, and nursing homes. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited supporting retail facilities. A CCRC is usually a self-contained village.
Recreational Homes	260	This is either (1) a second home used by its owner periodically for recreation or (2) a home rented by its owner to others on a short-term or seasonal basis. Some sites are located within a resort that contains local services and complete recreational facilities. Recreational homes are distinguished from timeshares (ITE 265).
Timeshare	265	A timeshare is a development where multiple purchasers buy interests in the same property and each purchaser receives the right to use the facility for a period of time each year. The shared property is commonly a vacation or recreational condominium
Residential Planned Unit Development	270	A residential planned unit development (PUD) is defined as containing any combination of residential land uses. These uses might also contain supporting services such as limited retail and recreational facilities.

■ Nonresidential Land Use Definitions

Land Use Category	ITE Code	Description
All Suites Hotel	311	Places of lodging for travelers and tourists that provide sleeping accommodations, a small restaurant and lounge, and a small amount of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. <i>In contrast, see Hotel or Conference Hotel (ITE 310) and Motel (ITE 320).</i>
Amusement Park	480	An outdoor facility that contains rides, entertainment, refreshment stands, and picnic areas.
Auto Parts Store	843	Retail store specializing in the sale of automobile parts for maintenance and repair. The facilities within this land use are not typically equipped for on-site vehicle repair. <i>In contrast, see Automobile Parts and Service (ITE 943) and Tire Store (ITE 848).</i>
Automobile Parts and Service	943	Facilities specializing in the sale of automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and spark plugs. A full array of on-site services for motor vehicles is also available. An automotive parts and service center may also sell automobile parts to retailers and repair facilities. <i>In contrast, see Auto Parts Store (ITE 843) and Tire Store (ITE 848).</i>
Automobile Sales (New)	840	Dealerships offering new cars for sale or lease. Automobile services, parts sales, and used car sales may also be available. Some dealerships also provide truck sales and service. <i>In contrast, see Automobile Sales, Used (ITE 841) and Recreational Vehicle Sales (ITE 842).</i>
Automobile Sales (Used)	841	Dealerships offering used cars for sale or lease. Automobile services and parts sales may also be available. Some dealerships also provide truck sales and service. <i>In contrast, see Automobile Sales, New (ITE 840) and Recreational Vehicle Sales (ITE 842).</i>
Building Materials and Lumber Store	812	A free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building or in a yard or storage sheds. <i>In contrast, see Hardware/Paint Store (ITE 816).</i>
Business Park	770	A group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses, although a greater percentage of uses is typically industrial/warehousing. The rear side of the building is often served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. <i>In contrast, see Office Park (ITE 750) and Research and Development Center (ITE 760).</i>
Car Wash & Detail Center	949	A facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. <i>In contrast, see Self-Service Car Wash (ITE 945).</i>
Cemetery	566	A place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and a crematorium.
Church/Place of Worship	560	A building in which public worship services are held. A church, synagogue or any other religious facility generally houses an assembly hall or sanctuary and may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Some may offer day care or extended care programs during the week.

Land Use Category	ITE Code	Description
Clinic	630	A facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a lab facility and supporting pharmacy. <i>In contrast, see Hospital (ITE 610) and Medical-Dental Office Building (ITE 720).</i>
Convenience Store with Gas	945	A facility with a co-located convenience store and gas station. The convenience store sells groceries and other everyday items that a person may need or want as a matter of convenience. Some stores offer limited seating. The gas station sells automotive fuels such as gasoline and diesel. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations. <i>In contrast, see Gasoline/Service Station (944) and Truck Stop (ITE 950).</i>
Corporate Headquarters Building	714	A single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, an employee restaurant or cafeteria, and other service functions. This category includes a regional headquarters building of a state-wide or national company. <i>In contrast, see General Office Building (ITE 710) and Single-Tenant Office Building (ITE 715).</i>
Daycare Center	565	A facility that cares for preschool age children, normally during the daytime hours. The facility generally includes classrooms, offices, eating areas, and a playground. After-school care for school age children may also be provided.
Discount Club	857	A discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, household items, tires and appliances; many items are sold in large quantities or bulk.
Drive-in Bank	912	It contains banking facilities for both the motorist while in a vehicle, and someone who walks into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM).
Fast Casual Restaurant	930	A sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. <i>In contrast, see Fast Food Restaurant (ITE 934), Fine Dining Restaurant (ITE 931), and High-Turnover (Sit Down) Restaurant (ITE 932).</i>
Fast Food Restaurant	934	Any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. <i>In contrast, see Fast Casual Restaurant, (ITE 930), Fine Dining Restaurant (931) and High-Turnover (Sit Down) Restaurant (ITE 932).</i>
Fine-Dining Restaurant	931	A full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. <i>In contrast, see Fast Casual Restaurant (930), Fast Food Restaurant (ITE 934), and High-Turnover (Sit Down) Restaurant (ITE 932).</i>

Land Use Category	ITE Code	Description
Free-Standing Discount Store	815	A retail store that generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site but they can also be found in mutual operation with a related or unrelated garden center and/or service station. A free-standing discount store can also be found on a separate parcel within a retail complex. <i>In contrast, see Variety Store (ITE 814).</i>
Furniture Store	890	A full-service retail facility that specializes in the sale of furniture and often carpeting. A furniture store is generally large and may include storage areas. Both traditional retail furniture stores and warehouse stores with showrooms are included in this category. Although some home accessories may be sold, a furniture store primarily focuses on the sale of pre-assembled furniture. A majority of items sold at these facilities are ordered for delivery.
Gasoline/Service Station	944	A gasoline/service station where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. Service stations may also have ancillary facilities for servicing and repairing motor vehicles, as well as a car wash. <i>In contrast, see Convenience Store with Gas (ITE 945) and Truck Stop (ITE 950).</i>
General Light Industrial	110	A free-standing facility with minimal office space devoted to a single industrial use, but having an emphasis on activities other than manufacturing. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. <i>In contrast, see Manufacturing (ITE 140).</i>
General Office Building	710	An office building greater than 10,000 square feet and where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building is designed to contain multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, banking institutions, a restaurant, or other service retailers. <i>In contrast, see Business Park and Corporate Headquarters Building, above, and Medical-Dental Office Building, Office Park, Research and Development Center, and Single-Tenant Office Building)</i>
Hardware/Paint Store	816	A free-standing building that sells hardware and paint supplies. <i>(In contrast, see Building Materials and Lumber Store, above.)</i>
High Cube Warehouse		A high-cube warehouse (HCW) is a building used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. The warehouse typically has a ceiling height of 24 feet or more and has a high level of on-site automation and logistics management. The warehouse can be free-standing or located in an industrial park. The amount of office/employee welfare space is typically an insignificant portion of the overall building square footage
High Cube Parcel Hub Warehouse	156	A high-cube warehouse (HCW) that serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, washing, or fueling facilities. Some limited assembly and repackaging may occur within the facility. <i>In contrast, see High-Cube Warehouse, Fulfillment (ITE 155), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (150).</i>

Land Use Category	ITE Code	Description
High-Cube Warehouse, Fulfillment	155	A high-cube warehouse (HCW; see footnote) with either a sort or non-sort facility. A sort facility is a fulfillment center that ships out smaller items, requiring extensive sorting, typically by manual means. A non-sort facility is a fulfillment center that ships large box items that are processed primarily with automation rather than through manual means. Some limited assembly and repackaging may occur within the facility. <i>In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (ITE 150).</i>
High-Cube Warehouse, Short-Term	154	A high-cube warehouse (HCW; see footnote) that is a distribution facility for the movement of large volumes of freight with only short-term storage of products. Some limited assembly and repackaging may occur within the facility. <i>In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Fulfillment (ITE 155) and Warehousing (ITE 150).</i>
High-Turnover (Sit-Down) Restaurant	932	Sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities may also contain a bar area for serving food and alcoholic drinks. <i>In contrast, see Fast Casual Restaurant (ITE 930), Fast Food Restaurant (934), and Fine Dining Restaurant (ITE 931).</i>
Hospital	610	Any institution where medical or surgical care and overnight accommodation is given to nonambulatory and ambulatory patients. <i>In contrast, see Clinic (ITE 630) and Medical-Dental Office Building (ITE 720).</i>
Hotel or Conference Hotel	310	A place of lodging for travelers and tourists that provides sleeping accommodation and supporting facilities such as a full-service restaurant, shops, cocktail lounge, meeting rooms, banquet room, and convention facilities. A swimming pool or another recreational facility such as a fitness room is also typically provided. <i>In contrast, see All-Suites Hotel (ITE 311) and Motel (ITE 320).</i>
Manufacturing	140	Facility where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. <i>In contrast, see General Light Industrial (ITE 110).</i>
Medical-Dental Office Building	720	A facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or surgical care. One or more private physicians or dentists generally operate this type of facility. <i>In contrast, see Clinic (ITE 630) and General Office Building (ITE 710).</i>
Motel	320	A place of lodging for travelers and tourists that provides sleeping accommodation and provides little or no meeting space and few supporting facilities. Exterior corridors accessing rooms (immediately adjacent to a parking lot) is common for a motel. <i>In contrast, see All Suites Hotel (ITE 311) and Hotel or Conference Hotel (ITE 310).</i>
Movie Theater	445	A building where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen.
Nursery (Garden Center)	817	A free-standing building with an outside storage area for planting or landscape stock that primarily serves the general public. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. <i>In contrast, see Nursery (Wholesale), ITE 818.</i>

Land Use Category	ITE Code	Description
Nursery (Wholesale)	818	A free-standing building with an outside storage area for planting or landscape stock that primarily serves contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. <i>In contrast, see Nursery (Garden Center), ITE 817.</i>
Nursing Home	620	A facility whose primary function is to provide 24-hour per day care for people unable to care for themselves. The term is applicable not only to rest homes, but also to chronic care and convalescent homes. Assisted living and continuing care retirement communities can be included in this category.
Office Park	750	General office buildings and support services, such as banks, restaurants, and service stations, arranged in a park- or campus-like atmosphere. <i>In contrast, see Business Park (ITE 770) and Research and Development Center (760).</i>
Pharmacy/Drugstore – no drive through	880	A retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise.
Pharmacy/Drugstore – with drive through	881	A pharmacy/drugstore (see above) with a drive-through window.
Private Elementary School	520	A privately owned, state accredited school that serves students attending kindergarten through fifth or sixth grade.
Private High School	534	A privately owned, state accredited school that serves students who have completed middle school / junior high school.
Private Middle School (Junior High)	522	A privately owned, state accredited school that serves students who have completed elementary school and have not yet entered high school.
Quick Lubrication Vehicle Shop	941	A business where the primary activity is to perform oil change services for vehicles. Other ancillary services may include preventive maintenance, such as fluid and filter changes. Automobile repair service is generally not provided. <i>In contrast, see Automobile Parts & Service (ITE 943).</i>
Racquet/Tennis Club	491	A membership-based indoor or outdoor facility that primarily caters to racquet sports (tennis, racquetball, pickle ball, handball, squash), and may include ancillary facilities such as whirlpools, saunas, weight rooms, snack bars, small retail stores, and daycare.
Recreational Community Center	495	A stand-alone facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickle ball, basketball and volleyball courts; outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged.
Recreational Vehicle (RV) Sales	842	A free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. <i>In contrast, see Automobile Sales, New (ITE 840) and Automobile Sales, Used (ITE 841).</i>
Research & Development Center	760	A facility or group of facilities devoted almost exclusively to research and development activities. While they may also contain offices and some light fabrication areas, the primary function is that of scientific research and product or business development. <i>In contrast, see Office Park (ITE 750) and Business Park (ITE 770).</i>
Self-Service Car Wash	945	Facility that allows for the manual cleaning of vehicles by providing stalls for the driver to park and wash the vehicle. <i>In contrast, see Car Wash & Detail Center (ITE 949).</i>

Land Use Category	ITE Code	Description
Shopping Center	820	An integrated group of commercial establishments that is planned, developed, owned and managed as a unit and often has more than one anchor store. It is related to its market area in terms of size, location, and type of store. Individual stores, recreational facilities, movie theaters, office space, eating establishments and other uses located within a shopping center building are each charged the shopping center impact fee rate because the rate already assumes a wide variety of uses that are commonly found in shopping centers. <i>In contrast, see Strip Retail Plaza (ITE 822).</i>
Single-Tenant Office Building	715	A free-standing building exclusively occupied by a single business or company and generally contains its offices, meeting rooms, space for file storage and data processing, and possibly other service functions including an employee restaurant or cafeteria. <i>In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Small Office Building (ITE 172).</i>
Small Office Building	712	A smaller-scale office building (generally, 10,000 square feet of gross floor area or less) that typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. <i>In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Single-Tenant Office Building (ITE 715).</i>
Specialty Trade Contractor	180	A business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.
Sporting Goods Superstore	861	A free-standing facility that specializes in the sale of athletic and outdoor-oriented merchandise. It typically offers a variety of customer services and centralized cashiering and maintains long store hours 7 days a week. Examples of items sold in these stores include outdoor/athletic clothing, sports equipment, shoes, and hunting/boating/fishing gear. Some may also carry automotive supplies.
Strip Retail Plaza	822	An integrated, open-air group of commercial establishments that is planned, developed, owned, and managed as a unit. Strip retail plazas are smaller than shopping centers and do not contain a supermarket or other major tenant “anchor”. Individual establishments located within a strip retail plaza building are each charged the strip retail plaza impact fee rate because the rate already assumes a wide variety of uses that are commonly found in shopping centers. <i>In contrast, see Shopping Center (ITE 820).</i>
Supermarket	850	A free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy. This category includes both traditional supermarkets and discount supermarkets.
Tire Store	848	Primary business is the sales and marketing of tires for automotive vehicles. Services offered by these stores usually include tire installation and repair, as well as other limited automotive maintenance or repair services as an accessory use. These stores generally do not contain large storage or warehouse areas. <i>In contrast, see Auto Parts Store (ITE 843) and Automotive Parts & Service (ITE 943).</i>
Truck Stop	950	A facility located adjacent to an interstate highway interchange that provides commercial vehicle fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities, and one or more restaurants (either fast-food or high-turnover sit-down). <i>In contrast, see Convenience Store with Gas (ITE 945) and Gasoline/Service Station (ITE 944).</i>

Land Use Category	ITE Code	Description
University		A 4-year university or college that may or may not offer graduate programs.
Variety Store	814	A retail store that sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a “dollar store.” Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. <i>In contrast, see Free-Standing Discount Store (ITE 815).</i>
Veterinary Clinic	640	A facility that specializes in the medical care and treatment of animals. Includes the term “Animal Hospital.”
Warehousing	150	A facility that is primarily devoted to the storage of materials, but it may also include office and maintenance areas. <i>In contrast, see High-Cube Warehouse classifications (ITE 156, 155 and 154).</i>

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Chapter 157 - DEVELOPMENT IMPACT FEE ORDINANCE

Sec. 157.01 Short Title.

This **chapter** shall be known and may be cited as the “Development Impact Fee Ordinance of Pike County, Georgia,” or, for brevity, the “Impact Fee Ordinance.”

Ed. Note – in all instances, the term “ordinance” in the text has been replaced with the term “chapter” since the intent is to fully insert this text into the County’s Code of Ordinances.

Sec. 157.02 Authority.

This chapter has been prepared and adopted by the Pike County Board of Commissioners in accordance with the authority provided by Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia, the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 *et seq.* as amended), and such other laws as may apply to the provision of public facilities and the power to charge fees for such facilities.

Sec. 157.03 Applicability.

- (a) The provisions of this chapter shall not be construed to limit the power of the county to use any other legal methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this chapter.
- (b) This chapter shall apply to all unincorporated areas under the regulatory control and authority of Pike County and such other areas as may be included by intergovernmental agreement.

Sec. 157.04 Findings.

The Pike County Board of Commissioners finds and declares:

- (a) That an equitable program for planning and financing public facilities to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety, and general welfare of the citizens of the county; and
- (b) That certain public facilities as herein defined have been and must be further expanded if new growth and development is to be accommodated at the same level of service available to existing development; and
- (c) That it is fair and equitable that new growth and development shall bear a proportionate share of the cost of such public facilities necessary to serve new growth and development.

Sec. 157.05 Purpose.

- (a) The purpose of this chapter is to impose impact fees, as hereinafter set forth, for certain public facilities, as hereinafter defined.
- (b) It is also the purpose of this chapter to ensure that adequate public facilities are available to serve new growth and development in the county and to provide that new growth and development bears a proportionate share of the cost of new public facilities needed to serve them.

Sec. 157.06 Intent.

This chapter is intended to implement and be consistent with the Pike County Comprehensive Plan, as it has been adopted or may be amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. 50-8-1 *et seq.*); and the applicable *Development Impact Fee Compliance Requirements*, as adopted by the Georgia Board of Community Affairs and amended from time to time.

Sec. 157.07 Rules of construction.

The provisions of this chapter shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and general welfare of the citizens of Pike County. Unless otherwise stated in this chapter, the following rules of construction shall apply to the text of this chapter:

- (a) In the case of a conflict between words or phrases as used in this chapter and as used in other codes, regulations or laws of the county, such difference shall not affect the meaning or implication of such words or phrases as used in this chapter.
- (b) In the case of any difference of meaning or implication between the text of this chapter and any caption, illustration, summary table, or illustrative table, the text shall control.
- (c) The word “shall” is always mandatory and not discretionary; the word “may” is permissive.
- (d) Words used in the present tense shall include the future and words used in the singular number shall include the plural and the plural the singular, unless the context clearly indicates the contrary.
- (e) The word “person” includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
- (f) The conjunction “and” indicates that all the connected terms, conditions, provisions, or events shall apply.
- (g) The conjunctions “or” and “and/or” indicate that the connected items, conditions, provisions, or events may apply singly or in any combination.
- (h) The use of “either ... or” indicates that the connected items, conditions, provisions, or events shall apply singly and not in combination.

- (i) The word “includes” or “including” and the phrase “such as” shall not limit a term to the specific example or examples given but are intended to extend its meaning to all other instances or circumstances of like kind or character.
- (j) The section and paragraph headings and enumerations used in this chapter are included solely for convenience and shall not affect the interpretation of this chapter.

Sec. 157.08 Definitions.

As used in this chapter, the following terms shall have the meaning set forth below.

Administrator means the County Manager for Pike County, or the **County** Manager’s designee, who is hereby charged with implementation and enforcement of this chapter.

Affordable housing means any dwelling unit intended for permanent or long-term occupancy that is available to families that have a household income, excluding any governmental housing subsidies, at or below 60 percent of the median income for all households living in Pike County. See also the definition of “workforce housing” and “family” below.

Annual CIE update means the annual reporting requirement to the department of community affairs that includes a financial report for the last completed fiscal year and an update to the community work program showing for the current year plus the next four years, in accordance with the *Development Impact Fee Compliance Requirements* of the department of community affairs.

Board of commissioners means the board of commissioners of Pike County, Georgia.

Building permit means the document issued by the county authorizing the construction, installation, alteration of, addition to, or change of occupancy or use of a building or structure. As used in this chapter, the term shall not include permits required for remodeling, rehabilitation, repairs, or other improvements to an existing structure provided there is no increase in the demand or need placed on public facilities as defined herein.

Capital improvement means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element means a **component** of the county’s comprehensive plan that sets out projected needs for system improvements during the planning horizon established therein, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the board of commissioners. **By extension, references in this chapter to the “capital improvements element” include reports and studies prepared for the county leading to the final adopted capital improvements element.**

Certificate of completion means a certificate issued by the county that serves as confirmation that a building or structure has been constructed according to approved plans and specifications and complies with the building code and any other applicable regulations.

Certificate of occupancy means a certificate issued by the county authorizing the occupancy of a new building or a change to the occupancy, nature or use of a building or part of a building.

Commencement of construction, for private development, means initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds, whether they be development impact fee funds or not, for a public facilities project, or advertising of bids to undertake a public facilities project.

Completion of construction means the issuance of the final certificate of occupancy by the appropriate county official. The date of completion is the date on which such certificate is issued.

Community work program means the component of the comprehensive plan's capital improvements element that lays out the specific activities the county plans to undertake during the five years following adoption of the capital improvements element.

Comprehensive plan means the plan or planning elements as adopted or amended in accord with O.C.G.A. 50-8-1 *et seq.* and the applicable *Minimum Standards and Procedures for Local Comprehensive Planning* as adopted by the department of community affairs.

County means Pike County, a legal subdivision of the state of Georgia. The term "the county" means the board of commissioners or any of its departments or officials, as appropriate to the context.

Day means a calendar day, unless otherwise specifically identified as a "work" day or other designation when used in the text.

Department of community affairs means the Department of Community Affairs of the State of Georgia.

Developer means any person or legal entity undertaking development.

Development means any action which creates demand on or need for public facilities, as defined herein, and includes any construction or expansion of a building, structure, or use; any change in use of land, a building, or structure; or the connection of any building or structure to a public utility.

Development activity: see "Development".

Development approval means any written authorization, such as issuance of a building permit, approval for grading or site development, or any other form of official action required by local law or regulation prior to the commencement of construction.

Development impact fee means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve it.

Development impact fee assessment means the determination of the amount of an impact fee due for issuance of a particular building permit.

Development impact fee collection means the receipt by the county of the amount due for an impact fee assessed for a particular building permit.

Dwelling unit means one room or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by one family, and physically separated from

other rooms or dwelling units which may be in the same structure, and containing independent cooking, sleeping and sanitary facilities. A dwelling unit may be a single-family detached home, a townhouse, a unit in a duplex, an apartment or condominium in a multi-family structure, or any other type of domicile intended for long-term human occupancy.

Encumber means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the board of commissioners.

Excess capacity means that portion of the capacity of a public facility or system of public facilities which is beyond that necessary to provide adequate service to existing development at the adopted level-of-service standard.

Facilities means buildings and other structures, parking and other access improvements, vehicles, and equipment, each of which have an expected life under normal usage of 10 years or more.

Family means one or more persons related by blood, marriage, or adoption, consisting of spouse, children, grandchildren, parents, or grandparents, or who requires medical attention, guardianship, or assistance due to disability, occupying the premises and living as a single nonprofit housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use.

Fee assessment: see “Development impact fee assessment”.

Fee collection: see “Development impact fee collection”.

Fee payor means that person or entity who pays a development impact fee, or his or her legal successor in interest, when the right or entitlement to any refund of previously paid development impact fees which is required by this chapter has been expressly transferred or assigned to the successor in interest. In the absence of an express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed “not to run with the land.”

Floor area means the sum of the gross floor area for each of the several stories under roof, measured from the exterior limits or faces of a building or structure. The floor area of a single family dwelling shall not include an attic used strictly for storage and not habitation.

Individual assessment determination means a finding by the administrator that an individual assessment study does or does not meet the requirements for such a study as established by this chapter or, if the requirements are met, the fee calculated therefrom.

Individual assessment study means the engineering, financial, or economic documentation prepared by a fee payor or applicant to allow individual determination of a development impact fee other than by use of the applicable fee schedule.

Level of service means a measure of the relationship between service capacity and service demand for specified public facilities as established by the county in terms of demand to capacity ratios or the comfort and convenience of use or service of such public facilities, or both.

Person means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, council, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

Present value means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using accepted methods of financial analysis **acceptable to the administrator**, for determination of “present value.”

Project means **a particular development on an identified parcel of land**. With regard to land development, a project may be identified as those construction activities authorized collectively by a building permit or other development approval, or for an interrelated collection of buildings and common public facilities such as a residential subdivision or an office park.

Project improvements means site specific improvements and facilities that are planned, designed, or built to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project only, and are not “system” improvements. The character of the improvement shall control a determination of whether an improvement is a “project” improvement or a “system” improvement, and the physical location of the improvement on-site or off-site shall not be considered determinative of whether an improvement is a “project” improvement or a “system” improvement. **If an improvement or facility provides or will provide more than incidental service or facility capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement.** A project improvement may provide no more than incidental service or facility capacity to persons other than users or occupants of the particular project they serve. No improvement or facility included in a plan for public facilities and approved for public funding by the county shall be considered a project improvement.

Property owner means that person or entity that holds legal title to property.

Proportionate share means that portion of the cost of system improvements which is reasonably and fairly related to the service demands and needs of a project.

Public facilities, as used in this chapter, means (a) parks, open space, and recreation areas and related facilities; (b) **animal control facilities**; (c) fire protection facilities; (d) emergency medical services (EMS) facilities; (d) **emergency communications facilities**; (e) **law enforcement facilities, (which includes the sheriff’s office and the county jail)**, (f) roads, streets, and bridges, including rights of way, traffic signals, landscaping, **road surfacing (such as paved or dirt)**, and any other components of **streets, roads and highways such as traffic islands, sidewalks, bike lanes and landscaping**; and (g) Library facilities.

Regional commission means the Two Rivers Regional Commission of Georgia.

Service area means a geographic **area delineated by the county**, in which a defined set of public facilities provide or are proposed to provide service to existing or future development.

System improvements means capital improvements that are public facilities designed to provide service to more than one project or to the county at large, in contrast to “project” improvements.

System improvement costs means costs incurred to provide additional public facilities capacity to serve new growth and development for planning, design and construction, land acquisition, land improvement, design, and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions. System improvement costs include but are not limited to the construction contract price, surveying and engineering fees, related land

acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees); expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the Capital Improvements Element; and administrative costs, provided that such administrative costs shall not exceed three percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the county to finance the Capital Improvements Element. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

Unit of development means the standard incremental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of floor area, motel room, etc.

Unused or excess impact fee means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this chapter.

Workforce housing means any dwelling unit intended for permanent or long-term occupancy that is available to families that have a household income, excluding any governmental housing subsidies, higher than 60 percent and up to 120 percent of the median income for all households living in Pike County. See also the definitions of “affordable housing” and “family”, above.

Sec. 157.09 IMPOSITION OF DEVELOPMENT IMPACT FEES.

Any person who, after the effective date of this chapter, engages in development shall pay a development impact fee in the manner and amount set forth in this chapter.

Sec. 157.10 Construction not subject to impact fees.

- (a) The following projects and construction activities do not constitute “development” as defined in this chapter, and are therefore not subject to the imposition of impact fees:
- (1) Rebuilding no more than the same number of units of development (as defined in this chapter) that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property.
 - (2) Remodeling or repairing a structure that does not result in an increase in the number of units of development.
 - (3) Replacing a dwelling unit or units with the same or fewer number of dwelling units on the same lot or property.
 - (4) Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this chapter.

- (5) Placing a temporary **transportable** construction office **or temporary transportable** sales office on a lot during the period of construction or build-out of a development project.
 - (6) Constructing an addition to or expansion of a dwelling unit that may increase the floor area or number of rooms but does not increase the number of dwelling units.
 - (7) Constructing an addition to or expansion of an existing commercial or industrial development that does not increase the total square footage on the property by 20 percent or more. Additions which exceed 2000 square feet shall not be exempt from the imposition of an impact fee
 - (8) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, including but not limited to a deck or patio, **detached garage or utility shed**, satellite antenna, pet enclosure, private recreational facilities such as a swimming pool **or tennis court**, and detached guest quarters and garage apartment meeting all other requirements of the County Code
 - (9) Constructing accessory uses to principal commercial or industrial buildings that do not increase the total square footage on the property by 20% or more. Each accessory building which exceeds 2000 square feet shall not be exempt from the imposition of an impact fee.
- (b) **A person claiming to be not subject to impact fees under this section shall submit to the administrator information and documentation sufficient to permit the administrator to determine whether such claim is correct.**

Sec. 157.11 Grandfathered projects.

- (a) *Work prior to effective date of this chapter.* Notwithstanding any other provision of this chapter, work for which a valid building permit has been issued **and the associated impact fee assessed prior** to the effective date of this chapter shall not be subject to **additional** development impact fees **under this article** so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.
 - (1) **Said work shall be commenced, pursued, and completed within the allowable time established by the building permit. Work shall be considered as having commenced on the date of the first required inspection as determined by the county’s building official.**
 - (2) **Work for which a valid permit has been issued shall continue with this status until the permit expires, at which time the renewal of the permit or the issuance of a new permit for the same work or additional work on the same property shall incur the applicable impact fees.**
- (b) *Work prior to amendments to this chapter.* Notwithstanding any other provision of this chapter, work for which a valid building permit has been issued prior to any amendment to this chapter shall not be subject to any increase in fees as may be established by said amendment and may proceed upon payment of impact fees otherwise in effect.

- (1) Said work shall be commenced, pursued, and completed within the time established by the building permit. Work shall be considered having commenced on the date of the first required inspection as determined by the county's building official.
- (2) Work for which a valid permit has been issued shall continue with this status until the permit expires, at which time the renewal of the permit or the issuance of a new permit for the same work or additional work on the same property shall incur the applicable impact fee increase (if any) over the amount previously paid.

Sec. 157.12 Method of calculation.

- (a) Any development impact fee imposed pursuant to this chapter shall not exceed a project's proportionate share of the cost of system improvements and shall be calculated on the basis of levels of service for public facilities that are the same for existing development as for new growth and development.
- (b) Notwithstanding anything to the contrary in this chapter, the calculation of impact fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the capital improvements element, and which:
 - (1) are reasonably expected to be generated by new growth and development; and
 - (2) are reasonably expected based on historical funding patterns to be made available to pay for system improvements of the same category for which an impact fee is imposed.
- (c) The method of calculating impact fees for public facilities under this chapter shall be maintained for public inspection as a part of the official records of the county, and may be amended from time to time by official act of the board of commissioners.
- (d) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a development impact fee may also include the proportionate cost of existing system improvements to the extent that such public facilities have excess service capacity and new development will be served by such facilities, as established in the capital improvements element.
- (e) Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs, as set forth in the capital improvements element.

Sec. 157.13 Fee assessment and payment.

- (a) Payment of a development impact fee pursuant to the fee schedule attached hereto and incorporated herein as Attachment A, shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the county, and shall be deemed to be in compliance with the requirements of this chapter.
- (b) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures, or other land uses in any combination, including two or more uses within a building or structure (other than a shopping center, shopping plaza, or strip retail center), the total development impact fee shall be the sum of

the fees for each and every building, structure, or use, including each and every use within a building or structure.

- (c) **New shopping centers, shopping plazas, and strip retail centers shall be assessed a single impact fee, in accordance with Attachment A, as a single use without regard to its individual tenants.**
 - (1) Future businesses or other uses that replace previous businesses or other uses in the original shopping center building shall not be **assessed individual impact fees.**
 - (2) **Any new building on the same property as the original shopping center building shall be assessed an impact fee based on its proposed use. This applies to expansion of the original shopping center building, which will be assessed an impact fee based on the floor area of the expansion and its intended use.**
- (d) If an applicant contends that the land use category of the proposed development is not shown on the fee schedule or fits within a different land use category, then:
 - (1) The administrator **in his or her sole discretion** shall decide as to the appropriate land use category and the appropriate development impact fee.
 - (2) In making such **determination**, the administrator **may** require additional information from the applicant to form a logical fee determination relative to the land use categories shown on the adopted fee schedule (Attachment A hereto).
 - (3) If the land use of the proposed development **is not similar** to a land use category shown on the adopted fee schedule, **then an appropriate fee may be determined by the administrator as an individual assessment in accordance with the individual assessment determinations section of this article; or, a new category may be added by the administrator and an appropriate fee established under the county's current impact fee methodology**, subject to annual confirmation by the board of commissioners.
 - (4) **Appeals from the decision of the administrator shall be made to the board of commissioners in accordance with the administrative appeals section of this chapter.**

Sec. 157.14 Timing of assessment and payment.

- (a) Development impact fees shall be assessed at the time of application for a building permit and shall be collected based on the use of the building determined at that time.
- (b) For projects not involving issuance of a building permit, all development impact fees shall be collected at the time of approval of the development permit or such other authorization to commence construction or to commence use of a property, whichever is earliest.
- (c) If the final use of a building cannot be determined at the time of the initial building permit, the administrator shall have the authority to assess a development impact fee based on the most likely use of the building. If the final use of the building differs from the use upon which the original impact fee was assessed, the administrator shall adjust the fee in accordance with the following:

- (1) Prior to the completion of the project, and as a condition to the issuance of a certificate of occupancy, the developer shall certify in writing to the administrator the actual land use or uses of the project and shall present an architect's certificate of the actual gross square footage of floor area attributable to each use.
 - (2) In the event that the actual land use or uses and/or the actual gross square footage applicable to the actual land use or uses differs from that originally certified, and in the event that the impact fee applicable to the actual land use or uses and/or gross square footage exceeds the impact fee previously paid, the developer shall be required to pay the amount of the excess as a condition to the issuance of a certificate of occupancy.
 - (3) The amount of the excess shall be based upon the impact fee schedule in effect on the date the certificate of occupancy is issued.
 - (4) If the actual gross square footage constructed after the issuance of the building permit is less than the amount originally certified, the developer shall be entitled to a refund of the excess portion of the fee already paid or may carry the excess portion forward as a credit against future impact fees in accordance with the credit provisions of this chapter.
- (d) Notwithstanding any other provision of this chapter **to the contrary**, any future change in land use that requires a higher impact fee than the previous impact fee shall result in the assessment of such additional fee to cover the difference. Future changes in impact fees may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development (as defined herein), the adoption of a new impact fee schedule by the board of commissioners, or the subsequent discovery of facts unknown or misrepresented at the time of the original fee assessment by the county.

Sec. 157.15 Individual assessment determinations.

An individual assessment of development impact fees for a particular property or proposed use may be established as follows:

- (a) At their option, an applicant for development approval may petition the administrator for an individual assessment **determination** of development impact fees due for their project in lieu of the fee established on the fee schedule attached hereto and incorporated herein as Attachment A.
- (b) In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. The individual assessment study shall:
 - (1) Be based on actual, relevant, and credible information from an accepted standard source of engineering or planning data; or,
 - (2) Be based on actual, relevant, and credible studies or surveys of facility demand conducted in the county or its region, carried out by qualified engineers or planners pursuant to accepted methodology; and

- (3) Provide any other written specification as may be reasonably required by the administrator to substantiate the individual assessment; and
- (4) Be consistent with the purpose of this chapter and its concept of proportionate share of costs of public facilities costs.
- (c) The applicant shall provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.
- (d) The administrator in his or her sole discretion shall determine whether the content of an individual assessment study satisfies the requirements of the preceding paragraph (b). A negative determination by the administrator may be appealed to the board of commissioners in accordance with the administrative appeals section of this chapter.
- (e) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the county and shall be deemed to be in compliance with the requirements of this chapter.

Sec. 157.16 Hardship Application.

For proposed single family detached houses, the required impact fee may be waived upon approval of a hardship application by the Board of Commissioners.

- (a) At the time of the building permit application, the hardship application shall be submitted to the Administrator, and shall then be forwarded to the Board of Commissioners for consideration at the Board's next regularly scheduled meeting. In order to successfully have the impact fee waived, the applicant must satisfactorily document at least one of the following criteria to the Board, and that the presence of such criteria shall be exacerbated by the payment of a residential impact fee for a proposed home:
 - (1) A mental, physical, or medical disability;
 - (2) A financial hardship resulting from such occurrences as the loss of employment, extraordinary medical expenses (or that are incidental to the loss of spouse or supporting family member), divorce, personal bankruptcy, or foreclosure. A financial affidavit shall be required as part of the supporting documentation.
- (b) It is recognized that the cost of system improvements otherwise foregone through approval of a hardship application of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, adequate funds shall be identified and transferred to the impact fee fund accounts equal to the amount of all exemptions granted by the board of commissioners during the preceding year.

Sec. 157.17 Fee certification.

Upon application to the administrator, a **property owner or** developer may receive a certification of the development impact fee schedule attached hereto and incorporated herein as Attachment A

or a certified fee for a particular project, as applicable. Such certified schedule or **individual fee determination for a particular project** shall establish the development impact fee due for a period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim.

- (a) The administrator shall provide an applicant with a written certification of the impact fee schedule or an individual fee determination within five working days after the administrator’s receipt of a completed application. The fee schedule or individual fee determination certified by the administrator shall establish the impact fee schedule for the proposed development activity or the total impact fee for the proposed development activity, as applicable, for a period of 180 days immediately following the date of certification.
- (b) Notwithstanding the issuance of any certification of an individual fee determination, any additions or changes to the proposed development activity different from the development activity identified in the original application for certification shall negate any such certification.

Sec. 157.18 Exemptions.

- (a) The board of commissioners may exempt all or part of a particular development project from development impact fees if the board of commissioners finds that such project is determined to create extraordinary economic development and employment growth or affordable housing.
- (b) The board of commissioners may at its discretion create a process for granting a reduction in the impact fee for certain business development projects upon the determination and relative to the extent that the project represents extraordinary economic development and employment growth, or that the affordability of housing (including “workforce” housing) may be increased, in accordance with adopted exemption criteria.
- (c) Such exemption criteria shall be adopted by the board of commissioners if, and when, it deems that such exemptions are warranted and would be of benefit to the entire county, its business community, and its residents.
- (d) It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, adequate funds shall be identified and transferred to the impact fee fund accounts equal to the amount of all exemptions granted by the board of commissioners during the preceding year.
- (e) In the absence of adopted applicable exemption criteria for either extraordinary economic development and employment growth or for affordable housing, no applicable exemption shall be approved.

Sec. 157.19 Maintenance of funds.

The county shall comply with all applicable accounting requirements of O.C.G.A. § 36-71-8, which include the following:

- (a) All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to this chapter shall be maintained in one or more interest-bearing accounts until expended. Restrictions on the investment of development impact fee funds shall be the same that apply to investment of all such funds generally.
- (b) Separate accounting records shall be maintained for each category of system improvements and for administration and capital improvement element preparation fees collected.
- (c) Interest earned on development fees shall be considered funds of the account on which it is earned, and shall be subject to all restrictions placed on the use of development impact fees under this chapter. Interest earned each fiscal year shall be allocated to each category of system improvements and the administration accounts in proportion to the impact fees collected.

Sec. 157.20 Expenditures; restrictions.

- (a) Expenditures from the public facility impact fee accounts shall be made only for the system improvements in the public facility category for which the development impact fee was assessed and collected.
- (b) Expenditures from the impact fee account for a particular public facility category shall be made only for projects that are listed for that category in the most recently adopted capital improvements element.
 - (1) Such expenditures for a specific project may be based on the amount of the actual cost of the project, but such shall not exceed the impact fee eligibility limits described in paragraph (b)(2) below.
 - (2) Such expenditures may not exceed the percentage of impact fee eligibility established for such project in the capital improvements element.
 - (3) Expenditures for projects not listed in the capital improvements element may be made only after they have been included in the capital improvements element by amendment adopted by the board of commissioners.
- (c) Notwithstanding anything to the contrary in this chapter, the following shall be considered general revenue of the county, and may be expended accordingly:
 - (1) Impact fees collected to recover the present value of excess capacity in existing system improvements;
 - (2) Any portion of an impact fee collected as a repayment for expenditures previously made by the county for system improvements intended to be funded by such impact fee; and,

- (3) Any portion of an impact fee collected for administration of the impact fee program, and such additional amount assessed for repayment of the cost of preparing the capital improvements element or the required annual reports that are submitted to the regional commission for review by the Georgia Department of Community Affairs.

Sec. 157.21 Annual report.

- (a) As required by the department of community affairs, the administrator shall prepare an annual report that includes a financial report based on the most recently adopted annual audit describing the amount of any development impact fees collected, encumbered, and used during such fiscal year by category of public facility.
- (b) Such annual report shall also include an update of the community work program of the comprehensive plan.
- (c) The financial report and community work program constitute the “annual CIE update”, which is further described under sec. 157.36 of this chapter.

Sec. 157.22 Credits; restrictions.

When eligible, feepayors shall be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this section.

- (a) Except as provided in the following paragraph (b), no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this chapter.
- (b) If the value of any construction, dedication of land, or contribution of money made by a developer (or his or her predecessor in title or interest) prior to the effective date of this chapter for system improvements that are included for impact fee funding in the capital improvements element, is greater than the impact fee that would otherwise have been paid for the project, then the developer shall be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this chapter, any credit due under this section shall not constitute a liability of the county, and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements.
- (c) In no event shall credit be given for project improvements, as defined in this chapter, or for system improvements not included for impact fee funding in the most recently adopted capital improvements element.

Sec. 157.23 Granting of credits for system improvements.

- (a) Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same public facilities category for which a development impact fee is imposed, provided that:

- (1) The system improvement is included for impact fee funding in the capital improvements element;
 - (2) The amount of the credit does not exceed the portion of the system improvement’s cost that is eligible for impact fee funding, as shown in the capital improvements element; and,
 - (3) The board of commissioners shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction, dedication, or transfer.
- (b) The credit allowed pursuant to this section shall not exceed the impact fee due for **any particular public facilities category for which a development impact fee is imposed**, unless a greater credit is authorized under a private contractual agreement executed under the provisions of this article.
- (1) Any credit amount more than the impact fee due for any particular public facilities category may be carried over and applied to the impact fee due in the same public facilities category for another development by the developer, or to a successor in interest, within the county.
 - (2) **To qualify as a “successor in interest” for entitlement to a credit, notice must have been given to the administrator of a legal transfer or assignment of the right of entitlement to the credit, including the name, mailing address, and written, notarized authorization of the grantor and the name and mailing address of the grantee.**

Sec. 157.24 Guidelines for credit valuation.

Credits shall be valued using the following guidelines:

- (a) For the construction of any system improvements by a developer (as defined in this chapter) or his or her predecessor in title or interest and accepted by the county, the developer must present evidence satisfactory to the administrator of the original cost of the improvement, from which present value may be calculated.
- (b) For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the county, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.
- (c) For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the county, the value shall be the original cost to the developer of the capital equipment or the cost that the county would normally pay for such equipment, whichever is less.
- (d) For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the county, the original value of the money shall be the same as that at the time of contribution, from which present value may be calculated.

- (e) In making a present value calculation, the discount rate used shall be the net of the interest rate being earned on the county’s impact fee funds, less average annual inflation, or such other discount rate as the board of commissioners in its sole discretion may deem appropriate. The average inflation rate shall be that for the Consumer Price Index (the CPI) for the cost of money, or the average rate reported by the Engineering News Record for construction in general (the CCI) or building construction specifically (the BCI), as appropriate.

Sec. 157.25 Credits; application.

- (a) Credits shall be given only upon written application of the developer to the administrator. A developer must present written evidence satisfactory to the administrator at or before the time of development impact fee assessment.
- (b) The administrator, in his or her sole discretion, shall review all applications for credits and make determinations regarding the allowance of any claimed credit, and the value of such allowed credit.
- (c) Any credit approved by the administrator shall be acknowledged in writing by the administrator and calculated at the time of impact fee assessment.
- (d) Appeals from the decision of the administrator shall be made to the board of commissioners in accordance with the Administrative Appeals section of this chapter.

Sec. 157.26 Credits; abandoned building permits.

- (a) In the event that an impact fee is paid but the building permit is abandoned, credit shall be given for the present value of the impact fee against future impact fees for the same parcel of land, upon submission of adequate evidence to the administrator that an impact fee was received by the county, the amount paid, and that the building permit was abandoned.
- (b) A building permit shall be deemed abandoned if no construction has been commenced prior to the expiration of the building permit, or construction had begun but a certificate of completion or a certificate of occupancy (as applicable) had not been issued by the county prior to the expiration of the building permit and such permit had not been renewed.

Sec. 157.27 Credits; change in use.

Credits shall be given for a change in use of a current legal use in a legally occupiable building, whether it paid an impact fee or predates the county’s collection of impact fees. In this instance, credits shall be determined in accordance with the following:

- (a) Using the current adopted fee schedule, the administrator shall calculate the impact fee for the current use and for the proposed new use.
 - (1) If the amount of the impact fee for the new use is greater than that that for the current use, the impact fee owed by the feepayor shall be reduced by the difference between

the two fees. This difference is the credit and shall be charged as the amount of the impact fee owed.

- (2) If the amount of the impact fee for the current use is greater than that for the proposed new use, no impact fee shall be charged, and no refunds shall be made to the fee payor.
- (b) No credit shall apply if the existing principal building on the property was not habitable on or after the effective date of this chapter; or, if the property has no principal buildings or use, is an agricultural use, or is a use for which impact fees otherwise are not assessed.

Sec. 157.28 Refunds: Eligibility for a refund.

- (a) Upon the written request of a fee payor regarding a property on which a development impact fee has been paid, the development impact fee shall be refunded if:
 - (1) capacity is available in the public facilities for which the fee was collected but service is permanently denied; or,
 - (2) the development impact fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.
- (b) In determining whether development impact fees have been encumbered, development impact fees shall be considered encumbered on a first-in, first-out (FIFO) basis. **In addition, impact fees may be encumbered by the board of commissioners through adoption of the annual CIE update each year.**

Sec. 157.29 Notice of entitlement to a refund.

When the right to a refund exists due to a failure to spend or encumber the development impact fees, the administrator shall provide written notice of entitlement to a refund to the fee payor who paid the development impact fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the administrator of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in the county within 30 days after the expiration of the six-year period after the date that the development impact fee was collected and shall contain a heading “Notice of Entitlement to Development Impact Fee Refund.” No refund shall be made for a period of 30 days from the date of said publication.

Sec. 157.30 Filing a request for a refund.

A request for a refund shall be made in writing to the administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to make a claim for a refund within said time period shall result in a waiver of all claims to said funds.

Sec. 157.31 Payment of refunds.

- (a) All refunds shall be made to the feepayor within 60 days after it is determined by the administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.
- (b) A refund shall include a refund of a pro rata share of interest actually earned on the unused or excess impact fee collected.
- (c) In no event shall a feepayor be entitled to a refund for impact fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an impact fee collected as a repayment for expenditures made by the county for system improvements intended to be funded by such impact fee, or for that portion of the fee payment that was assessed for administration of the impact fee chapter or for recovery of the cost of preparation of the capital improvements element.

Sec. 157.32 Private contractual agreements; authorized.

Nothing in this chapter shall prohibit the voluntary mutual approval of a private contractual agreement between the county and any developer or property owner or group of developers and/or property owners in regard to the construction or installation of system improvements and providing for credits for such system improvement costs incurred, including interproject transfers of credits or providing for reimbursement for project improvement costs which are used or shared by more than one development project, provided that:

- (a) The system improvements are included for impact fee funding in the capital improvements element most recently adopted by the board of commissioners; and,
- (b) The amount of any credit granted shall not exceed the portion of the system improvement's cost that is eligible for impact fee funding.

Sec. 157.33 Private **contractual agreements; provisions.**

A private contractual agreement for system improvements may include, but shall not be limited to, provisions that:

- (a) Modify the estimates of impact on public facilities according to the methods and provisions concerning the calculation of impact fees, provided that any such agreement shall allow the county to assess additional development impact fees after the completion of construction according to **the fee** schedule set forth in this chapter **as Attachment A**.
- (b) Permit construction of, dedication of property for, or other in-kind contribution for specific public facilities of the type for which development impact fees would be imposed in lieu of or with a credit against applicable development impact fees.
- (c) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this chapter, provided that acceptable security is posted ensuring payment of the development impact fees. Forms of security that may be acceptable include a cash bond, irrevocable

letter of credit from a bank authorized to do business within the State of Georgia, a surety bond, or lien or mortgage on lands to be covered by the building permit.

- (d) Permit a credit that exceeds the impact fee due for any particular public facilities category for which a development fee is imposed.

Sec. 157.34 Private contractual agreements; procedure.

- (a) Any private agreement proposed by an applicant pursuant to this chapter shall be submitted to the administrator for review and negotiation, prior to submission to the board of commissioners.
- (b) Any private agreement proposed by an applicant pursuant to this chapter shall be submitted to the administrator reviewed and approved by the county attorney as to form and sufficiency prior to consideration by the board of commissioners.
- (c) Any such agreement must be presented to and approved by the board of commissioners prior to the issuance of the a building permit.
- (d) Any such agreement shall be executed or approved by mortgagees, lien holders, or contract purchasers in addition to the landowner, and shall require the applicant to submit such agreement to the clerk of superior court for recording on the deed records.

Sec. 157.35 Amendments to this chapter.

This chapter may be amended from time to time as deemed appropriate or desirable.

- (a) Any such amendment to this chapter, including an amendment to the development impact fee schedule attached hereto as Attachment A, shall follow the procedures for adoption of an ordinance imposing a development impact fee as set out and required under the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 et seq. as amended).
- (b) Text amendments to the impact fee ordinance and amendments to the impact fee schedule (regarding the establishment of new land use categories by the Administrator as authorized in this chapter) shall follow the process for text amendments provided in this chapter.
- (c) Interim amendments to the impact fee schedule regarding the establishment of new land use categories by the administrator under the provisions of this chapter are expressly authorized and shall be confirmed by the board of commissioners when this chapter is subsequently amended.

Sec. 157.36 Annual Capital Improvements Element update.

- (a) Once each year, the county shall prepare an “annual CIE update” for submission to the regional commission for regional and state review. The report must include a financial report for the impact fee program based on the latest adopted audit. In addition, the report must update the community work program to maintain, at a minimum, a schedule of system improvements to be undertaken for each of the subsequent five years.

- (1) The financial report shall include the beginning balances, the impact fees collected in each public facility category, interest earned on the funds on hand, refunds made, funds expended, and the ending balances in each public facility category (such as parks & recreation, roads, etc.).
- (2) The community work program shall be updated by adding a future year and deleting the past year, such that a total of five years is always shown. Impact fee-funded projects that are anticipated to be undertaken are to be listed individually, with the year of implementation the cost of the project the source of funds, and the department responsible for implementation.
- (b) The community work program portion of the annual CIE update may include changes in funding sources or project costs, or changes in the scheduling of projects. However, new projects not included in the list of impact fee eligible projects contained in the most recently adopted capital improvements element itself cannot be added in the annual CIE Update, unless the capital improvements element is amended in accordance with sec. 9-34 of this article.
- (c) The annual CIE update is to be submitted to the regional commission for regional and state review, in accordance with the *Development Impact Fee Compliance Requirements* as adopted by the department of community affairs.
- (d) Upon approval of the annual CIE update, it shall be adopted by the board of commissioners and a copy sent to the regional commission with a signed adoption resolution.

Sec. 157.37 Capital improvements element amendment.

- (a) The Board of Commissioners may determine to amend the capital improvements element from time to time.
- (b) Amendments to the capital improvements element shall be prepared and submitted for state and regional review in accordance with the *Development Impact Fee Compliance Requirements* as adopted by the department of community affairs, and shall be required for any change to the capital improvements element that would:
 - (1) Change the list of system improvement projects by adding, deleting, or substantially modifying the projects;
 - (2) Redefine or extend growth projections, land development assumptions, or goals or objectives that would affect system improvements proposed in the capital improvements element;
 - (3) Add new public facility categories for impact fee funding, modify impact fee service areas, or make changes to or add additional system improvement projects;
 - (4) Change service levels established for an existing impact fee service area; or
 - (5) Make any other revisions needed to keep the capital improvements element up to date.

Sec. 157.38 Continuation of CIE validity.

Failure of the board of commissioners to undertake an annual update of, or adopt an amendment to, the capital improvements element shall result in the continued use and application of the latest adopted development impact fee schedule and other data; project listings, including estimated costs, and impact eligibility percentages; and data upon which the level of service standards and impact fee calculations are based. The failure to periodically review such data shall not invalidate this chapter.

Sec. 157.39 Administrative Appeals.

Only applicants or feepayors who have already been assessed an impact fee by the county or who have already received a written determination of individual assessment, refund, or credit amount shall be entitled to an administrative appeal.

Such appeals may address:

- (a) The imposition of an impact fee and/or the amount of an impact fee.
- (b) The entitlement to and/or the amount of credits applicable to an impact fee.
- (c) The entitlement to and/or the amount of a refund of an impact fee.

Sec. 157.40 Administrative Appeals process.

- (a) The aggrieved applicant or feepayor must file a written appeal with the administrator within 30 days of the receipt of written determination of the amount of the development impact fee due, or entitlement to an amount of a refund or credit. Such written appeal shall be of sufficient content to clearly and unequivocally set forth the basis for the appeal and the relief sought.
- (b) Such appeal must be filed in writing shall state the basis for the appeal and the relief sought, and shall include:
 - (1) The name and address of the aggrieved applicant or feepayor;
 - (2) The location of the affected property;
 - (3) A copy of any applicable written decision or determination made by the administrator from which the appeal is taken.
- (c) Within 15 days after receipt of the appeal, the administrator shall make a written decision with respect to the appeal. Such decision shall be of sufficient content to set forth the basis for the determination.
- (d) Appeals from the decision of the administrator shall be made to the board of commissioners within 30 days of receipt by the aggrieved applicant or feepayor of the administrator's decision. Delivery by hand or certified mail to, or posting upon the property, at the address given by the aggrieved applicant or feepayor in the application for relief shall constitute "receipt by the aggrieved applicant or feepayor" under this provision.

- (e) The board of commissioners shall thereafter establish a reasonable date and time for a hearing on the appeal, give written notice thereof to the applicant or feepayor, and decide the issue within a reasonable time following the hearing. Any party making an appeal shall have the right to appear at the hearing to present evidence and may be represented by counsel.
- (f) The decision of the Board of Commissioners concerning impact fee decisions may be appealed on points of law to the Pike County Superior Court by writ of certiorari.

Sec. 157.41 Payment of impact fee during appeal.

- (a) The filing of an appeal shall not stay the collection of a development impact fee as a condition to the issuance of development approval.
- (b) A developer may pay a development impact fee under protest to obtain a development approval, and by making such payment shall not be estopped from exercising this right of appeal or receiving a refund of any amount deemed to have been collected in excess.

Sec. 157.42 Enforcement authority.

- (a) The enforcement of this chapter shall be the responsibility of the administrator and such personnel as the administrator may designate from time to time.
- (b) The administrator shall have the right to inspect the lands affected by this chapter and shall have the right to issue a written official notice, cease and desist order, or citation for violations, as the administrator in his or her **reasonable and** sole determination may deem appropriate to the circumstances.
 - (1) Refusal of written notice of violation, cease and desist order, or citation under this chapter shall constitute legal notice of service.
 - (2) The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work giving rise to such violation. The receipt of a citation shall require that corrective action be taken within thirty (30) days unless otherwise extended at the discretion of the Administrator.
 - (3) **The citation shall include reference to, and a copy of, the specific provisions of this chapter that the administrator has determined to be the basis of the violation.**
 - (4) **The receipt of a citation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the administrator.**
- (c) **If the required corrective action is not taken within the time allowed, the administrator may use any available civil or criminal remedies to secure compliance. Such remedies may include the suspension or revocation of any building permit, withholding the issuance of other development approvals, and/or bringing an action before any court of competent jurisdiction.**
- (d) Violations.

- (1) Knowingly furnishing false information on any matter relating to the administration of this chapter shall constitute an actionable violation.
- (2) Proceeding with construction of a project that is not consistent with the project's impact fee assessment, such as the use category claimed or units of development indicated, shall constitute an actionable violation.
- (3) Failure to take corrective action following the receipt of a citation within the time period required shall constitute an actionable violation.
- (4) A violation of this chapter shall be a misdemeanor punishable according to law, including the general penalty provisions of the county's Code of Ordinances. In addition to or in lieu of criminal prosecution, the board of commissioners shall have the power to sue in law or equity for relief in civil court to enforce this chapter, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this chapter, including but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this chapter and to recover such damages as may be incurred by the implementation of specific corrective actions.

Sec. 157.43 Incorporation by reference of Georgia Laws.

It is the intent of the board of commissioners that this chapter comply with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq.) as amended. To the extent that any provision of this chapter is inconsistent with the provisions of said act, the latter shall control. Furthermore, to the extent that this chapter is silent as to any provision of said act that is otherwise made mandatory by said act, such provision shall control and shall be binding upon the county.

Sec. 157.44 Repeal of conflicting laws.

Any and all ordinances, resolutions, or regulations, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict. Where this chapter overlaps with other chapters or regulations adopted by the board of commissioners, whichever imposes the more stringent restrictions shall prevail.

Sec. 157.45 Severability.

If any sentence, clause, part, paragraph, section, or provision of this chapter is declared by a court of competent jurisdiction to be invalid, the validity of the chapter as a whole or any other part hereof shall not be affected.

Sec. 157.46 Effective Date.

This chapter or any amendment thereto shall take effect upon adoption, unless otherwise specified in the motion for adoption.

Any building for which a valid and complete application for a building permit has been received prior to the effective date of this Ordinance may proceed without payment of fees otherwise imposed by this Ordinance provided that:

(a) All fees and development exactions in effect prior to the effective date of this Ordinance shall be or have been paid in full; and

(b) Said construction shall be commenced, pursued and completed within the time established by the building permit, or within one hundred eighty (180) days, whichever is later.

Sec. 157.47 Incorporation by Reference to Georgia Law.

It is the intent of the Board of Commissioners that the Development Impact Fee Ordinance of Pike County, Georgia, comply with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 et seq. as amended). Therefore, said Chapter 36-71 of the Official Code of Georgia is incorporated by reference into this Ordinance. To the extent that any provision of this Ordinance is inconsistent with the provisions of said Chapter 36-71, the latter shall control. Furthermore, to the extent that this Ordinance is silent as to any provisions of said Chapter 36-71 that is otherwise deemed mandatory by law, such provision shall control and shall be binding upon the County.

Sec. 157.48 Attachment A: Impact Fee Schedule.

(a) The following tables show the impact fees adopted for the noted land use categories.

(b) Impact fee amounts are shown to 4 decimal places on the tables. The fee applicable to a particular building permit will be calculated to 4 places and rounded down to 2 decimal places (cents).

Attachment A: Impact Fee Schedule

To be Inserted

Impact Fee Program

Pike County, Georgia

METHODOLOGY REPORT

Including:
Library Services
Parks and Recreation
Animal Control
Fire Protection and EMS
Sheriff's Office
E-911
Road Improvements

March 16, 2026

ROSS+associates

urban planning & plan implementation

HatleyPlans, LLC



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Introduction

■ Focus of This Report

This report focuses on the public facilities that will be needed to meet the demands of future growth and development while maintaining at least the same level of service afforded residents and businesses in the county today and new future residents and businesses alike. The key is that a capital improvement, whether it's land, buildings or long-lived vehicles, must create new capacity within the system to keep pace with the number of future residents and businesses as the county grows. Maintenance and personnel costs are not eligible for impact fee funding, nor would replacement of deteriorated floor space or a run-down vehicle because, although the replacement is maintaining the level of service, no new capacity is created to serve the needs of new growth.

■ Impact Fees Authorized

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act (DIFA)*, and are administered by the Georgia Department of Community Affairs under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*.

Under DIFA, the County can collect money as a one-time 'impact fee' from new development based on that development's proportionate share—its 'fair share'—of the cost to provide the facilities needed specifically to serve new development.

Fee calculations must recognize that revenue for such facilities also may be produced from new development in other ways: such as through future property taxes paid by the homes and businesses that growth creates. To the extent that new growth and development generates other revenue that is used to pay for non-impact fee eligible portions of impact fee projects, a credit against impact fees must be granted.

The provisions of DIFA are extensive in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

■ Eligible Costs

Impact fees can be used to fund what are defined by DIFA as 'system improvements' and are prohibited from funding what are called 'project improvements'. System improvements are public facilities designed to provide service to the community at large, such as a fire station or park. Project improvements are facilities that are planned and designed to provide service for a particular development project, are necessary for the "use and convenience" of the occupants or users of the project, and are not system improvements. Examples of project improvements include roads within a subdivision, a deceleration lane for a grocery store, and a private pool open only to residents of a particular neighborhood.

Impact fees are also limited to funding certain types of capital projects, as defined by the State Act. Eligible facilities under DIFA are defined as capital items having a life expectancy of at least ten years, such as land and buildings. Fire trucks would be eligible, for example, since they commonly have a useful life of at least ten years. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for capital items that last less than ten years (such as personal computers and office equipment). Many capital projects that are impact fee eligible will have associated non-eligible costs. The construction of a fire station may be 100% impact fee eligible, for example, but in order to provide fire protection service the County will also be required to maintain the facility,

pay firefighter's salaries, and provide other supplies and equipment that do not have a useful life of ten years.

Even without considering the non-eligible costs associated with some capital improvements, impact fees are unlikely to be used as a sole funding source for those improvements. While the last dollar in impact fees is not collected until the last new residents and employees move to the county, the facilities required to serve that growth often need to be in place before they arrive. Some capital items, such as park land, can be purchased on a 'pay as you go' basis, but this is not an effective or likely method for the financing of major public facilities such as fire stations that are needed well in advance of the total future population they are designed to serve. Impact fees can be used to repay other county funding sources (such as the general fund or SPLOST) that have been used to finance capital projects, as well as the principal and debt service on any impact fee related loans or bonds. Lastly, impact fees can be used not only to pay for new facilities needed to serve new development but also to recoup investment that has already been made that created capacity for future growth. Impact fees should be viewed as one potential funding source in a balanced financing strategy, not the only source.

■ Present Value

An important consideration in estimating project costs for impact fee collections is that the State law provides that all costs be calculated in 'present value', which the law defines as the "current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money". That is, what will a project cost in the year it is anticipated to occur given future inflation, but calculated in today's dollars?

In order to determine the present value of a project expenditure that will be made in the future, the Present Value (PV) of the expenditure is determined. To calculate the PV of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Net Discount Rate (i.e., what the County will realize in accrued interest on the funds up to the year of expenditure). Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost. The future cost is then deflated to the present using the Net Discount Rate, which establishes the PV for the project in today's dollars.

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For infrastructure projects, such as roads or ball fields, a 'construction cost inflator' is used. For projects that require the construction of a structure (such as a fire station), a 'building cost inflator' is used as the appropriate inflation rate. The construction cost and building cost inflators are derived from historical rates compiled by the *Engineering News Record*. For all non-construction types of projects (such as a fire truck or park land), the inflation rate used is based on the Consumer Price Index to track changes in the value of money over time. See Appendix C for a full description.

■ The Capital Improvements Element

The legal basis for the collection of impact fees in the county is the adoption of a Capital Improvements Element (CIE) as part of the County's Comprehensive Plan. Data prepared for the Impact Fee Program will enlighten the CIE. Population, housing, and employment forecasts have been prepared specifically for use in the Impact Fee Study. The CIE prepared as part of this impact fee study will be submitted for review by the Three Rivers Regional Commission and the state Dept. of Community Affairs and adopted following the same procedures for adoption of a Comprehensive Plan amendment.

The Capital Improvements Element reflects the methodologies used to determine new development's fair share of future county capital improvements. The CIE establishes clear public policies regarding

infrastructure development, ensures sound fiscal planning for capital improvements, and establishes the need for new facilities, including a compilation of the capital facilities on which impact fee revenue can be spent. An important consideration is that impact fee revenue can only be spent on projects listed in the CIE, and only in the category for which it was collected. For example, impact fees collected for fire facilities can only be spent on fire facility projects listed as eligible (and to the extent eligible) in the CIE.

In the years ahead, changes to the County’s impact fee program will come up, whether as new projects to be added, cost estimates are revised, present value costs brought up to the current date, whole new facility categories, etc. Amendments to the CIE will ensure that these changes are accommodated, and the adopted impact fees are current to revised plans and costs.

Components of the Impact Fee System

The Pike County Impact Fee System consists of four components:

The County’s **Comprehensive Plan**, which sets out the County’s goals and objectives, and which will include the CIE, below, as a chapter or by reference as an amendment.

A **Methodology Report** (this report), which includes:

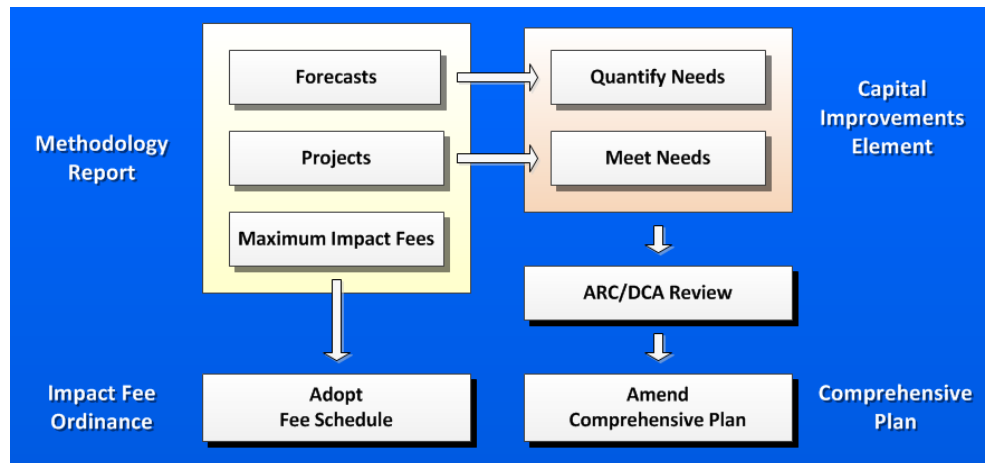
- forecasts of population, housing units and employment for the county;
- capital improvement projects to serve new growth, based on appropriate Level of Service standards, adopted for each public facility category; and,
- the impact cost of new growth and development (and thus the maximum impact fees that can be assessed).

A **Capital Improvements Element** (CIE) to implement the County's proposed improvements, including an updated Five-Year Community Work Program.

The **Impact Fee Ordinance**, incorporating a schedule of impact fees by land use category.

This Methodology Report contains growth forecasts for the county to the year 2050, identifies capital projects that would be needed to meet the County’s adopted Level of Service standards, and presents all of the calculations related to establishing the maximum impact fees that could be charged for each public facility category.

The forecasts and the identified capital improvement projects from this report will comprise the Capital Improvements Element (CIE) which, in turn, will be reviewed by the Regional Commission and DCA for compliance with the state’s requirements. Once approved, the County would adopt the CIE as an amendment to



its Comprehensive Plan and would be authorized to collect the impact fees.

The maximum impact fees calculated in this Methodology Report are intended to generate discussion and determination by the Board of Commissioners as to the appropriate fees to be charged. State law provides that new growth and development may not be charged more than their 'fair share' of the cost of capital improvements that will serve them. The maximums in this report establish that ceiling beyond which the County cannot go. Lower fees, however, are fully within the purview of the Board, although the 'shortfall' in funding would have to be made up from revenue other than impact fees.

Once determined, the fees are summarized in an Impact Fee Schedule and incorporated into the Impact Fee Ordinance. Upon adoption of the ordinance, in conjunction with the CIE described above, the County may continue collecting impact fees at the newly established levels..

■ Editorial Conventions

This report observes the following conventions:

The capitalized word 'County' applies to the government of Pike County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".

The lower-case word 'county' refers to the geographical area of Pike County, as in "the population of the county has grown".

Single quote marks (' and ') are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.

Double quote marks (" and ") are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or study.

Importantly:

Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.

Updating the Impact Fee Program

This Methodology Report is the first step in updating the County’s impact fee program. It presents the methodologies used to determine new development’s fair share of the County’s investment in its libraries, parks and recreation facilities, animal control, fire protection services, emergency medical services, emergency management facilities, public safety (including the Sheriff’s office and E-911) and road projects. This report establishes clear public policies regarding infrastructure development and ensures sound fiscal planning for capital improvements. The report identifies the need for new facilities and includes a compilation of the capital facilities on which impact fee revenue can be spent. The calculations and information contained in this Methodology Report, repeated (as applicable) for each category of public facility for which an impact fee will be charged, are:

- a projection of needs for the twenty-five-year planning period—2025 to 2050;
- the designation of service areas—the geographic area in which a defined set of public facilities provide service to development within the area;
- the designation of levels of service (LOS)—the service level that is being and will be provided;
- a schedule of improvements listing impact fee related projects and costs for the twenty-five-year planning period;
- a description of funding sources for the 25-year planning period;
- The calculation of the cost impact of new development, credits, and impact fees; and
- A schedule of maximum impact fees that could be adopted, by land use category.

It is important to note that the Georgia Development Impact Fee Act allows recovery by a local government of the cost of providing an improvement that is needed to serve the demands of new growth and development, even though that cost may have been incurred prior to creating or updating an impact fee program. As with all impact fees, the cost of the portion of such a facility meeting current needs must be borne by the locality (i.e., existing taxpayers), with future development being assessed only for the excess capacity that has been made available to serve that future growth in accordance with level of service standards that apply equally to both existing and future development. Because the amount of dollars eligible to be recovered through an impact fee is based on the existing capacity available to support future growth and development within the whole system, a value for the existing system must be determined if excess capacity exists.

As stated in the previous chapter, an additional document required of an impact fee program is the Capital Improvements Element (CIE), which is adopted as an amendment to the County’s Comprehensive Plan. As defined by the Georgia Department of Community Affairs, the CIE must include certain calculations and information, which will be drawn from this Methodology Report as applicable. Both an adopted CIE and the Impact Fee Ordinance are required for a community to collect impact fees.

■ Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Pike County is considering updating its impact fees for several categories. The chapters in this Methodology Report provide population and employment forecasts and detailed information regarding the inventory of current facilities, the level of service, and detailed calculations of the impact

cost for specific public facilities.

The following **Overview Table** shows the facility categories that are eligible for impact fee funding under Georgia law and that are considered in this report. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for the standard adopted as the level of service to be delivered for each facility category.

Overview of Impact Fee Program - Facilities

Public Facility Category	Eligible Facilities	Service Area	Level of Service Standard Based on ...
Library Services	Library facilities including collection materials	Countywide	Square footage and number of collection materials per dwelling unit
Parks and Recreation	Park land and recreation components	Countywide	Acreage and number of recreation components per dwelling unit
Animal Services	Animal shelter facilities and vehicles	Countywide	Square footage of facilities and number of vehicles per dwelling unit
Fire Protection and EMS	Fire stations, fire trucks, ambulances and auxiliary vehicles	Countywide	Square footage of facilities and number of vehicles per day-night population
Sheriff's Office	Public safety facilities, long-lived vehicles and E-911 equipment	Countywide	Square footage of facilities, vehicles and 911 equipment per day-night population
E-911 Emergency Communications	Communications equipment and transmission facilities	Countywide	Communications equipment and transmission facilities
Road Improvements	Road projects creating increased capacity	Countywide	Level of Service 'D' and trip generation

NOTE: All facilities, including vehicles and equipment, must have a useful life of 10 years or more.

Terms used in the **Overview Table**:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least ten years, such as land, buildings and certain vehicles. Impact fees cannot be used for

the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or most automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Impact fees collected in a service area for a particular category may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to ensure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

■ Limitations on Impact Fees

There are several requirements placed on impact fees by the Georgia Development Impact Fee Act and the rules and regulations of the Georgia Department of Community Affairs. These include:

- Impact fees must be spent in the same public facility category for which they were collected.
- Impact fees must be deposited into an interest-bearing account.
- Impact fees not encumbered within 6 years must be refunded to the fee payer, with interest.
- The same Level of Service must be applied to both the existing population and to new growth.
- Annual Financial Reporting for the past fiscal year and an update of the County's 5-Year Community Work Program for impact fee funded projects is required.

■ Cost Adjustments

Calculations related to impact fees are required by law to be made in terms of the 'present value' of past and future costs in current (2025) dollars. For future expenditures, the current cost estimate is inflated to the year when the expenditure will be made and then is 'discounted' back to 2025 to account for the current value of future money.

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For infrastructure projects, such as recreation components, a 'construction cost inflator' is used. For projects that require the construction of a structure (such as a fire station), a 'building cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index.

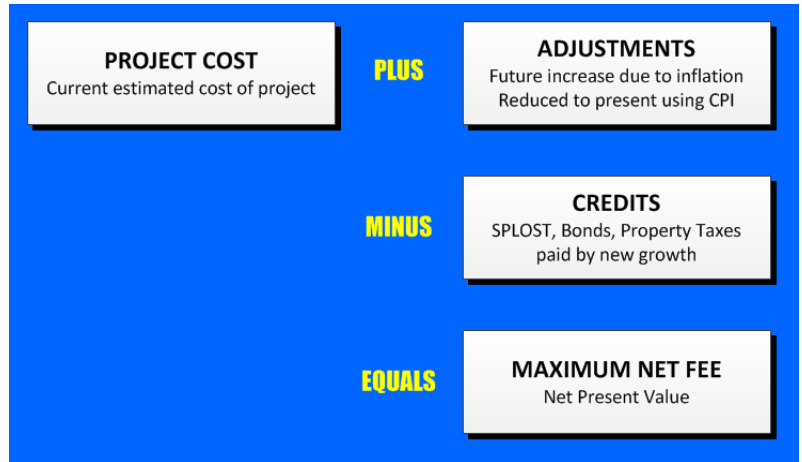
In all cases, a current interest rate equivalent to the rate of return on the bank savings accounts where the impact fee collections are deposited, is used as the 'discount rate' for Present Value calculations.

■ Credits

Under certain circumstances, future residents and businesses pay for capital improvements needed to serve them through an impact fee when a building permit is issued, and again through subsequent tax levies that pay for the non-impact fee eligible costs for the same improvements (if any). To avoid this 'double taxation,' credits are subtracted from the impact fees in compensation so that new growth pays its 'fair share' only once. This is discussed thoroughly under the Cost Adjustments and Credits appendix.

Fee Calculations

Calculating an impact fee involves several operations. These include determining the current cost estimate of each capital expenditure, the determination of that future cost in current (2025) dollars using appropriate inflation factors, and the subtraction of credits for property taxes to avoid double taxation. In this report, the maximum allowable impact fee has been calculated for each public facility category to establish the ‘ceiling’ allowed under Georgia law.



Maximum Impact Fee Schedule

The fee schedule starting on the next page shows the maximum impact fee for each public facility category that could be charged in Pike County by the specific land use categories shown. The land use categories are the most common uses identified in the *Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers (ITE); the ITE designation is shown in the left-hand column.

The total impact fee shown for each public facility category is drawn from that public facility category’s chapter, which reflects the reductions for any credit based upon anticipated tax contributions from new development, where applicable, plus a fee for administration of the Impact Fee Program and a fee for recoument of the cost for preparing the impact fee’s Capital Improvements Element.

To read the Maximum Impact Fee Schedule, first find the land use you want to investigate. Land uses are listed on the left side of the table and are grouped into categories. For example, industrial and warehouse uses are grouped together, as are all retail uses. Next, find the Total Impact Fee figure on the right of the row. This is the total impact fee per unit of measure. Finally, find the unit of measure—it is the last column of the land use category. The information can be read as follows: *this land use has an impact fee of \$X per unit of measure.*

Program Administration and CIE Preparation Fees

A surcharge of 3% for administration is added to the net impact fee for each land use category. The fees collected in this category can only be used for the administration of the impact fee program and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff; some or all of the cost for the finance department to process, record and distribute impact fees; and some or all of the cost for the management and oversight of the program by administrative staff in accordance with the provisions of the Impact Fee Ordinance.

In addition, a fee is added to recoup the cost of preparing the Capital Improvements Element, as allowed by the State Impact Fee Law.

Maximum Impact Fee Schedule

ITE Code	Land Use	Library Services	Parks & Recreation	Animal Services	Fire Protection Services	Emergency Management	Sheriff's Office	Road Improvements	TOTAL	Unit of Measure
<i>Residential</i>										
210	Single-Family Detached Housing	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 2,556,1274	\$ 10,830,8977	per dwelling
215	Duplex or Townhouse 1-3 stories	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 1,951,6561	\$ 10,226,4264	per dwelling
220	Multi-Family Low Rise 2-3 stories	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 1,826,9670	\$ 10,101,7373	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 1,230,6276	\$ 9,505,3979	per dwelling
222	High-Rise Multi-Family over 10 stories	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 1,230,6276	\$ 9,505,3979	per dwelling
255	Continuing Care Retirement Community	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 669,5265	\$ 8,944,2968	per dwelling
260	Recreational Home (2nd home or STR)	\$ 1,693,2821	\$ 983,1261	\$ 213,4616	\$ 4,862,0530	\$ 67,6010	\$ 455,2465	\$ 962,2749	\$ 9,237,0452	per dwelling
<i>Industrial (100-199)</i>										
110	General Light Industrial				\$ 2,9706	\$ 0,0300	\$ 0,2781	\$ 1,3011	\$ 4,5789	per square foot
140	Manufacturing				\$ 3,6307	\$ 0,0366	\$ 0,3400	\$ 1,2876	\$ 5,2949	per square foot
150	Warehousing				\$ 0,6496	\$ 0,0066	\$ 0,0608	\$ 0,4635	\$ 1,1805	per square foot
151	Mini-Warehouse				\$ 0,6496	\$ 0,0066	\$ 0,0608	\$ 0,3930	\$ 1,1101	per square foot
154	High-Cube Warehouse, short term				\$ 1,2551	\$ 0,0127	\$ 0,1175	\$ 0,3795	\$ 1,7648	per square foot
155	High-Cube Warehouse, fulfillment center				\$ 1,2536	\$ 0,0127	\$ 0,1174	\$ 0,4906	\$ 1,8743	per square foot
156	High-Cube Hub Warehouse				\$ 1,3121	\$ 0,0132	\$ 0,1229	\$ 1,2550	\$ 2,7032	per square foot
180	Specialty Trade Contractor				\$ 5,1901	\$ 0,0524	\$ 0,4860	\$ 2,6618	\$ 8,3903	per square foot
<i>Lodging (300-399)</i>										
310	Hotel or Conference Motel				\$ 1,068,9772	\$ 10,7896	\$ 100,0911	\$ 2,1658	\$ 1,182,0236	per room
311	All Suites Hotel				\$ 1,773,4402	\$ 17,8999	\$ 166,0517	\$ 1,1927	\$ 1,958,5845	per room
312	Business Hotel				\$ 238,7041	\$ 2,4093	\$ 22,3505	\$ 1,0897	\$ 264,5536	per room
320	Motel				\$ 255,3480	\$ 2,5773	\$ 23,9089	\$ 0,9081	\$ 282,7422	per room
<i>Recreational (400-499)</i>										
445	Movie Theater				\$ 2,7180	\$ 0,0274	\$ 0,2545	\$ 21,1673	\$ 24,1673	per square foot
480	Amusement Park				\$ 4,265,9955	\$ 43,0582	\$ 399,4361	\$ 14,477,4934	\$ 19,185,9832	per acre
488	Soccer Fields				\$ 2,029,0759	\$ 20,4802	\$ 189,9876	\$ 19,334,9486	\$ 21,574,9923	per field
491	Racquet/Tennis Club				\$ 0,9112	\$ 0,0092	\$ 0,0853	\$ 5,8848	\$ 6,8905	per square foot
495	Recreational Community Center				\$ 2,0291	\$ 0,0205	\$ 0,1900	\$ 7,8120	\$ 10,0516	per square foot
<i>Institutional (500-599)</i>										
520	Private Elementary School				\$ 1,3157	\$ 0,0133	\$ 0,1232	\$ 0,1859	\$ 1,6381	per square foot
522	Private Middle School (Junior High)				\$ 0,0483	\$ 0,0005	\$ 0,0045	\$ 0,0068	\$ 0,0601	per square foot
530	Private High School				\$ 29,0083	\$ 0,2928	\$ 2,7161	\$ 4,0985	\$ 36,1157	per employee
550	University or College				\$ 17,0558	\$ 0,1722	\$ 1,5970	\$ 2,4098	\$ 21,2347	per employee
560	Church/Place of Worship				\$ 0,7284	\$ 0,0074	\$ 0,0682	\$ 2,0601	\$ 2,8640	per square foot
565	Day Care Center				\$ 4,2732	\$ 0,0431	\$ 4,0011	\$ 12,9080	\$ 17,6245	per square foot
566	Cemetery				\$ 199,9832	\$ 2,0186	\$ 18,7259	\$ 1,6318	\$ 222,3695	per acre
<i>Medical (600-699)</i>										
610	Hospital				\$ 5,4808	\$ 0,0553	\$ 0,5132	\$ 2,9194	\$ 8,9687	per square foot
620	Nursing Home				\$ 3,9124	\$ 0,0395	\$ 0,3663	\$ 1,8297	\$ 6,1479	per square foot
630	Clinic				\$ 5,1897	\$ 0,0524	\$ 0,4859	\$ 10,1920	\$ 15,9200	per square foot
640	Veterinary Clinic				\$ 3,2505	\$ 0,0328	\$ 0,3044	\$ 5,8279	\$ 9,4155	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Library Services	Parks & Recreation	Animal Services	Fire Protection Services	Emergency Management	Sheriff's Office	Road Improvements	TOTAL	Unit of Measure
Office (700-799)										
710	General Office Building				\$ 6,2453	\$ 0,0630	\$ 0,5848	\$ 2,9383	\$ 9,8315	per square foot
712	Small Office Building				\$ 3,5124	\$ 0,0355	\$ 0,3289	\$ 3,9006	\$ 7,7774	per square foot
714	Corporate Headquarters Building				\$ 6,6028	\$ 0,0666	\$ 0,6182	\$ 2,1550	\$ 9,4426	per square foot
715	Single-Tenant Office Building				\$ 6,5131	\$ 0,0657	\$ 0,6098	\$ 3,5428	\$ 10,7314	per square foot
720	Medical-Dental Office Building				\$ 7,9297	\$ 0,0800	\$ 0,7425	\$ 9,7583	\$ 18,5105	per square foot
750	Office Park				\$ 5,9895	\$ 0,0606	\$ 0,5617	\$ 3,0007	\$ 9,6225	per square foot
760	Research and Development Center				\$ 6,3078	\$ 0,0637	\$ 0,5906	\$ 3,0034	\$ 9,9655	per square foot
770	Business Park				\$ 5,9076	\$ 0,0596	\$ 0,5531	\$ 3,3720	\$ 9,8924	per square foot
Retail (800-899)										
812	Building Materials and Lumber Store				\$ 1,2693	\$ 0,0128	\$ 0,1189	\$ 4,6216	\$ 6,0226	per square foot
813	Free-Standing Discount Superstore				\$ 4,4258	\$ 0,0447	\$ 0,4144	\$ 13,6941	\$ 18,5790	per square foot
814	Variety Store				\$ 1,2777	\$ 0,0129	\$ 0,1196	\$ 17,2559	\$ 18,6661	per square foot
815	Free-Standing Discount Store				\$ 4,1962	\$ 0,0424	\$ 0,3929	\$ 14,6022	\$ 19,2336	per square foot
816	Hardware/Paint Store				\$ 0,5591	\$ 0,0056	\$ 0,0524	\$ 2,1875	\$ 2,8046	per square foot
817	Nursery (Garden Center)				\$ 5,9850	\$ 0,0604	\$ 0,5604	\$ 18,4594	\$ 25,0652	per square foot
818	Nursery (Wholesale)				\$ 3,1976	\$ 0,0323	\$ 0,2994	\$ 10,5715	\$ 14,1007	per square foot
820	Shopping Center				\$ 4,0761	\$ 0,0411	\$ 0,3817	\$ 10,0321	\$ 14,5309	per square foot
821	Shopping Plaza <150K (no Supermarket)				\$ 4,0761	\$ 0,0411	\$ 0,3817	\$ 25,6128	\$ 30,1116	per square foot
822	Strip Retail Plaza				\$ 4,0761	\$ 0,0411	\$ 0,3817	\$ 14,7594	\$ 19,2583	per square foot
840	Automobile Sales (New)				\$ 4,7689	\$ 0,0481	\$ 0,4465	\$ 7,5464	\$ 12,8100	per square foot
841	Automobile Sales (Used)				\$ 4,1599	\$ 0,0420	\$ 0,3895	\$ 7,3350	\$ 11,9264	per square foot
842	Recreation Vehicle Sales				\$ 1,2173	\$ 0,0123	\$ 0,1140	\$ 1,3553	\$ 2,6889	per square foot
843	Auto Parts Store				\$ 1,8418	\$ 0,0186	\$ 0,1725	\$ 14,7919	\$ 16,8248	per square foot
848	Tire Store				\$ 2,4557	\$ 0,0248	\$ 0,2299	\$ 7,5057	\$ 10,2162	per square foot
850	Supermarket				\$ 4,1048	\$ 0,0414	\$ 0,3843	\$ 25,4366	\$ 29,9671	per square foot
857	Discount Club				\$ 2,5291	\$ 0,0255	\$ 0,2368	\$ 11,5093	\$ 14,3007	per square foot
861	Sporting Goods Superstore				\$ 10,2754	\$ 0,1037	\$ 0,9621	\$ 6,4459	\$ 17,7871	per square foot
861	Home Improvement Superstore				\$ 10,2754	\$ 0,1037	\$ 0,9621	\$ 8,3325	\$ 19,6737	per square foot
881	Pharmacy/Drugstore w/drive-through				\$ 3,2040	\$ 0,0323	\$ 0,3000	\$ 29,3833	\$ 32,9196	per square foot
890	Furniture Store				\$ 1,1058	\$ 0,0112	\$ 0,1035	\$ 1,7077	\$ 2,9282	per square foot
Services (900-999)										
912	Drive-in Bank				\$ 5,8822	\$ 0,0594	\$ 0,5508	\$ 27,2012	\$ 33,6936	per square foot
930	Fast Casual Restaurant				\$ 9,6739	\$ 0,0976	\$ 0,9058	\$ 26,3311	\$ 37,0084	per square foot
931	Fine Dining Restaurant				\$ 9,6739	\$ 0,0976	\$ 0,9058	\$ 22,7260	\$ 33,4033	per square foot
932	High-Turnover (Sit-Down) Restaurant				\$ 9,6739	\$ 0,0976	\$ 0,9058	\$ 29,0580	\$ 39,7353	per square foot
934	Fast-Food Restaurant				\$ 20,1455	\$ 0,2033	\$ 1,8863	\$ 126,7167	\$ 148,9518	per square foot
941	Quick Lubrication Vehicle Shop				\$ 8,3421	\$ 0,0842	\$ 0,7811	\$ 18,8579	\$ 28,0652	per square foot
943	Automobile Parts & Service				\$ 2,7839	\$ 0,0281	\$ 0,2607	\$ 4,4997	\$ 7,5723	per square foot
944	Gasoline/Service Station				\$ 8,3620	\$ 0,0844	\$ 0,7830	\$ 325,8181	\$ 335,0476	per square foot
945	Convenience Store w/gas				\$ 11,3292	\$ 0,1143	\$ 1,0608	\$ 390,3366	\$ 402,8410	per square foot

Notes: Total Fee per Unit includes administration and CIE preparation fees. Total fees for a land use will be calculated to 4 decimal places and rounded down to whole cents.

■ Adoption of Impact Fees

As noted, the fee schedule on the preceding pages shows the maximum impact fees that could be adopted under State law. The County may adopt the maximum fee for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. To fulfill DIFA's requirement that new growth pay its fair, *proportionate* share, all fees in a particular public facility category could be reduced proportionally (that is, by the same percentage for all land uses in the category), but individual land use categories within a particular public facility category cannot be individually reduced or deleted as part of the Impact Fee Schedule. (For alternatives, see the Reductions in Impact Fee Assessments section later in this chapter.)

It must be remembered that any across-the-board reduction in the maximum allowable impact fee must be funded ultimately with other revenue—General Fund or SPLOST, for instance—to make up the shortfall in collections. An alternative approach to reducing the fees across the board in a particular public facility category is to determine that individual projects that are eligible to be funded with impact fees will, instead, be funded through other revenue sources (such as SPLOST, bonds, General Fund taxes, or other income sources). It must be recognized that such reductions will have to be funded from sources that are primarily paid for by the County's existing residents and businesses, while waiting for new development to occur.

■ Interpretation

Listed in the fee schedule are the most common land uses as identified in the *Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers (ITE).¹ For residential uses, the fee is assessed based on the number of dwelling units in the proposed building; for non-residential land uses the fee may be based on the floor area in the building or other standards applicable to specific land uses (such as the number of rooms in a hotel). The per unit measures are based on data provided in the ITE *Trip Generation Manual*. As it is impossible, and impractical, to list every possible land use type, the following is the methodology that will be used to determine employment for land uses that are not on the actual fee table.

The nomenclature used in the fee schedules may be different from that used by developers. For example, a developer may be building a 35,000 square foot grocery store but does not see a grocery store on the fee schedule. In this situation, the applicable fee would be found under 'supermarket.' Simply inquiring to the County should clarify any such uncertainty. However, reference to a source document, such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

For land uses not specified, a simple approach may be the most useful for most situations: an office type operation can be set at the same rate as a general office building. In the same vein, various retail uses not listed can be set at the same rate as for a strip retail plaza because they are often located within such a building. For example, a stand-alone stained-glass shop would be assessed the same fee as a 'strip retail plaza'. Many industrial uses can be assumed to be the same as general light industry. A machine shop or a bicycle assembly shop would both be 'light industry'.

Two categories on the Maximum Fee Schedule—Shopping Center and Strip Retail Plaza—are treated differently. The impact fees for these uses are assessed on the building's gross floor area as a whole

¹ Note that definitions of the residential and nonresidential land uses listed on the Maximum Fee Schedule can be found (in alphabetical order) following the Glossary in this report.

when the building permit is issued, without regard to the actual uses that will be located within these centers. The fee assumes a normal 'mix' of uses in such buildings and avoids the need to assess a new fee for each occupant as turnover occurs in the future. However, in circumstances where a more intensive use will replace an existing use in a shopping center, a fee may be charged to the extent that the new fee exceeds the fee already paid for the shopping center as a whole.

■ Reductions in Impact Fee Assessments

Because the state law provides that new growth and development cannot be charged more than their fair proportionate share of the costs of the capital improvements needed to serve it, this Methodology Report calculates the maximum that could be charged as an impact fee in order to establish the 'ceiling' above which the County cannot go. There are, however, several ways that a lower impact fee could be charged, either for a specific project, across the board for all projects, or for a group of specific uses that are of special benefit to the County. These are discussed below.

Adoption of Reduced Impact Fees

As noted, the fee schedule above shows the maximum impact fees that could be adopted under State law. The County may adopt the maximum fees for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. In order to fulfill DIFA's requirement that new growth pay its fair, proportionate share, all fees in a particular public facility category (such as fire protection services for example) could be reduced proportionally (that is, by the same percentage), but individual land use categories within the particular public facility category cannot be individually reduced or deleted.

Individual Fee Assessment

A landowner or developer may request an individual assessment when the average figures used in this Methodology Report do not apply to the specific project being proposed. This individual assessment determination will be made preferentially on alternate data available regarding the number of housing units or employment characteristics of the specific project, as applicable. Under the appeal procedures of the Development Impact Fee Ordinance, special circumstances can be considered and approved in modifying the fee for a particular project demonstrably differing from the average values used in this report.

Individual Appeals

The Impact Fee Ordinance provides for the appeal by anyone assessed an impact fee, first to the Impact Fee Administrator and then, if not resolved, to the Board of Commissioners.

Credits

Impact Fee Ordinance provisions address credits against impact fees that can be applied for expenditures made by a development toward the construction or provision of public facilities that are included for impact fee funding in the adopted Capital Improvements Element. These credits are established through a private contractual agreement between the County and the developer or builder (as regulated by the Impact Fee Ordinance).

Exemptions

Exemptions from the established impact fee amounts on the adopted Impact Fee Schedule can be adopted by the Board of Commissioners for 1) development that encourages affordable housing or 2)

represents “extraordinary economic or employment growth”. Any exemptions granted must be made up in the applicable impact fee fund(s) from county revenue other than impact fees.

The exemptions must be authorized as part of the Impact Fee Ordinance and can be applied by the Board of Commissioners as a whole or in part to specified uses based on standards adopted by the Commissioners.

■ Periodic Review Recommended

A number of the factors that form the base-line assumptions in this report’s impact cost calculations may change over time. In any impact fee program, the impact fee methodologies should be reviewed from time to time and should reflect changes in the growth and development of the county. Also, the fiscal elements of the impact fee system should be brought up to current dollars as inflation occurs.

- The ‘planning horizon’ of this methodology report is 2050. With each major update to the Comprehensive Plan, the Methodology Report (and impact fee methodologies) should be reviewed and updated as needed to meet any new goals, objectives or initiatives. The Community Work Programs in the Comprehensive Plan and the impact fee Capital Improvements Element should also be aligned.
- The amount of future tax revenue generated by future growth is directly related to the County’s population and employment projections. These projections should be reviewed against other data, such as building permits and utility hook-ups or SPLOST revenue collections, as applicable, to confirm continuing validity or to modify the methodologies.
- Costs should be maintained in present value terms. The land costs for public safety facilities, parks, etc. as well as the various facility construction costs, should be reviewed annually.
- Projections in tax base growth should be updated from time to time to reflect actual growth, and to update the average new house values and value/employee then current in future years.
- Any changes in funding strategy for the facilities included in the impact fee program should be reflected in the impact fee calculation.
- New revenue sources, such as implementation of a new SPLOST program or T-SPLOST, should be reviewed for potential tax credits against impact fees.

By and large, it is particularly important to consider the changing conditions noted above in the year after the Comprehensive Plan itself is updated. This would also promote consistency between the goals, objectives and program initiatives as they evolve through the planning process.

Changes in the pace of development will affect the timing of service delivery but not, *per se*, the methodology used to calculate the impact costs. For instance, if more residential and business development is built than was projected, facilities will be needed sooner to meet the Level of Service standards. Tax revenues will increase faster than projected as growth accelerates and more impact fees will be collected. In this way, more funds are produced to provide the services demanded in a timely manner. If growth slows, the opposite occurs: reduced revenue and lowered demand for services.

Forecasts

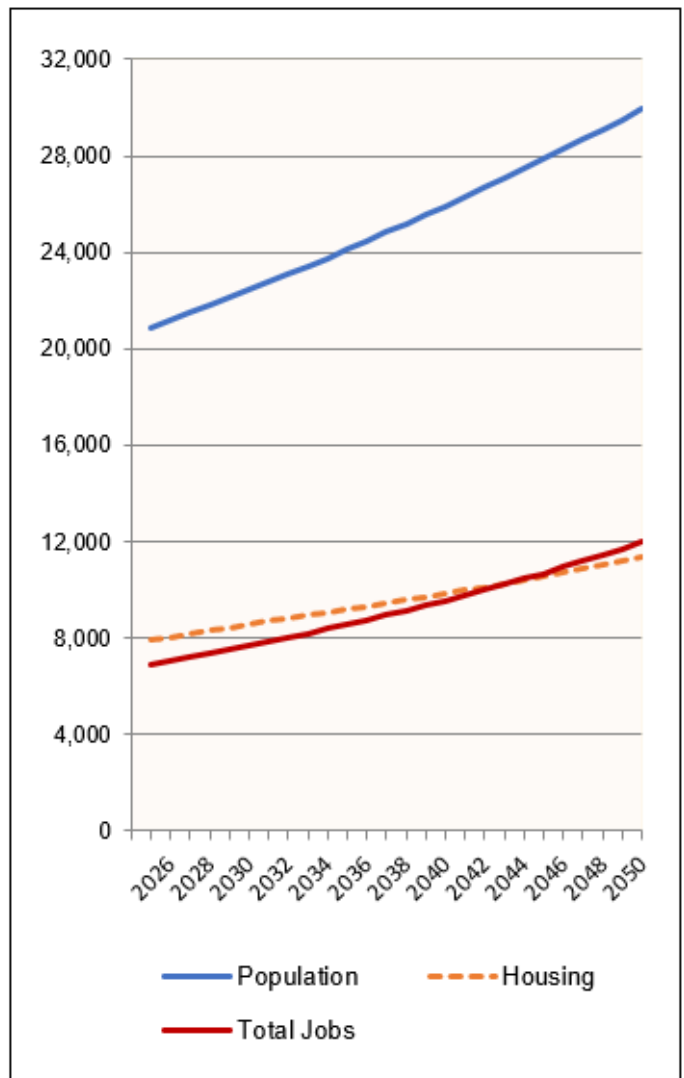
Notable future growth and development is forecast for Pike County over the coming 25 years as recovery from the Great Recession takes wing—a process that is already well underway.

County Projections

Population projections reflect this extensive growth that is expected by 2050 in the county, interrelated with both housing and business growth. The ultimate population forecast for 2050 is more than 30,000 people—an additional 30.2% in the number of people in the county today. Housing for this future population growth will increase at a slightly higher rate, yielding a 2050 housing stock of almost 11,600 units of all types of housing.

Forecasts of Future County Growth

Year	Population	Housing Units	Total Jobs
2025	20,968	7,982	6,897
2026	21,272	8,128	7,054
2027	21,580	8,275	7,212
2028	21,892	8,426	7,369
2029	22,209	8,548	7,527
2030	22,530	8,704	7,684
2031	22,857	8,831	7,860
2032	23,187	8,958	8,036
2033	23,523	9,087	8,212
2034	23,864	9,219	8,388
2035	24,209	9,352	8,564
2036	24,559	9,488	8,762
2037	24,915	9,625	8,960
2038	25,276	9,765	9,158
2039	25,642	9,906	9,356
2040	26,013	10,012	9,554
2041	26,389	10,156	9,779
2042	26,771	10,303	10,005
2043	27,159	10,453	10,230
2044	27,552	10,604	10,456
2045	27,951	10,758	10,681
2046	28,355	10,873	10,940
2047	28,766	11,032	11,198
2048	29,182	11,191	11,457
2049	29,605	11,395	11,715
2050	30,033	11,559	11,974
Increase	9,065	3,577	5,077
Percent	30.2%	30.9%	42.4%



Employment in the county is forecast to increase more dramatically than residents, adding almost 5,100 to the number of jobs here today—a 42% increase in the number of jobs compared to a 30% increase in residents.

Population Outlook

The future increase in population is not unprecedented. Looking back, since 2000 the county’s population grew from 13,571 to 20,968 in 2025, a bit less than a one-third increase (30.2%) over 2025. After a slight ‘slump’ in population growth for several years in the early 2010s brought on by the collapse of the housing market and the onset of the Great Recession in 2008, starting in 2013 and extending to 2016, the county’s total population had resumed its steady growth, basically resuming the pre-recession rate. As the county further matures and development opportunities continue, the annual rate of population growth is expected to continue at an overall average for the 25-year period of about 1% per year. By 2050, slightly more than 30% of the county’s population will represent a net increase over the number of people that are here now.

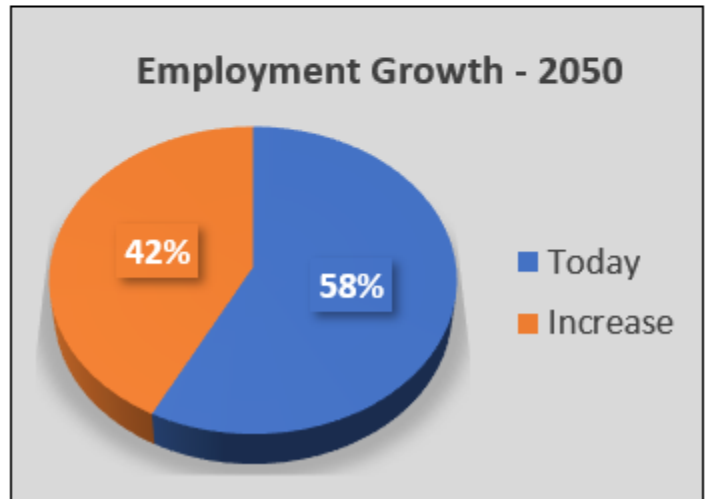
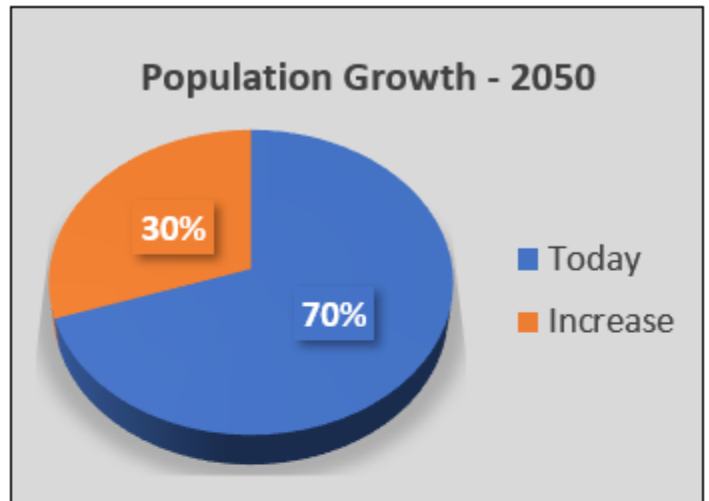
This population increase, and a slightly falling average family size, will create a total demand for just under 3,600 new housing units (net, not counting replaced units).

Increased Job Opportunities

Countywide, overall employment is projected to grow dramatically by 2050, adding almost 5,100 to the employment base of 6,897 today, a 42.4% increase. Of these, leaving out jobs that normally do not occupy buildings and government operations (that are exempt from impact fees), employment in businesses that would be eligible for impact fee assessments are expected to increase from 5,708 today to 10,617 in 2050, a 46% increase. The employment increase in these businesses will represent almost 90% of all employees (almost 12,000) in the county in 2050.

Almost two-thirds (66%) of the increase in the impact-fee eligible jobs countywide are projected to be in four of the 16 employment categories: the most notable being retail trade businesses (1,196 new jobs, a 68% increase), followed by manufacturing (912 new jobs, a 65% increase), wholesale trade (588 new jobs, an 68% increase), and employees in construction (541 new jobs, a 33% increase). Adding in the increase in administrative jobs adds 383 new jobs, bringing the total to almost 74% of all new impact fee-eligible jobs in the county in 2050.

With all of this projected population and employment growth by 2050, Pike County will be



called upon to increase the capacity of its facilities and infrastructure. This expansion will be necessary in order to maintain the attractive quality of life and business environment enjoyed today by residents and businesses alike.

More information on anticipated growth, including detailed growth forecast methodologies, is presented in Appendix A.

Library Services

■ Introduction

The Pike County Library System is a single county library system headquartered in Zebulon. The city of Zebulon is the county seat of Pike County and is centrally located in the county.

■ Service Area

The Pike County Library System provides a full range of library services to the residents of the entire county.

■ Library Facilities

The floor area and number of collection materials are shown on Table 1 respectively, below.

Currently, the library system does not meet the State minimum standard for floor area to qualify for State assistance. This 'shortfall' is added to the current floor area in order to determine the total floor area that would be required. The provision of the additional floor area would not be qualified for impact fee funding since its addition is needed to fully serve the existing population. However, the addition of library space beyond that needed to meet standards would be fully eligible for impact fee funding.

Table 1: Inventory of Library Facilities

Facility	Location	Gross Floor Area in Square Feet	Collection Materials
J. Joel Edwards Public Library	7077 Hwy 195, Zebulon, GA	9,840	
	Current Shortfall*	3,250	
	Total to meet State Standards	13,090	
Collection Materials			31,401
	TOTAL	9,840	31,401

*Additional floor area needed to meet Georgia Public Library System standards to qualify for State funding.

■ Level of Service

Demand for library facilities is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services impact fee is focused on future residential growth.

The current Level of Service (LOS) is calculated by dividing the floor area in the library facilities and the number of collection materials by the number of housing units in the county today. This yields an LOS per housing unit currently being provided to the county's residents.

Table 2: Current Level of Service Calculation - Libraries

Facility	Current Service Population	Level of Service
Square Feet meeting State Standards	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
13,090	7,982	1.6399
Existing Collection Materials	Number of Housing Units (2025)	Collection Materials per Housing Unit
31,401	7,982	3.9340

Future Demand for Library Services

The current level of service available to the county’s residents today (from Table 2) is applied to the future number of housing units projected to be added to the county by 2050.

As shown on Table 3, this results in a future need for 5,866 additional square feet of floor area (whether as an addition to the existing library or the creation of a new branch library) and the net expansion of the collection by 14,072 materials. This ‘net’ collection expansion would consist of both the acquisition of new collection materials plus new materials to replace the number of old materials discarded each year.

Table 3: Future Demand Calculation - Libraries

Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Number of New Housing Units (2025-50)	Square Feet of New Floor Area Impact Fee Eligible
1.6399	3,577	5,866
Collection Materials per Housing Unit	Number of New Housing Units (2025-50)	New Collection Materials Supported
3.9340	3,577	14,072

Impact Cost Calculations

The following table estimates when a new library facility (or expansion) would be needed to maintain the level of service available to both the existing county population and the future residents of the county, timed to future growth.

As shown on Table 4, the accumulated total number of new housing units anticipated in each year is shown. Using the level of service calculated on Table 3 – the square feet of floor area per housing unit – the ‘total’ floor area that would be impact fee eligible and needed to meet the future demand in each year is shown under the ‘running total’ column. Annual ‘expansions’, of course, would not be economically or physically realistic, so a year in which a single expansion of the floor area would be feasible and adequately anticipate all of the future demand was selected for the impact fee calculations: 2038.²

Bear in mind, however, that the ‘impact fee eligible’ square footage is in addition to the floor area needed to meet current State standards. Thus, the State ‘shortfall’ of 3,250 square feet plus the impact fee eligible square footage (5,866) together comprise a total floor area of 9,116 square feet that should

² Alternate approaches could be considered, such as expansions of the current library along with construction of a small new branch. The physical location of future residential growth and commercial centers will contribute to library service strategies in the future.

be considered (of which the 5,866 square feet for new growth—64.3484%—would be impact fee eligible).

Table 4: Future Library Facility Projects

Year	Total New Housing Units	Net Increase Each Year	Running Total: SF Demanded	Project	Square Footage
2025	7,982				
2026	8,128	146	239		
2027	8,275	147	481		
2028	8,426	151	728		
2029	8,548	122	928		
2030	8,704	156	1,184		
2031	8,831	127	1,392		
2032	8,958	127	1,601		
2033	9,087	129	1,812		
2034	9,219	132	2,029		
2035	9,352	133	2,247		
2036	9,488	136	2,470		
2037	9,625	137	2,694		
2038	9,765	140	2,924	Future Expansion	5,866
2039	9,906	141	3,155		
2040	10,012	106	3,329		
2041	10,156	144	3,565		
2042	10,303	147	3,806		
2043	10,453	150	4,052		
2044	10,604	151	4,300		
2045	10,758	154	4,552		
2046	10,873	115	4,741		
2047	11,032	159	5,002		
2048	11,191	159	5,263		
2049	11,395	204	5,597		
2050	11,559	164	5,866		
Total	3,577				5,866

Table 5 on the next page shows the number of collection materials demanded by new growth each year.

The total (cumulative) new housing units are shown for each year. The net increase in housing units each year over the previous year is multiplied times the current level of service (from Table 2) to determine the net increase in collection materials that would be needed each year. These annual totals are accumulated each year to show the total increase in the entire collection as a 'running total' of new collection materials each year. Note that these totals do not include replacement materials for discarded items because those would not be impact fee eligible since no increase in the total materials would occur.

Table 5: Future Collection Materials Needed

Year	New Growth Demand			
	Total New Housing Units	Net Increase Each Year	New Materials Needed Each Year	Running Total
2025	7,982			
2026	8,128	146	574	574
2027	8,275	293	578	1,153
2028	8,426	444	594	1,747
2029	8,548	566	480	2,227
2030	8,704	722	614	2,840
2031	8,831	849	500	3,340
2032	8,958	976	500	3,840
2033	9,087	1,105	507	4,347
2034	9,219	1,237	519	4,866
2035	9,352	1,370	523	5,390
2036	9,488	1,506	535	5,925
2037	9,625	1,643	539	6,464
2038	9,765	1,783	551	7,014
2039	9,906	1,924	555	7,569
2040	10,012	2,030	417	7,986
2041	10,156	2,174	566	8,552
2042	10,303	2,321	578	9,131
2043	10,453	2,471	590	9,721
2044	10,604	2,622	594	10,315
2045	10,758	2,776	606	10,921
2046	10,873	2,891	452	11,373
2047	11,032	3,050	626	11,999
2048	11,191	3,209	626	12,624
2049	11,395	3,413	803	13,427
2050	11,559	3,577	645	14,072
Total	3,577		14,072	

The next table (Table 6) provides an estimate of the cost of providing the impact fee-eligible new library floor area. Since specific plans and timing have not yet been established, an expansion date of 2038 is chosen as being about halfway between the present and 2050.

Table 6: Facility Costs to Meet Future Demand

Year	Project	Total Floor Area	Total Cost Today*	% for New Growth*	New Growth Share (PV)**
2038	Future Expansion	5,866	\$ 3,143,364	100%	\$ 5,196,374
Total		5,866	\$ 3,143,364		\$ 5,196,374

* Based on similar projects in Palmetto, Georgia and Crozet, Virginia, reported by Engineering News Record, *Green Building Square Foot 2020 Cost Book*, brought to 2025 NPV.

** Present Value = 2024 cost estimate inflated to 2038 target year using the Building Cost Index (BCI), reduced using the Discount Rate.

The calculation of the future cost to expand the collection materials in order to maintain the current level of service for all residents, both existing today and those coming in the future, is shown on Table 7 on the following page.

Using the data shown on Table 5, Table 7 calculates the average cost for all of the collection materials needed each year to maintain the current level of service. This average cost, of course, considers all types of collection materials, including adult and children’s fiction books, nonfiction books and reference materials, CDs and DVDs.

The new materials needed each year is taken from Table 5, which is multiplied by the average cost of all collection materials to estimate the expenditure needed each year in today’s dollars. Since the expenditures are entirely impact fee eligible because they are based on future growth in the number of housing units, the same figures are shown in the ‘new growth share’ column.

Since the original figures are in current (2024) dollars, the amounts each year are converted to Present Value using the Consumer Price Index and the discount rate based on the anticipated year of each expenditure.³

³ See Appendix C for an in-depth discussion regarding Present Value calculations.

Table 7: Collection Material Costs to Meet Future Demand

Year	New Materials Needed (annual)	Annual Cost (2024 Dollars)	% for New Growth	New Growth Share (2024 \$)	Present Value
2025	0				
2026	574	\$ 14,628.15	100%	\$ 14,628.15	\$ 15,764.07
2027	578	\$ 14,728.35	100%	\$ 14,728.35	\$ 16,476.79
2028	594	\$ 15,129.12	100%	\$ 15,129.12	\$ 17,570.00
2029	480	\$ 12,223.53	100%	\$ 12,223.53	\$ 14,736.50
2030	614	\$ 15,630.08	100%	\$ 15,630.08	\$ 19,561.33
2031	500	\$ 12,724.49	100%	\$ 12,724.49	\$ 16,531.68
2032	500	\$ 12,724.49	100%	\$ 12,724.49	\$ 17,161.55
2033	507	\$ 12,924.88	100%	\$ 12,924.88	\$ 18,095.98
2034	519	\$ 13,225.45	100%	\$ 13,225.45	\$ 19,222.31
2035	523	\$ 13,325.65	100%	\$ 13,325.65	\$ 20,105.88
2036	535	\$ 13,626.23	100%	\$ 13,626.23	\$ 21,342.73
2037	539	\$ 13,726.42	100%	\$ 13,726.42	\$ 22,318.81
2038	551	\$ 14,027.00	100%	\$ 14,027.00	\$ 23,676.53
2039	555	\$ 14,127.19	100%	\$ 14,127.19	\$ 24,754.18
2040	417	\$ 10,620.44	100%	\$ 10,620.44	\$ 19,318.56
2041	566	\$ 14,427.77	100%	\$ 14,427.77	\$ 27,244.01
2042	578	\$ 14,728.35	100%	\$ 14,728.35	\$ 28,871.24
2043	590	\$ 15,028.93	100%	\$ 15,028.93	\$ 30,582.92
2044	594	\$ 15,129.12	100%	\$ 15,129.12	\$ 31,959.80
2045	606	\$ 15,429.70	100%	\$ 15,429.70	\$ 33,836.65
2046	452	\$ 11,522.18	100%	\$ 11,522.18	\$ 26,230.35
2047	626	\$ 15,930.66	100%	\$ 15,930.66	\$ 37,648.07
2048	626	\$ 15,930.66	100%	\$ 15,930.66	\$ 39,082.49
2049	803	\$ 20,439.34	100%	\$ 20,439.34	\$ 52,054.09
2050	645	\$ 16,431.63	100%	\$ 16,431.63	\$ 43,441.84
Total	14,072	\$ 358,389.79		\$ 358,389.81	\$ 637,588.40

Average replacement cost = \$ 25.47

■ Impact Cost Calculations

As noted, Library impact fees are collected from residential development only.

Calculation of the 'net impact cost per housing unit' is shown on Table 8. The total eligible cost of new library construction plus the cost of acquiring new library materials, minus impact fees currently on hand, produces the total cost eligible for impact fee funding. This total, divided by the total increase in the number of new housing units, produces the 'net impact cost per housing unit'. To this net cost is added an administration fee and a fee for preparation of the Capital Improvements Element to produce the 'total maximum impact fee per housing unit'. This figure may be reduced by the County Commission when preparation of the Impact Fee Ordinance is being considered but cannot be exceeded.

Table 8: Maximum Cost to Serve New Growth—Library Facilities

Description	Total
Total Eligible Cost of Library Construction*	\$ 5,196,374.00
minus Funds on Hand	\$ (65,514.92)
plus Total Cost of New Collection Materials	\$ 637,588.40
= Impact Fee Eligible Library Project Costs	\$ 5,768,447.48
÷ Total Housing Unit Increase (2024-2050)	3,577
= Net Impact Cost per Housing Unit	\$ 1,612.6496
plus 3% Administration Fee	\$ 48.3795
plus 2% CIE Preparation Fee	\$ 32.2530
= Maximum Impact Fee per Housing Unit	\$ 1,693.2821

*Note that the impact fee eligible cost does not include the cost of bringing the current library up to GPLS standards.

■ Maximum Impact Fee Schedule

The maximum impact fee that could be charged for the library services category from Table 8 is transferred to the following Table 9: Maximum Impact Fee Schedule--Library Facilities. This is the most that could be charged for each new dwelling unit constructed in the county to continue to provide library services at the same level of service enjoyed by county residents today.

Table 9: Maximum Impact Fee Schedule--Library Facilities

ITE Code	Land Use	Total Fee per Unit	Unit of Measure
<i>Residential</i>			
210	Single-Family Detached Housing	\$ 1,693.2821	per dwelling
215	Duplex orTownhouse 1-3 stories	\$ 1,693.2821	per dwelling
220	Multi-Family Low Rise 2-3 stories	\$ 1,693.2821	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	\$ 1,693.2821	per dwelling
222	High-Rise Multi-Family over 10 stories	\$ 1,693.2821	per dwelling
255	Continuing Care Retirement Community	\$ 1,693.2821	per dwelling
260	Recreational Home (2nd home or STR)	\$ 1,693.2821	per dwelling

Note: Total Fee per Dwelling includes administration and CIE preparation fees.



Parks and Recreation Facilities

■ Introduction

Public recreational opportunities are provided by Pike County through the County’s Parks and Recreation Department and its many recreation components.

■ Service Area

All parks and recreation components are operated on a countywide basis. Facilities are provided equally to all residents of the unincorporated area and the county’s cities.

Parks and recreational facilities are made available to the county's population living throughout the county. The County’s parks and facilities are often used based on the programs or facilities available, as opposed to proximity of the facility to particular geographic locations. For instance, residents and families may be attracted to a variety of locations based on the facilities available without regard to the locations of the residents themselves. Some programs and recreation facilities are located only at certain facilities, to which any city resident can come. As a general rule, parks facilities are located to be easily accessible to its residents throughout the county, and future facilities will continue to be located around the county so that recreational opportunities will continue to be available on an equal basis to all residents of the county.

For these reasons, the entire county is considered a single service area for parks and recreational facilities.

■ Parks & Recreation Facilities

The following Table 10 provides an inventory of all recreational buildings that are owned and operated by the County. The key factor is what the buildings would cost today (2025) reflecting the cost actually expended in the original year of construction brought forward to what it would cost in 2025 present value. (For some of the buildings, the Present Value was already available.)



Table 10: Current Inventory: Buildings and Pavilions

	Floor Area (sq. ft.)	Date Built	Original Cost	2025 PV
Maintenance Barn	1,500	1991	\$ 26,011.13	\$ 96,852.92
Maintenance Barn 2	1,500	2000	\$ 34,556.25	\$ 90,854.27
Baseball Concession Stand	1,152	1986	\$ 80,403.84	\$ 363,240.32
Baseball Restrooms	1,080	1986	\$ 21,669.12	\$ 97,894.55
Softball Concession Stand/Restroom	200	1993	\$ 13,959.00	\$ 48,108.55
Softball Restrooms	450	1993	\$ 9,028.80	\$ 31,117.02
Softball Shed	672	1993	\$ 22,901.76	\$ 78,929.05
Football Restrooms	625	1986	\$ 12,540.00	\$ 56,651.94
Football Concession Stand	625	2001	\$ 43,621.88	\$ 110,339.34
Community Center	6,000	2023	\$ 1,000,000.00	\$ 1,080,402.30
Soccer Restrooms	576	2006	\$ 11,556.86	\$ 24,093.62
Soccer Concession Stand	576	2006	\$ 40,201.92	\$ 83,812.55
Baseball Pavilion 1	2,800			\$ 28,000.00
Baseball Pavilion 2	750			\$ 1,300.00
Softball Pavilion	750			\$ 1,300.00
Total Buildings and Pavilions				\$ 2,192,896.44

Note: Blank date and original cost cells indicate that the Present Value is already available.

Altogether, the County has expended the equivalent of almost \$2.2 million over the past 39 years.

The same approach is used to calculate the total investment made by the County in its existing recreation facilities. Table 11 shows the equivalent value of the investment in the facilities today. For those facilities that the County had not already calculated the current 2025 value, the original date of the expenditures and the amounts were also brought up to the current year using Present Value calculations.



Table 11: Current Inventory: Recreation Facilities

	Number	Date Built	Original Cost	2025 PV
Playsets	2			\$ 88,636.00
Picnic Tables	14			\$ 14,000.00
Ice Machine	5			\$ 16,000.00
Benches	43			\$ 19,608.00
Fencing	Whole Park			\$ 275,606.00
Scoreboards	11			\$ 99,000.00
Bleachers	27			\$ 62,100.00
Batting Cage (2)	3763 sf			\$ 35,000.00
L-Screens	12			\$ 6,960.00
Turf Mounds	3	2023	\$ 10,500.00	\$ 11,272.82
Lighting	12 Fields			\$ 1,100,000.00
Safety Netting	10 Fields	2023	\$ 90,574.00	\$ 97,240.42
Backstop Pad	8 Fields	2023	\$ 13,894.00	\$ 14,916.62
Hitting/Pitching Mats	14	2023	\$ 5,846.00	\$ 6,276.28
Field Goal Post	2			\$ 4,000.00
Soccer Goals	30			\$ 45,655.00
Landscaping		2023	\$ 24,792.00	\$ 26,616.74
Landscaping - 24 Trees & Sod		2024	\$ 19,120.00	\$ 19,811.14
Soccer Courts Parking		2022	\$ 31,658.00	\$ 35,216.68
Soccer Complex		2022	\$ 169,922.00	\$ 189,022.93
Total Recreation Facilities				\$ 2,166,938.63

Note: Blank date and original cost cells indicate that the Present Value is already available.

By the same token, the current value of past expenditures for certain vehicles and rolling stock are shown on Table 12. As can be seen from the dates, these items have useful life spans exceeding, or expected to exceed (based on past experience), 10 years of useful lives.



Table 12: Current Inventory: Vehicles & Rolling Stock

	Number	Date Acquired	Original Cost	2025 PV
Turf Tank	1	2024	\$ 8,200.00	\$ 8,512.43
F-150	1	2009	\$ 8,000.00	\$ 14,551.99
John Deere Gator	1	2016	\$ 9,995.00	\$ 13,993.89
John Deere Gator	1	2018	\$ 10,500.00	\$ 13,641.62
John Deere Field Rake	1	2007	\$ 3,500.00	\$ 6,860.87
Grasshopper Lawn Mower	1	2010	\$ 2,995.00	\$ 5,247.95
Grasshopper Lawn Mower	1	2015	\$ 8,499.00	\$ 12,352.73
Grasshopper Lawn Mower	1	2019	\$ 8,735.00	\$ 10,932.01
Kubota Lawn Mower	1	2019	\$ 14,900.00	\$ 18,647.62
Total Vehicles & Rolling Stock				\$ 104,741.11

The following table summarizes the county’s investment in its parks and facilities. The Present Value for park land was calculated based on the Tax Assessors records of county-owned properties, while the PV for the recreation facilities reflects the Construction Cost Index, the cost of the buildings is based on the Building Cost Index, and the Consumer Price Index is applied to the vehicles and rolling stock.⁴

Table 13: Summary Investment in Parks & Recreation Facilities

	2025 PV
Current Holdings: Park Land (95.52 acres)	\$ 513,830.00
Current Inventory: Buildings and Pavilions	\$ 2,192,896.44
Current Inventory: Recreation Facilities	\$ 2,166,938.63
Current Inventory: Vehicles & Rolling Stock	\$ 104,741.11
Total Investment	\$ 4,464,576.18

⁴ See Appendix C for how the average rate for each of the indexes was calculated.

Maximum Impact Fee Calculation – Parks and Recreation

The maximum impact fee that could be charged in Pike County for the Parks & Recreation facilities category, based on the calculations carried out in this chapter, is shown on Table 14. As noted, Parks and Recreation impact fees are collected only from residential development and are assessed as housing units are issued building permits.

The '2025 Present Value' for each category (land, buildings, facilities and vehicles) is transferred to Table 14, below, from Table 13, above. Those numbers are each divided by the total existing housing units (8076) to determine the 'per housing unit' amount of investment existing today. The 'per 2025 housing unit' amounts are multiplied times the number of new housing units that are expected in the coming years (3,505) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's residents today. These amounts are in 2025 dollars.

Table 14: Calculation of Maximum Impact Fee

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth*	2037 Present Value**
Park Land	\$ 513,830.00	7,982	\$ 64.37	\$ 230,264.33	\$ 360,662.44
Buildings and Pavilions	\$ 2,192,896.44	7,982	\$ 274.73	\$ 982,709.92	\$ 1,562,925.73
Recreation Facilities	\$ 2,166,938.63	7,982	\$ 271.48	\$ 971,077.36	\$ 1,352,901.93
Vehicles and Rolling Stock	\$ 104,741.11	7,982	\$ 13.12	\$ 46,937.98	\$ 72,692.78
Total Cost				\$ 2,230,989.59	\$ 3,349,182.89
Minus Current Impact Fee Fund Balance				\$ (65,514.92)	\$ -
Net Cost to Serve New Growth				\$ 2,165,474.67	\$ 3,349,182.89
divided by: Increase in Housing Units 2025-50				3,577	3,577
= Net Impact Fee Cost per Housing Unit				\$ 623.7000	\$ 936.3106
plus 3% Administration Fee				\$ 18.7110	\$ 28.0893
plus 2% CIE Preparation Fee				\$ 12.4740	\$ 18.7262
= Total Maximum Impact Fee per Housing Unit				\$ 654.8850	\$ 983.1261

* Investment per each 2025 housing unit times the projected increase in housing units from 2025 to 2050 (3,505) in current 2025 dollars.

** PV based on the CPI for land holdings, the BCI for building construction, the CCI for new recreation facilities, and the CPI for vehicles and rolling stock. Fund balances in 2037 would be \$0.

All of the recreation components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of construction for the improvements proposed to meet future demand have not been programmed, an 'average' year of 2037 is used for Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates for the parks and recreation facilities, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for acquisition of additional park lands,
- the Engineering News Record's 10-year average building cost inflation (BCI) rate for recreation buildings and pavilions,
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all recreation facilities, and
- the CPI for all vehicles.

All project costs are then reduced to current PV dollars using the Net Discount Rate.

Totals for all recreation facilities for 2025 and 2037 are shown, and the 2025 total is reduced by the amount of previously collected impact fees on hand. Each 'net cost' is then divided by the future increase in housing units to 2050, which results in a cost per housing unit.' By adding in the 3% administration fee and the 2% CIE preparation fee, the total maximum fee is determined.



Maximum Impact Fee Schedule—Parks and Recreation

The total impact fee shown on Table 14 (\$983.1261 for each new housing unit) is the maximum amount that new housing units could be charged to maintain the current Parks & Recreation level of service enjoyed by today’s residents. for both future residents and those living in the county today. This maximum fee would be required to continue to provide parks and recreation facilities to new growth and development at the same level as those living in the county today. This fee is shown on the Maximum Impact Fee Schedule—Parks and Recreation, below.

Table 15: Maximum Impact Fee Schedule--Parks and Recreation

ITE Code	Land Use	Total Fee per Unit	Unit of Measure
----------	----------	--------------------	-----------------

Residential

210	Single-Family Detached Housing	\$ 983.1261	per dwelling
215	Duplex orTownhouse 1-3 stories	\$ 983.1261	per dwelling
220	Multi-Family Low Rise 2-3 stories	\$ 983.1261	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	\$ 983.1261	per dwelling
222	High-Rise Multi-Family over 10 stories	\$ 983.1261	per dwelling
255	Continuing Care Retirement Community	\$ 983.1261	per dwelling
260	Recreational Home (2nd home or STR)	\$ 983.1261	per dwelling

Note: Total Fee per Dwelling includes administration and CIE preparation fees.



Animal Services

■ Introduction

In Pike County the Animal Services facilities support the County’s animal control program and thus provide services throughout the county. Demand for animal control services is almost exclusively related to the county's resident population. Thus, an impact fee for animal service facilities is based on future residential growth.

■ Service Area

The entire county is considered a single service area for the provision of animal services because all residents in the county and its cities have equal access to the benefits that the service provides.

■ Existing Facilities and Vehicles

Today’s facility consists of the Animal Control Building, containing 2,374 square feet, an inside run (1,420 square feet) and an outside run (954 square feet).

Table 16: Current Inventory: Animal Control Facilities

Facility & Vehicles		Quantity
Facility		Square Feet
Animal Control Building		2,374
Inside Runs		1,420
Outside Runs		954
Totals -- Facility		4,748
Vehicles (with Transport Boxes)		Number
F150 4x4		1
F150 4x4 with extended cab		1
Total Vehicles		2

In addition, Animal Services operates two vehicles, each equipped with a transport box for the collection and transportation of animals.

Over the years, the County has invested in its Animal Control program. Today’s animal control facility consists of a building constructed in 2013 and a subsequent expansion in 2021. In terms of today’s costs (i.e., “present value”), the County has spent the equivalent of more than \$356 thousand dollars on building the facilities. In addition, the Service’s two vehicles together have a current value of well over \$80 thousand dollars based on their original purchase dates brought up to 2025 current dollars. These calculations are shown on Table 17, below.

Table 17: Current Investment: Animal Control Facilities

Year	Facility	Original Cost	Present Value*
Buildings			
2013	Animal Control Building	\$ 5,001	\$ 7,864
2021	Animal Control Shelter Expansion	\$ 300,000	\$ 348,864
	Totals – Buildings	\$ 305,001	\$ 356,729
Vehicles (with Transport Boxes)			
2004	F150 4x4	\$ 15,808	\$ 33,987
2024	F150 4x4 with extended cab	\$ 45,123	\$ 46,798
	Totals – Vehicles	\$ 60,931	\$ 80,786
Current Value of Investment in Facilities =		\$	437,514

* Calculated using the Building Cost Index for buildings and the Consumer Price Index for vehicles. See Appenc C.

The extent to which the Animal Services operation serves the county’s current residents provides the basis for determining the extent to which its facilities will need to be expanded to serve new growth in the future without eroding services to the people that live in the county today.

The current level of service is calculated on the basis of the existing facility and vehicles and the current number of housing units countywide. For instance, as shown on Table 18, there is slightly less than 0.3 of a square foot of facilities for each housing unit in the county today.

Table 18: Current Level of Service Calculations

Based on Current Facilities		
Facility	Current Housing Units	Current Level of Service
Building Square Feet	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
2,374	7,982	0.297419
Animal Services Vehicles	Number of Housing Units (2025)	Vehicles per Housing Unit
2	7,982	0.000251

■ Demand for Services

In order to calculate the extent to which animal control facilities will need to be expanded in the future to meet the needs of the county’s future growth and development while maintaining the current level of service for today’s residents, the current levels of service for facilities and vehicles are multiplied by the additional housing units that are expected to be built over the coming 25 years. For instance, the ‘square feet of building area per housing unit’ from Table 18 is multiplied times the additional number of housing units expected in the future to determine how many more square feet of building area will need to be added to the current facility to serve the demands of future residents without reducing service to the county’s population today.

This is accomplished by multiplying the current level of service for Animal Control’s building and fleet times future growth and development. Table 19 shows these calculations.

Table 19: Future Demand for Animal Control Facilities and Vehicles

Current Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Increase in Housing Units (2025-50)	Square Feet of New Floor Area Needed
0.297419	3,577	1,064
Vehicles per Housing Unit	Increase in Housing Units (2025-50)	Net New Vehicles Demanded
0.000251	3,577	0.8963

■ Costs to Serve Future Development

The additional floor area and additional vehicle purchase will be accomplished at some propitious time in the future. The timing of those actions, however, has not yet been established.

As a result, the calculation of the costs for these items in the future has been established to occur in 2037 (halfway between today and 2050). This allows for the anticipated effect of inflation to be taken into account in the years ahead.

Table 20: Impact Fee Eligible Costs

	Number Needed	Cost (PV 2037)		Impact Fee Eligible		Ineligible
		Each*	Total	Percent**	Cost	Amount
New Floor Area	1,064	\$ 616.91	\$ 656,392.24	100.00%	\$ 656,392.24	\$ -
New Vehicles	1.0000	\$ 78,991.77	\$ 78,991.77	89.63%	\$ 70,800.32	\$ 8,191.45
Total Costs			\$ 735,384.01		\$ 727,192.56	\$ 8,191.45

* Present Value (PV) for new floor area is based on a similar project reported by BNI Engineering News Record for a fully equipped facility. PV based on 10-year average annual BCI projected to 2037 plus 25% for design services and PV for the new vehicle is based on the most recent (2024) purchased vehicle. PV based on the 10-year average annual CPI projected to 2037

** 0.9311 vehicle "eligible" divided by 1 full vehicle that would have to be acquired produces the percent eligible of the total.

Animal Control impact fees are collected from residential development only.

Calculation of the 'net impact cost per housing unit' is shown on Table 21. The total eligible cost of new animal control construction plus the cost of acquiring an additional vehicle produces the total cost eligible for impact fee funding.

Table 21: Cost to Serve New Growth

Description	Total
Total Eligible Cost of Animal Services Facilities	\$ 656,392.24
plus Total Eligible Cost of Vehicles	\$ 70,800.32
minus Impact Fee Fund Balance	\$ -
= Net Eligible Animal Services Costs	\$ 727,192.56
÷ Total Housing Unit Increase (2024-2050)	3,577
= Net Impact Cost per New Housing Unit	\$ 203.2968
plus 3% Administration Fee	\$ 6.0989
plus 2% CIE Preparation Fee	\$ 4.0659
= Total Maximum Impact Fee per Housing Unit	\$ 213.4616

This total, divided by the total increase in the number of new housing units, produces the 'net impact cost per new housing unit'. To this net cost is added an administration fee and a fee for preparation of the Capital Improvements Element to produce the 'total maximum impact fee per housing unit'. This figure may be reduced by the County Commission, of course, when preparation of the Impact Fee Ordinance is being considered, but the maximum figure cannot be exceeded.

■ **Maximum Impact Fee Schedule—Animal Services**

The total maximum impact fee shown on Table 21 for each new housing unit establishes the ceiling that new growth and development could be charged. That amount has been calculated to maintain the current Animal Services level of service available to today’s residents as well as future residents generated by future growth and development.

This fee is shown on the Maximum Impact Fee Schedule—Animal Services, below.

Table 22: Maximum Impact Fee Schedule--Animal Services

ITE Code	Land Use	Total Fee per Unit	Unit of Measure
<i>Residential</i>			
210	Single-Family Detached Housing	\$ 213.4616	per dwelling
215	Duplex orTownhouse 1-3 stories	\$ 213.4616	per dwelling
220	Multi-Family Low Rise 2-3 stories	\$ 213.4616	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	\$ 213.4616	per dwelling
222	High-Rise Multi-Family over 10 stories	\$ 213.4616	per dwelling
255	Continuing Care Retirement Community	\$ 213.4616	per dwelling
260	Recreational Home (2nd home or STR)	\$ 213.4616	per dwelling

Note: Total Fee per Dwelling includes administration and CIE preparation fees.

Fire Protection

■ Introduction

Fire protection Services are provided by the County through its Fire Department.

■ Service Area

The entire county is considered a single service area for the provision of fire protection. All residents and employees in the county have equal access to the benefits of the services provided. While the County has a mutual aid agreement with the City of Meansville, the city maintains its own fire department and has 'first responder' status in Meansville.

Fire protection services operate as a coordinated system, with each fire station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new county station would relieve some of the demand on the other stations. Since the stations would continue to operate as 'backups' to the other stations, everyone in the county service area would benefit from the construction of a new station since it would reduce the 'backup' times that the station nearest to them would be less available.

■ Inventory of Current Facilities and Vehicles

The Department's current inventories of facilities and vehicles are shown on the following tables.

Table 23 provides an inventory of the Department's fire stations, while Table 24 lists the Department's on-line firefighting and support vehicles. Given the most recent increases in vehicle costs, only the most recent 6 vehicles are used to calculate an 'average' per-vehicle cost.

Together, these facilities and vehicles form the basis for projecting the need for additional facilities and vehicles to serve future growth and development at the same level of service currently enjoyed by the county's residents and businesses.

Table 23: Current Fire Department Stations

Station	Floor Area	Bays
Station 1 Concord	5,175	3
Station 2 Hollonville	4,800	3
Station 3 Linsey	4,800	3
Station 5 Molena	5,160	3
Station 6 Williamson	4,800	3
Station 7 Zebulon	4,704	4
Station 8 Gresham	2,400	2
Totals	31,839	21

Table 24: Current Fire Department Vehicles

Year	Vehicle	Cost	2025 NPV
Fire Apparatus			
1991	Ford Pumper	\$ 30,000.00	\$ 106,970.73
1999	International Tanker	\$ 108,860.00	\$ 287,803.37
1997	Freightliner Pumper	\$ 80,000.00	\$ 227,927.42
1999	International Tanker	\$ 108,000.00	\$ 285,529.70
1999	International Tanker	\$ 108,000.00	\$ 285,529.70
2001	Freightliner Pumper	\$ 174,000.00	\$ 426,872.08
2001	Freightliner Pumper	\$ 174,000.00	\$ 426,872.08
2002	International Pumper	\$ 105,000.00	\$ 248,140.86
2007	Freightliner Pumper Tanker	\$ 80,000.00	\$ 156,819.97
2007	Freightliner Pumper Tanker	\$ 80,000.00	\$ 156,819.97
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	ALF Pumper	\$ 257,784.00	\$ 486,774.49
2008	Pierce Arrow Pumper	\$ 550,000.00	\$ 1,038,567.05
2009	HME Aerial	\$ 500,000.00	\$ 909,499.23
Total Investment		\$ 3,128,996.00	\$ 6,504,450.12
Average			\$ 406,528.13
Average (2008-2009 Vehicles)			\$ 649,194.04

Support Vehicles			
1986	Chevrolet Kodiak Rescue LT	\$ 35,000.00	\$ 150,455.94
1987	Ford Blue Bird Bus	\$ 5,000.00	\$ 20,704.84
1994	GMC Rescue Heavy	\$ 30,000.00	\$ 95,619.48
2000	Ford Rescue LT	\$ 8,000.00	\$ 20,374.08
2004	Trans Haul Trailer	\$ 7,500.00	\$ 16,447.17
2004	Dodge Dakota	\$ 46,875.00	\$ 102,794.82
2004	Dodge Pickup	\$ 28,125.00	\$ 61,676.89
2005	Scotty Trailer	\$ 30,000.00	\$ 63,374.08
2007	Dodge Ram 3500	\$ 35,874.00	\$ 70,321.99
2012	Chevrolet Tahoe	\$ 43,333.00	\$ 70,458.36
2015	Honda Pioneer UTV	\$ 19,000.00	\$ 27,615.24
2016	Ford Command	\$ 30,114.00	\$ 42,162.28
2016	Ford Brush Vehicle	\$ 33,447.00	\$ 46,828.78
2016	Ford F-150	\$ 26,955.00	\$ 37,739.40
Total Investment		\$ 379,223.00	\$ 826,573.35
Average (2007-2016 Vehicles)			\$ 49,187.68

■ Level of Service and Forecasted Demand

Future Demand

'Level of Service' (LOS) is the relationship between service capacity and service demand for public facilities. The County has adopted a level of service for fire protection services based on the current level of service in facility space, fire apparatus, and supporting vehicles (that have a service life of at least ten years). As such, there are no existing deficiencies by definition.

Current Level of Service

This current level of service is based on the existing inventories that serve residents and businesses located in the fire protection service area today. These calculations are shown on the left-hand columns of Table 25. Existing service levels and quality of services are adequate to meet current needs and therefore establish the basis upon which the needs of future growth and development are to be met.

Table 25: Current Level of Service and Future Demand for Fire Stations and Vehicles

Facility	Service Population	Level of Service	Future Population	New Growth Demand
Existing Station Square Feet	2025 Day-Night Population	Square Feet per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Square Feet Demanded
31,839	20,968	1.51845670	14,142	21,474
Existing Fire Apparatus	2025 Day-Night Population	Fire Apparatus per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Apparatus Demanded
16	20,968	0.00076307	14,142	10.79
Existing Support Vehicles	2025 Day-Night Population	Support Vehicles per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Support Vehicles Demanded
14	20,968	0.00066768	14,142	9.44

NOTE: 11 net new fire apparatus would be eligible for impact fee funding at 98.1% while 9 support vehicles would be 100% eligible.

The current level of service is calculated by dividing the current inventory of each facility type – that is, building area (square footage) from Table 23 and fire apparatus and support vehicles from Table 24 – by the current day-night population. Day-night population is used in that fire protection is a 24-hour service provided continuously to both residences and businesses in the service area.

Future Facilities Needed

The current level of service standards calculated in the left-hand columns of Table 25 are then multiplied times the increase in day-night population to 2050 (taken from the forecasts in Appendix A) to produce the future demand for fire protection facilities and vehicles created by future growth. These amounts are shown under 'New Growth Demand' on Table 25.

At this time, the 21,474 square feet in additional building area needed to serve future growth is not assigned to specific future administration space or new fire stations (or expansions of existing stations). While the projections also support the increases in the number of fire apparatus and support vehicles, the type of actual new vehicles to be acquired, like new building floor areas to be constructed, will be determined as the character and location of new growth and development occurs.⁵

Future Costs

There are three categories of future costs shown on Table 26: those for needed new/expanded building area, those for new fire apparatus and those for new support vehicles, that are based on the net expansion of facilities in those categories through 2050. Net new added space, and additional support vehicles are all 100% eligible for impact fee funding. Total additional fire apparatus are 98.1% eligible because total new vehicles exceed the total demand calculated on Table 25.

Table 26: Building and Vehicle Costs to Meet Future Demand

	Number	2025 Cost per Each*	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area*	21,474	\$ 432.76	\$ 9,293,149.38	\$ 14,780,050.57	100.0%	\$ 14,780,050.57
New Fire Apparatus	11	\$ 649,194.04	\$ 7,141,134.44	\$ 10,935,201.04	98.1%	\$ 10,726,438.12
New Support Vehicles	9	\$ 49,187.68	\$ 442,689.08	\$ 677,888.66	100.0%	\$ 677,888.66
Totals		\$ 698,814.48	\$ 16,876,972.90	\$ 26,393,140.27		\$ 26,184,377.35

* Building cost estimate based on average current square foot cost of similar fire stations, published in Engineering News Record reports. Estimated fire apparatus and support vehicle unit costs represent the average costs of the most recently acquired six vehicles in each vehicle category based on their net present value in 2025.

■ Impact Cost Calculation

Using the total impact eligible cost figures for the three facility categories from Table 26, divided by the increase in the day-night population by 2050, results in the 'net impact fee per day-night person'. Note that there are no SPLOST credits or credits for tax collections because fire services are 100% impact fee eligible.

⁵ It is important to note that only the acquisition of vehicles that increase the total fleet are eligible for impact fee funding. Vehicles purchased to replace aging and retired vehicles would not be eligible unless those older vehicles are then held in reserve. The key is that the purchase of new vehicles must result in expansion of the total fleet.

To this net impact fee are added an administration fee of 3% and a fee for preparation of the Capital Improvements Element of the impact fee program (2%). These additions result in the maximum impact fee that could be charged per person. This figure will be used to calculate impact fees for all nonresidential land uses.

Table 27: Fire Protection Cost to Serve New Growth--per Person

Description	Total
Total Eligible Cost of New Building Construction	\$ 14,780,050.57
Total Eligible Cost of New Fire Apparatus	\$ 10,726,438.12
plus Total Eligible Cost of New Support Vehicles	\$ 677,888.66
Minus Current Impact Fee Fund Balance	\$ (344,386.22)
minus Credit for Tax Contributions	\$ -
= Total Net Eligible Fire Project Costs	\$ 25,839,991.13
÷ Day-Night Pop Increase (2025-2050)	14,142
= Net Impact Fee per Day-Night Person	\$ 1,827.1808
plus 3% Administration Fee	\$ 54.8154
plus 2% CIE Preparation Fee	\$ 36.5436
= Maximum Impact Fee per Person	\$ 1,918.5398

A final calculation, shown on the table below, is necessary to fairly distribute the portion of project costs that are attributable to residential growth, because they are assessed impact fees per housing unit rather than per person.

The portion of the total project cost that is attributable to new residential growth is calculated based on the percentage of the total day-night population increase that is comprised of new residents.

This percentage (64.0998%) is then applied to the 'Total Net Eligible Fire Project Costs' figure to produce the cost attributable to new residential growth. This is the amount of investment that will be needed to serve future growth and development while maintaining the same level of service enjoyed by the city's residents today.

Finally, this total cost attributable to new residential growth is divided by the number of new housing units projected to 2050 in the Fire Protection service area to produce a 'Net Impact fee Per Housing Unit'.

To this net impact fee are added an administration fee of 3% and a fee for preparation of the Capital Improvements Element of the impact fee program (2%). These additions result in the maximum impact fee that could be charged for each new housing unit constructed in the service area in the future. Note that the County could decide to charge lower fees for Fire Protection, but not higher than these maximums.

Table 28: Calculation of Housing Unit Fee for Fire Protection Service Area

Factor	Data
Residential Population Increase (2025-2050)	9,065
÷ Day-Night Population Increase (2025-2050)	14,142
= Residential Increase as % of Total Increase	64.0998%
Total Net Eligible Fire Project Costs	\$ 25,839,991.13
× Residential % of Total Day-Night Increase =	\$ 16,563,394.12
÷ New Housing Units in Service Area (2025-2050)	3,577
= Net Impact Fee per Housing Unit	\$ 4,630.5267
plus 3% Administration Fee	\$ 138.9158
plus 2% CIE Preparation Fee	\$ 92.6105
= Maximum Impact Fee per Housing Unit	\$ 4,862.0530

Maximum Impact Fee Schedule – Fire Protection

The maximum impact fees that could be charged in Pike County for the Fire Protection and EMS category, based on the calculations carried out in this chapter, are shown on the table beginning on the following page.



Table 29: Maximum Impact Fee Schedule--Fire Protection

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
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Total Cost per Housing Unit: \$ 4,862.0530

Residential

210	Single-Family Detached Housing	n/a	\$ 4,862.0530	per dwelling
215	Duplex orTownhouse 1-3 stories	n/a	\$ 4,862.0530	per dwelling
220	Multi-Family Low Rise 2-3 stories	n/a	\$ 4,862.0530	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	n/a	\$ 4,862.0530	per dwelling
222	High-Rise Multi-Family over 10 stories	n/a	\$ 4,862.0530	per dwelling
255	Continuing Care Retirement Community	n/a	\$ 4,862.0530	per dwelling
260	Recreational Home (2nd home or STR)	n/a	\$ 4,862.0530	per dwelling

Total Cost per Day-Night Person (Employee): \$ 1,918.5398

Industrial (100-199)

110	General Light Industrial	0.001548	\$ 2.9706	per square foot
140	Manufacturing	0.001892	\$ 3.6307	per square foot
150	Warehousing	0.000339	\$ 0.6496	per square foot
151	Mini-Warehouse	0.000339	\$ 0.6496	per square foot
154	High-Cube Warehouse, short term	0.000654	\$ 1.2551	per square foot
155	High-Cube Warehouse, fulfillment center	0.000653	\$ 1.2536	per square foot
156	High-Cube Hub Warehouse	0.000684	\$ 1.3121	per square foot
180	Specialty Trade Contractor	0.002705	\$ 5.1901	per square foot

Lodging (300-399)

310	Hotel or Conference Motel	0.557183	\$ 1,068.9772	per room
311	All Suites Hotel	0.924370	\$ 1,773.4402	per room
312	Business Hotel	0.124420	\$ 238.7041	per room
320	Motel	0.133095	\$ 255.3480	per room

Recreational (400-499)

445	Movie Theater	0.001417	\$ 2.7180	per square foot
480	Amusement Park	2.223564	\$ 4,265.9955	per acre
488	Soccer Fields	1.057615	\$ 2,029.0759	per field
491	Racquet/Tennis Club	0.000475	\$ 0.9112	per square foot
495	Recreational Community Center	0.001058	\$ 2.0291	per square foot

Institutional (500-599)

520	Private Elementary School	0.000686	\$ 1.3157	per square foot
522	Private Middle School (Junior High)	0.000025	\$ 0.0483	per square foot
530	Private High School	0.015120	\$ 29.0083	per employee
550	University or College	0.008890	\$ 17.0558	per employee
560	Church/Place of Worship	0.000380	\$ 0.7284	per square foot
565	Day Care Center	0.002227	\$ 4.2732	per square foot
566	Cemetery	0.104242	\$ 199.9932	per acre

Medical (600-699)

610	Hospital	0.002857	\$ 5.4808	per square foot
620	Nursing Home	0.002039	\$ 3.9124	per square foot
630	Clinic	0.002705	\$ 5.1897	per square foot
640	Veterinary Clinic	0.001694	\$ 3.2505	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
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Office (700-799)

710	General Office Building	0.003255	\$ 6.2453	per square foot
712	Small Office Building	0.001831	\$ 3.5124	per square foot
714	Corporate Headquarters Building	0.003442	\$ 6.6028	per square foot
715	Single-Tenant Office Building	0.003395	\$ 6.5131	per square foot
720	Medical-Dental Office Building	0.004133	\$ 7.9297	per square foot
750	Office Park	0.003127	\$ 5.9995	per square foot
760	Research and Development Center	0.003288	\$ 6.3078	per square foot
770	Business Park	0.003079	\$ 5.9076	per square foot

Retail (800-899)

812	Building Materials and Lumber Store	0.000662	\$ 1.2693	per square foot
813	Free-Standing Discount Superstore	0.002307	\$ 4.4258	per square foot
814	Variety Store	0.000666	\$ 1.2777	per square foot
815	Free-Standing Discount Store	0.002187	\$ 4.1962	per square foot
816	Hardware/Paint Store	0.000291	\$ 0.5591	per square foot
817	Nursery (Garden Center)	0.003120	\$ 5.9850	per square foot
818	Nursery (Wholesale)	0.001667	\$ 3.1976	per square foot
820	Shopping Center	0.002125	\$ 4.0761	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.002125	\$ 4.0761	per square foot
822	Strip Retail Plaza	0.002125	\$ 4.0761	per square foot
840	Automobile Sales (New)	0.002486	\$ 4.7689	per square foot
841	Automobile Sales Used)	0.002168	\$ 4.1599	per square foot
842	Recreation Vehicle Sales	0.000635	\$ 1.2173	per square foot
843	Auto Parts Store	0.000960	\$ 1.8418	per square foot
848	Tire Store	0.001280	\$ 2.4557	per square foot
850	Supermarket	0.002140	\$ 4.1048	per square foot
857	Discount Club	0.001318	\$ 2.5291	per square foot
861	Sporting Goods Superstore	0.005356	\$ 10.2754	per square foot
861	Home Improvement Superstore	0.005356	\$ 10.2754	per square foot
881	Pharmacy/Drugstore w/drive-through	0.001670	\$ 3.2040	per square foot
890	Furniture Store	0.000576	\$ 1.1058	per square foot

Services (900-999)

912	Drive-in Bank	0.003066	\$ 5.8822	per square foot
930	Fast Casual Restaurant	0.005042	\$ 9.6739	per square foot
931	Fine Dining Restaurant	0.005042	\$ 9.6739	per square foot
932	High-Turnover (Sit-Down) Restauant	0.005042	\$ 9.6739	per square foot
934	Fast-Food Restaurant	0.010500	\$ 20.1455	per square foot
941	Quick Lubtcation Vehicle Shop	0.004348	\$ 8.3421	per square foot
943	Automobile Parts & Service	0.001451	\$ 2.7839	per square foot
944	Gasoline/Service Station	0.004359	\$ 8.3620	per square foot
945	Convenience Store w/gas	0.005905	\$ 11.3292	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Emergency Management

■ Introduction

The standards that guide the services provided by the Emergency Management Agency are:

MITIGATION--In the area of mitigation, the Pike County Emergency Management Agency is currently developing a pre-disaster mitigation plan to eliminate or reduce the effects of hazards within the county. This project requires a group effort between the county, the cities, the state, and non-governmental agencies so that all areas within the county are protected and remain eligible for federal mitigation funds and aid.

PREPAREDNESS--To meet preparedness goals we continually review our emergency operations plan and conduct two exercises each year. These exercises are geared to evaluate our response capabilities and to determine what changes and improvements we need to make to meet response needs during emergencies. The department also conducts preparedness programs for the citizens and is working toward attaining StormReady® status as designated by the National Weather Service.

RESPONSE--Proper mitigation and preparedness are both critical if we are to perform well in the next area of responsibility which is response. During significant emergency events requiring multiple agency involvement, the Pike County EMA is responsible for activating the Emergency Operations Center or "EOC" and coordinating the response. The EMA is also responsible for advising the Commission Chairman to request assistance from the State when local capabilities are overwhelmed.

RECOVERY--As soon as practical during or after response, the EMA is responsible to begin coordinating recovery activities. These activities can include requesting the establishment of a FEMA Disaster Recovery Center, debris removal, restoring utilities, and rebuilding critical infrastructure and facilities.

■ Service Area

The County's emergency management activities cover the entire county, including its cities.

■ Emergency Management Facilities

The Agency is based in the EMA Building, utilizes an ATV for transportation and maintains a weather alert system consisting of warning sirens and outdoor warning systems. In addition, communications are maintained during an emergency using a base radio system.

The Agency's capital equipment and systems are listed on the following Table 30, along with the cost of each item when it was acquired or installed.

Based on the Agency's costs and original dates, each of the expenditures have been converted to their 2025 current value in order to recognize the true investment that has been made.

Table 30: Emergency Management Facilities

Year	Item	Original Cost	Current Value 2025*
Equipment			
2017	Outdoor Warning System	\$ 39,565.00	\$ 52,563.49
2017	Warning Siren - Williamson	\$ 7,535.00	\$ 10,010.51
2017	Warning Siren - Meansville	\$ 7,535.00	\$ 10,010.51
2017	Warning Siren - Molena	\$ 7,535.00	\$ 10,010.51
2017	Slr 8000 Base Radio	\$ 10,728.00	\$ 14,252.52
2017	Weather Warning System	\$ 14,453.00	\$ 19,201.32
Total Investment--Equipment		\$ 87,351.00	\$ 116,048.86
Vehicles			
2019	Honda ATV	\$ 6,819.00	\$ 8,438.21
2020	Hooper Flat Bed Trailer	\$ 2,760.00	\$ 3,296.23
Total Investment--Vehicles		\$ 9,579.00	\$ 11,734.44
Facilities			
2019	Storage/EMA Building (5,000 sf)	\$ 139,197.00	\$ 173,571.75
2020	48 KW Genset Generator	\$ 22,249.00	\$ 26,741.44
Total Investment--Facilities		\$ 161,446.00	\$ 200,313.19

* Based on the Consumer Price Index for equipment and vehicles, and the Building Cost Index for the facilities.

The current values of the Agency’s investment in its equipment, vehicles and facilities are summarized on Table 31.

Table 31: Summary Investment in Emergency Management Facilities

	2025 NPV
Equipment	\$ 116,048.86
Vehicles	\$ 11,734.44
Facilities	\$ 200,313.19
Total Investment	\$ 328,096.49

■ Impact Fee Calculations

Because the emergency management facilities serve all land uses in the county—both residential and nonresidential—separate calculations must be made for each.

The first, detailed on Table 32, addresses all the residential and value-added business development anticipated to occur in the county for the coming 25 years (out to 2050). This results in a per day-night person maximum impact fee amount.

The '2025 Present Value' for each category (equipment, vehicles and facilities) is transferred to Table 32, below, from Table 31, above. Those numbers are each divided by the total day-night population to determine the 'per person' amount of investment existing today. These 'per 2025 day-night person' amounts are multiplied times the number of new residents and employees that are expected in the coming years (14,142) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's residents and employees today. These amounts are in 2024 dollars.

All of the emergency management components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of the improvements proposed to meet future demand have not been programmed, the average' year of 2037 is used for Present Value calculations (halfway to 2050). Of course, some improvements will occur earlier for less money, and some later at greater cost. It is expected that all will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for vehicles and equipment, and
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all new facilities.

All project costs are then reduced to current PV dollars using the Discount Rate.

The total costs for all facilities for 2025 and 2037 are shown and repeated as the 'net cost' since there are no impact fee funds on hand. These two totals are then divided by the future increase in the day-night population to 2050, which results in a cost per day-night person. By adding in the 3% administration fee and the 2% CIE preparation fee, the total maximum fee is determined for both the current year and, accounting for inflation, the comparable 'average' future time frame.

Table 32: Calculation of Maximum Impact Fee--Day-Night Person

	2025 Present Value	Total 2025 Day-Night Population	Per 2025 Day-Night Person	2025 Cost to Support New Growth*	2037 Present Value**
Equipment	\$ 116,048.86	27,865	\$ 4.16	\$ 58,896.93	\$ 92,250.11
Vehicles	\$ 11,734.44	27,865	\$ 0.42	\$ 5,955.44	\$ 9,328.00
Facilities	\$ 200,313.19	27,865	\$ 7.19	\$ 101,662.63	\$ 159,233.92
Total Cost				\$ 166,515.00	\$ 260,812.03
Minus Current Impact Fee Fund Balance				\$ -	\$ -
Net Cost to Serve New Growth				\$ 166,515.00	\$ 260,812.03
divided by: Increase in Day-Night Population 2025-50				14,142	14,142
= Net Impact Fee Cost per Day-Night Person				\$ 11.7700	\$ 18.4424
plus 3% Administration Fee				\$ 0.3531	\$ 0.5533
plus 2% CIE Preparation Fee				\$ 0.2354	\$ 0.3688
= Total Maximum Impact Fee per Day-Night Person				\$ 12.3585	\$ 19.3645

* Investment per each 2025 day-night person times the projected increase in day-night persons from 2025 to 2050 (14,901) in current 2025 dollars.

** Present Value based on the CCI for Facilities, and the CPI for equipment and vehicles. There is currently no fund balance and no fund balances are anticipated in 2037.

Since residential uses are not assessed on a 'per person' basis, an additional calculation is needed to determine what the maximum impact fee could be on a housing unit basis. This is detailed below on Table 33.

All of the calculations on Table 33 are the same as on Table 32 down to the 'net cost to serve new growth'. Those figures, however, are divided by the number of new housing units that are expected to be added to the housing supply (3,577) in order to calculate a net cost per new housing unit.

Adding in the Administration fee and the CIE preparation fee, the resulting maximum impact fee that could be assessed for each new housing unit is the result.

Table 33: Calculation of Maximum Impact Fee--Housing Unit

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth*	2037 Present Value**
Equipment	\$ 116,048.86	7,982	\$ 14.54	\$ 52,005.36	\$ 81,455.86
Vehicles	\$ 11,734.44	7,982	\$ 1.47	\$ 5,258.59	\$ 8,236.52
Facilities	\$ 200,313.19	7,982	\$ 25.10	\$ 89,767.01	\$ 140,601.84
Total Cost				\$ 147,030.96	\$ 230,294.23
Minus Current Impact Fee Fund Balance				\$ -	\$ -
Net Cost to Serve New Growth				\$ 147,030.96	\$ 230,294.23
divided by: Increase in Housing Units 2025-50				3,577	3,577
= Net Impact Fee Cost per Housing Unit				\$ 41.1000	\$ 64.3819
plus 3% Administration Fee				\$ 1.2330	\$ 1.9315
plus 2% CIE Preparation Fee				\$ 0.8220	\$ 1.2876
= Total Maximum Impact Fee per Housing Unit				\$ 43.1550	\$ 67.6010

* Investment per each 2025 housing unit times the projected increase in housing units from 2025 to 2050 (3,577) in current 2025 dollars.

** Present Value based on the CCI for Facilities, and the CPI for equipment and vehicles. There is currently no fund balance and no fund balances are anticipated in 2037.

Maximum Impact Fees—Emergency Management

Based on the calculations carried out in this chapter, the maximum impact fees that could be charged in Pike County for the Emergency Management category are shown on the table beginning on the following page.

Table 34: Maximum Impact Fee Schedule--Emergency Management

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
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Total Cost per Housing Unit: \$ 67.6010

Residential

210	Single-Family Detached Housing	n/a	\$ 67.6010	per dwelling
215	Duplex or Townhouse 1-3 stories	n/a	\$ 67.6010	per dwelling
220	Multi-Family Low Rise 2-3 stories	n/a	\$ 67.6010	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	n/a	\$ 67.6010	per dwelling
222	High-Rise Multi-Family over 10 stories	n/a	\$ 67.6010	per dwelling
255	Continuing Care Retirement Community	n/a	\$ 67.6010	per dwelling
260	Recreational Home (2nd home or STR)	n/a	\$ 67.6010	per dwelling

Total Cost per Day-Night Person (Employee): \$ 19.3645

Industrial (100-199)

110	General Light Industrial	0.001548	\$ 0.0300	per square foot
140	Manufacturing	0.001892	\$ 0.0366	per square foot
150	Warehousing	0.000339	\$ 0.0066	per square foot
151	Mini-Warehouse	0.000339	\$ 0.0066	per square foot
154	High-Cube Warehouse, short term	0.000654	\$ 0.0127	per square foot
155	High-Cube Warehouse, fulfillment center	0.000653	\$ 0.0127	per square foot
156	High-Cube Hub Warehouse	0.000684	\$ 0.0132	per square foot
180	Specialty Trade Contractor	0.002705	\$ 0.0524	per square foot

Lodging (300-399)

310	Hotel or Conference Motel	0.557183	\$ 10.7896	per room
311	All Suites Hotel	0.924370	\$ 17.8999	per room
312	Business Hotel	0.124420	\$ 2.4093	per room
320	Motel	0.133095	\$ 2.5773	per room

Recreational (400-499)

445	Movie Theater	0.001417	\$ 0.0274	per square foot
480	Amusement Park	2.223564	\$ 43.0582	per acre
488	Soccer Fields	1.057615	\$ 20.4802	per field
491	Racquet/Tennis Club	0.000475	\$ 0.0092	per square foot
495	Recreational Community Center	0.001058	\$ 0.0205	per square foot

Institutional (500-599)

520	Private Elementary School	0.000686	\$ 0.0133	per square foot
522	Private Middle School (Junior High)	0.000025	\$ 0.0005	per square foot
530	Private High School	0.015120	\$ 0.2928	per employee
550	University or College	0.008890	\$ 0.1722	per employee
560	Church/Place of Worship	0.000380	\$ 0.0074	per square foot
565	Day Care Center	0.002227	\$ 0.0431	per square foot
566	Cemetery	0.104242	\$ 2.0186	per acre

Medical (600-699)

610	Hospital	0.002857	\$ 0.0553	per square foot
620	Nursing Home	0.002039	\$ 0.0395	per square foot
630	Clinic	0.002705	\$ 0.0524	per square foot
640	Veterinary Clinic	0.001694	\$ 0.0328	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
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Office (700-799)

710	General Office Building	0.003255	\$ 0.0630	per square foot
712	Small Office Building	0.001831	\$ 0.0355	per square foot
714	Corporate Headquarters Building	0.003442	\$ 0.0666	per square foot
715	Single-Tenant Office Building	0.003395	\$ 0.0657	per square foot
720	Medical-Dental Office Building	0.004133	\$ 0.0800	per square foot
750	Office Park	0.003127	\$ 0.0606	per square foot
760	Research and Development Center	0.003288	\$ 0.0637	per square foot
770	Business Park	0.003079	\$ 0.0596	per square foot

Retail (800-899)

812	Building Materials and Lumber Store	0.000662	\$ 0.0128	per square foot
813	Free-Standing Discount Superstore	0.002307	\$ 0.0447	per square foot
814	Variety Store	0.000666	\$ 0.0129	per square foot
815	Free-Standing Discount Store	0.002187	\$ 0.0424	per square foot
816	Hardware/Paint Store	0.000291	\$ 0.0056	per square foot
817	Nursery (Garden Center)	0.003120	\$ 0.0604	per square foot
818	Nursery (Wholesale)	0.001667	\$ 0.0323	per square foot
820	Shopping Center	0.002125	\$ 0.0411	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.002125	\$ 0.0411	per square foot
822	Strip Retail Plaza	0.002125	\$ 0.0411	per square foot
840	Automobile Sales (New)	0.002486	\$ 0.0481	per square foot
841	Automobile Sales Used)	0.002168	\$ 0.0420	per square foot
842	Recreation Vehicle Sales	0.000635	\$ 0.0123	per square foot
843	Auto Parts Store	0.000960	\$ 0.0186	per square foot
848	Tire Store	0.001280	\$ 0.0248	per square foot
850	Supermarket	0.002140	\$ 0.0414	per square foot
857	Discount Club	0.001318	\$ 0.0255	per square foot
861	Sporting Goods Superstore	0.005356	\$ 0.1037	per square foot
861	Home Improvement Superstore	0.005356	\$ 0.1037	per square foot
881	Pharmacy/Drugstore w/drive-through	0.001670	\$ 0.0323	per square foot
890	Furniture Store	0.000576	\$ 0.0112	per square foot

Services (900-999)

912	Drive-in Bank	0.003066	\$ 0.0594	per square foot
930	Fast Casual Restaurant	0.005042	\$ 0.0976	per square foot
931	Fine Dining Restaurant	0.005042	\$ 0.0976	per square foot
932	High-Turnover (Sit-Down) Restaurant	0.005042	\$ 0.0976	per square foot
934	Fast-Food Restaurant	0.010500	\$ 0.2033	per square foot
941	Quick Lubrication Vehicle Shop	0.004348	\$ 0.0842	per square foot
943	Automobile Parts & Service	0.001451	\$ 0.0281	per square foot
944	Gasoline/Service Station	0.004359	\$ 0.0844	per square foot
945	Convenience Store w/gas	0.005905	\$ 0.1143	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Sheriff's Office

■ Introduction

Law enforcement, inmate incarceration, and services provided to the Pike County courts fall under the purview of the Pike County Sheriff's Office.

In addition, the Sheriff's Office includes the County E-911 service.

■ Service Area

Services provided by the Sheriff, officers and staff are provided throughout the county.

The entire county is therefore considered a single service area for the provision of law enforcement activities and facilities under the Sheriff's Office category because all residents and employees of the county benefit from them. Although each city maintains its own police department, the Sheriff's Office provides back up within each incorporated area and also provides supplemental services throughout the county, including serving court papers and documents.

■ Inventory of Current Facilities and Vehicles

Table 35 shows the Sheriff's Office facilities that currently exist, and the level of investment in those facilities. The original cost of the two facilities and the year expended are shown on the table, and what those expenditures would be worth in current (2025) dollars.

Table 35: Pike County Sheriff's Facilities

Year	Facility	Original Cost	Current Value 2025*
1997	Sheriff's Office, 911 & Jail	\$ 657,626	\$ 1,034,153
2018	Training Center	\$ 183,613	\$ 288,741
Total Investment		\$ 841,239	\$ 1,322,894

Current Building Floor Area (square feet):	
Sheriff's Office and Jail	3,990
E-911	1,020
Training Center	2,070
Total Floor Area	7,080
Current Investment in Existing Facilities per square foot	\$ 186.85

* Net present value based on Building Construction Index.

As was shown for the Sheriff's facilities, Table 36 lists the vehicles in current operation, the year acquired and the original cost of each vehicle. Those original costs are raised to what each expenditure would be today (in 2025) using the Present Value equation.

Table 36: Pike County Sheriff's Vehicles

Year	Vehicle	Original Cost	Current Value 2025*
2006	Ford Lgt Convtnl	\$ 19,650.00	\$ 32,629.65
2006	Ford Explorer	\$ 19,875.00	\$ 33,003.27
2011	Taurus	\$ 20,745.00	\$ 30,144.13
2012	Dodge Charger	\$ 22,676.00	\$ 32,082.17
2012	Dodge Charger	\$ 29,223.00	\$ 41,344.91
2012	Dodge Charger	\$ 28,705.00	\$ 40,612.04
2013	Dodge Charger	\$ 29,756.00	\$ 40,990.17
2014	Dodge Charger	\$ 36,899.00	\$ 49,491.16
2014	Dodge Charger	\$ 30,210.00	\$ 40,519.47
2015	Dodge Charger	\$ 34,966.00	\$ 45,663.26
2016	Dodge Charger	\$ 30,249.00	\$ 38,462.71
2016	Dodge Charger	\$ 23,990.00	\$ 30,504.16
2017	Dodge Charger	\$ 30,474.00	\$ 37,728.21
2017	Dodge Durango	\$ 49,218.00	\$ 60,934.15
2017	Dodge Charger	\$ 32,549.00	\$ 40,297.16
2017	Dodge Durango	\$ 36,124.00	\$ 44,723.17
2017	Dodge Charger	\$ 34,934.00	\$ 43,249.90
2017	Dodge Ram 1500	\$ 32,265.00	\$ 39,945.55
2018	Dodge Charger	\$ 34,753.00	\$ 41,892.57
2018	Ford Taurus	\$ 27,733.00	\$ 33,430.40
2018	Ford Taurus	\$ 27,733.00	\$ 33,430.40
2019	Dodge Charger	\$ 34,498.00	\$ 40,489.88
2019	Dodge Charger	\$ 29,713.00	\$ 34,873.78
2019	Dodge Charger	\$ 29,713.00	\$ 34,873.78
2019	Ford Explorer	\$ 30,444.00	\$ 35,731.75
2020	Ford Explorer	\$ 35,839.00	\$ 40,955.89
2020	Ford Explorer	\$ 47,555.00	\$ 54,344.63
2020	Ford Explorer	\$ 47,555.00	\$ 54,344.63
2020	Ford Explorer	\$ 42,107.00	\$ 48,118.80
2020	Dodge Ram 1500	\$ 48,995.00	\$ 55,990.23
2021	Ford Explorer	\$ 45,927.00	\$ 51,101.83
2021	Ford Explorer	\$ 47,555.00	\$ 52,913.27
2021	Ford Explorer	\$ 48,636.00	\$ 54,116.07
2022	Ford Explorer	\$ 44,225.00	\$ 47,911.98
2022	Ford Explorer	\$ 45,874.00	\$ 49,698.46
2023	Ford Explorer	\$ 48,013.00	\$ 50,645.75
2023	Ford Explorer	\$ 58,594.00	\$ 61,806.95
2024	Ford Explorer	\$ 58,594.00	\$ 60,179.04
Total Investment			\$ 1,659,175.32
Average (most recent 6 vehicles)			\$ 54,059.71

While the total investment in 2025 dollars approaches 1.7 million dollars, only the most recent purchases are considered relevant given the notable rise in costs.

Level of Service

In 2022, a *Needs Assessment* prepared by the Georgia Sheriff's Association was published, showing that the current Sheriff's office and jail were woefully inadequate then and what was needed to address future demands for law enforcement in the county. That study proposed a new facility comprising 24,782 square feet, including administration space, the E-911 operation and a jail. Table 37 presents the calculation of Level of Service (LOS) which is based on that assessment. In addition, the Sheriff's 38 vehicles in service from Table 36 were brought forward to Table 37.

Table 37: Level of Service

Facility	Service Population	Future Level of Service
Planned Square Feet*	2050 Day-Night Population	Square Feet per 2050 Day-Night Person
24,782	42,007	0.58994929
Existing Number of Vehicles	2050 Day-Night Population	Vehicles per 2050 Day-Night Person
38	42,007	0.00090461

*New Sheriff's Office, Jail and E-911 facility.

Day-night population is used in calculating the Level of Service and demand for future facilities due to the Sheriff's Office and Jail serving both residences and businesses throughout the county on a 24-hour basis. Because the new, planned facility will serve the county through to 2050, the 'future level of service' is based on the total day-night population projected in that year.

■ Forecasts for Service Area

Future Demand

Table 38 reflects the future demand for the new Sheriff's facility as well as the net increase in vehicles,⁶ based on the Level of Service standards shown on the table (from Table 37). The LOS standards are applied to the expected day-night population growth between 2025 and 2050. Thus, as new growth and development 'pays its way' in support of additional facility space and an increase in vehicles, the adopted Level of Service for the county's existing residents and businesses will also be met.

Table 38: Future Demand for New Building Area and Vehicles

Future Level of Service	Future Population	New Growth Demand
Square Feet per 2050 Day-Night Person	Day-Night Population - 2050	Net New Square Feet Demanded
0.57766900	42,900	24,782
Vehicles per 2050 Day-Night Person	Day-Night Population - 2050	Net New Vehicles Needed
0.00088578	42,900	38

Future Costs

Since the actual pace and timing of construction for the new public safety facility has not been programmed, an 'average' year of 2037 is used for the Present Value calculation (halfway between today and the 2050 projection period).

An average per-square foot construction cost of \$426.61 is used to estimate the current cost of construction of the public safety facility, based on the average per square foot cost of similar projects in other counties, as reported by the Engineering News Record.

To calculate the Present Value (PV) of the impact fee eligible cost estimate for the construction of the new public safety facility, the PV is calculated by increasing the current (2025) estimated cost using the Engineering News Record's (ENR) 10-year average building cost inflation rate (the BCI), and then discounting this future amount back using the Net Discount Rate.

⁶ Replacing an existing vehicle with a new vehicle is not a 'net increase' since the same number of vehicles is only maintained. The 38 vehicles shown on the table are additions to the total rolling stock that result in an increase in the fleet. Thus, although more vehicles will most likely need to be acquired in the future, replacements will not be eligible for impact fee funding.

To calculate the PV of the impact fee eligible cost estimate of the vehicles, the current average cost of the most recently purchased vehicles (from Table 36) is also inflated to the target year (2037) using the 10-year average Consumer Price Index (CPI) and then reduced using the Discount Rate to produce the Present Value. Of course, some of the automobile purchases will occur earlier for less money, and some later at a greater cost. All such purchases are expected to average out over the coming 25 years. The future cost calculations are shown on the following table.

Table 39: Costs to Meet Future Demand

	Future Needs*	2025 Cost Each**	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area	24,782	\$ 426.61	\$ 10,572,307.05	\$ 16,814,454.01	33.666%	\$ 5,660,723.42
Net New Vehicles	38	\$ 54,059.71	\$ 2,054,268.91	\$ 3,217,596.22	33.666%	\$ 1,083,230.07
Totals			\$ 10,572,307.05	\$ 20,032,050.23		\$ 6,743,953.49

* Based on an in-depth *Needs Analysis* prepared by the Georgia Sheriffs Association, the Sheriff has identified a need for a future 120 bed jail and administrative space (including E-911) of 24,782 square feet. The new facility will replace the current, inadequate space entirely

** Building cost estimate based on current square foot cost of similar Sheriff Department HQs and jail as reported by Engineering News Record. Cost per vehicle based on average current value of most recently purchased 6 vehicles.

The total 2037 estimated costs for the new facility and vehicles are only partially impact fee eligible because the basis for the calculations is the total day-night population in 2050. This population includes the county's residents and employees today (who are not subject to impact fee levies) plus new growth to 2050. From a day-night population of 25,190 today, the future 2050 figure (shown on Table 37 and Table 38) is projected to reach 42,900. New growth, then, is expected to be 14,489 (34.734% of the total).

An important consideration is, recognizing that property tax income will be called on to cover the impact fee ineligible portion of the new facility and the vehicles, new growth and development will also be paying those same property taxes. A credit, therefor, must be applied to address this double taxation situation. This credit is shown on the following table.

■ Impact Cost Calculations

Using the 'total impact eligible cost' figures from Table 39 for the new public safety facility and vehicles that would be impact fee eligible, the 'net impact cost per person' is calculated, based on the increase in the day-night population between 2025 and 2050. To this net cost are added an administration fee of 3% and a 2% fee for preparation of the Capital Improvements Element of the impact fee program. These additions result in the maximum impact fee that could be charged per person. Impact fees for all nonresidential land uses will use this figure in calculating the maximum fee for each use.

Table 40: Cost to Serve New Growth -- per Person

Description	Total
Total Eligible Cost of New Building Construction	\$ 5,660,723.42
plus Total Eligible Cost of New Vehicles	\$ 1,083,230.07
Minus Current Impact Fee Fund Balance	\$ (569,494.17)
minus Credit for Tax Contributions	(3,754,994.60)
= Total Net Eligible Sheriff's Office Costs	\$ 2,419,464.72
÷ Day-Night Pop Increase (2025-2050)	14,142
= Net Impact Cost per Person	\$ 171.0836
plus 3% Administration Fee	\$ 5.1325
plus 2% CIE Preparation Fee	\$ 3.4217
= Maximum Impact Fee per Person	\$ 179.6378



A final calculation, shown below, is necessary to fairly distribute the portion of project costs that are attributable to residential growth, because they are assessed impact fees per housing unit rather than per person.

Table 41: Calculation of Housing Unit Fee -- Sheriff's Office

Factor	Data
Residential Population Increase (2025-2050)	9,065
÷ Day-Night Population Increase (2025-2050)	14,142
= Residential Increase as % of Total Increase	64.0998%
= Total Net Eligible Sheriff's Office Costs	\$ 2,419,464.72
× Residential % of Total Day-Night Increase =	\$ 1,550,873.12
÷ New Housing Units in Service Area (2025-2050)	3,577
= Net Impact Fee per Housing Unit	\$ 433.5681
plus 3% Administration Fee	\$ 13.0070
plus 2% CIE Preparation Fee	\$ 8.6714
= Maximum Impact Fee per Housing Unit	\$ 455.2465

Of the 14,142 increase in the number of residents and employees projected to 2050, 9,065 are expected to be new residents. Thus, 64.0998% of future growth in the county is projected to be an increase in population. This percentage is then applied to the total costs of buildings and vehicles needed to serve all new residents and employees in order to calculate the cost attributable only to new residential growth. This is the amount of investment that will be needed to serve future growth and development while maintaining the same level of service enjoyed by the city's residents today.

Finally, this total cost attributable to new residential growth is divided by the number of new housing units projected to 2050 in the county to produce the 'Net Impact fee Per Housing Unit'.

To this net impact fee are added an administration fee of 3% and a fee for preparation of the Capital Improvements Element of the impact fee program (2%). These additions result in the maximum impact fee that could be charged for each new housing unit constructed in the county in the future.

■ Maximum Impact Fee Schedule – Sheriff's Office

The maximum impact fees that could be charged in Pike County for the Sheriff's Office category, based on the calculations carried out in this chapter, are shown on the table on the following page. Note that the County could decide to charge lower fees for Sheriff's Office expansion of buildings and its fleet, but not higher than these maximums.

Table 42: Maximum Impact Fee Schedule--Sheriff's Office

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
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Total Cost per Housing Unit: \$ 455.2465

Residential

210	Single-Family Detached Housing	n/a	\$ 455.2465	per dwelling
215	Duplex orTownhouse 1-3 stories	n/a	\$ 455.2465	per dwelling
220	Multi-Family Low Rise 2-3 stories	n/a	\$ 455.2465	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	n/a	\$ 455.2465	per dwelling
222	High-Rise Multi-Family over 10 stories	n/a	\$ 455.2465	per dwelling
255	Continuing Care Retirement Community	n/a	\$ 455.2465	per dwelling
260	Recreational Home (2nd home or STR)	n/a	\$ 455.2465	per dwelling

Total Cost per Day-Night Person (Employee): \$ 179.6378

Industrial (100-199)

110	General Light Industrial	0.001548	\$ 0.2781	per square foot
140	Manufacturing	0.001892	\$ 0.3400	per square foot
150	Warehousing	0.000339	\$ 0.0608	per square foot
151	Mini-Warehouse	0.000339	\$ 0.0608	per square foot
154	High-Cube Warehouse, short term	0.000654	\$ 0.1175	per square foot
155	High-Cube Warehouse, fulfillment center	0.000653	\$ 0.1174	per square foot
156	High-Cube Hub Warehouse	0.000684	\$ 0.1229	per square foot
180	Specialty Trade Contractor	0.002705	\$ 0.4860	per square foot

Lodging (300-399)

310	Hotel or Conference Motel	0.557183	\$ 100.0911	per room
311	All Suites Hotel	0.924370	\$ 166.0517	per room
312	Business Hotel	0.124420	\$ 22.3505	per room
320	Motel	0.133095	\$ 23.9089	per room

Recreational (400-499)

445	Movie Theater	0.001417	\$ 0.2545	per square foot
480	Amusement Park	2.223564	\$ 399.4361	per acre
488	Soccer Fields	1.057615	\$ 189.9876	per field
491	Racquet/Tennis Club	0.000475	\$ 0.0853	per square foot
495	Recreational Community Center	0.001058	\$ 0.1900	per square foot

Institutional (500-599)

520	Private Elementary School	0.000686	\$ 0.1232	per square foot
522	Private Middle School (Junior High)	0.000025	\$ 0.0045	per square foot
530	Private High School	0.015120	\$ 2.7161	per employee
550	University or College	0.008890	\$ 1.5970	per employee
560	Church/Place of Worship	0.000380	\$ 0.0682	per square foot
565	Day Care Center	0.002227	\$ 0.4001	per square foot
566	Cemetery	0.104242	\$ 18.7259	per acre

Medical (600-699)

610	Hospital	0.002857	\$ 0.5132	per square foot
620	Nursing Home	0.002039	\$ 0.3663	per square foot
630	Clinic	0.002705	\$ 0.4859	per square foot
640	Veterinary Clinic	0.001694	\$ 0.3044	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
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Office (700-799)

710	General Office Building	0.003255	\$ 0.5848	per square foot
712	Small Office Building	0.001831	\$ 0.3289	per square foot
714	Corporate Headquarters Building	0.003442	\$ 0.6182	per square foot
715	Single-Tenant Office Building	0.003395	\$ 0.6098	per square foot
720	Medical-Dental Office Building	0.004133	\$ 0.7425	per square foot
750	Office Park	0.003127	\$ 0.5617	per square foot
760	Research and Development Center	0.003288	\$ 0.5906	per square foot
770	Business Park	0.003079	\$ 0.5531	per square foot

Retail (800-899)

812	Building Materials and Lumber Store	0.000662	\$ 0.1189	per square foot
813	Free-Standing Discount Superstore	0.002307	\$ 0.4144	per square foot
814	Variety Store	0.000666	\$ 0.1196	per square foot
815	Free-Standing Discount Store	0.002187	\$ 0.3929	per square foot
816	Hardware/Paint Store	0.000291	\$ 0.0524	per square foot
817	Nursery (Garden Center)	0.003120	\$ 0.5604	per square foot
818	Nursery (Wholesale)	0.001667	\$ 0.2994	per square foot
820	Shopping Center	0.002125	\$ 0.3817	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.002125	\$ 0.3817	per square foot
822	Strip Retail Plaza	0.002125	\$ 0.3817	per square foot
840	Automobile Sales (New)	0.002486	\$ 0.4465	per square foot
841	Automobile Sales Used)	0.002168	\$ 0.3895	per square foot
842	Recreation Vehicle Sales	0.000635	\$ 0.1140	per square foot
843	Auto Parts Store	0.000960	\$ 0.1725	per square foot
848	Tire Store	0.001280	\$ 0.2299	per square foot
850	Supermarket	0.002140	\$ 0.3843	per square foot
857	Discount Club	0.001318	\$ 0.2368	per square foot
861	Sporting Goods Superstore	0.005356	\$ 0.9621	per square foot
861	Home Improvement Superstore	0.005356	\$ 0.9621	per square foot
881	Pharmacy/Drugstore w/drive-through	0.001670	\$ 0.3000	per square foot
890	Furniture Store	0.000576	\$ 0.1035	per square foot

Services (900-999)

912	Drive-in Bank	0.003066	\$ 0.5508	per square foot
930	Fast Casual Restaurant	0.005042	\$ 0.9058	per square foot
931	Fine Dining Restaurant	0.005042	\$ 0.9058	per square foot
932	High-Turnover (Sit-Down) Restaurant	0.005042	\$ 0.9058	per square foot
934	Fast-Food Restaurant	0.010500	\$ 1.8863	per square foot
941	Quick Lubtication Vehicle Shop	0.004348	\$ 0.7811	per square foot
943	Automobile Parts & Service	0.001451	\$ 0.2607	per square foot
944	Gasoline/Service Station	0.004359	\$ 0.7830	per square foot
945	Convenience Store w/gas	0.005905	\$ 1.0608	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Road Improvements

■ Service Area

The service area for road improvement projects is defined as the entire county, in that these road projects are recognized as providing service throughout the county as part of the countywide network of streets, thoroughfares and local roads. All new development within the county will be served by this countywide network, such that improvements to any part of this network to relieve congestion or to otherwise improve capacity will positively address the increased demand created by new growth and development to some extent throughout the county.

■ Level of Service Standards

Level of Service for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of Service A is the best rating, representing unencumbered travel; Level of Service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines Level of Service A through F as having the following characteristics:

1. LOS A: free flow, excellent level of freedom and comfort;
2. LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
3. LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering become difficult, comfort declines at this level;
4. LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
5. LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
6. LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

The traffic volume that produces different Level of Service grades differs according to road type, size, signalization, topography, condition and access.

The county is particularly concerned about many of its dirt-surface roads in its developing growth areas and generally throughout the county. There is, however, a complete dearth of professional or scientific standards regarding the operational level-of service or vehicular capacity of such roads. There is, however, no objective question that dirt-surface roads limit vehicular speeds and thus capacity and pose seriously restricted emergency vehicle access during inclement weather.

■ Planned Road Improvements and Costs

The dirt surface portions of the roads that are planned for paving in the coming years are shown on Table 43. Tentatively, a number of projects are scheduled to be funded by SPLOST revenue funds.

Table 43: Dirt Road Paving Projects

Road Name	Estimated Cost	Funding
Woodcreek Road	\$ 3,675,000.00	SPLOST
Shady Lane	\$ 400,000.00	SPLOST
Old Zebulon Road	\$ 3,969,000.00	SPLOST
Blanton Mill Road	\$ 6,363,000.00	SPLOST
Blanton Mill Road (North)	\$ 3,150,000.00	General Fund
Turner Road (North)	\$ 800,000.00	General Fund
Turner Road (South)	\$ 800,000.00	General Fund
Johnathan Roost Road	\$ 720,000.00	General Fund
Dunbar School Road	\$ 800,000.00	General Fund
Bethany Church Road	\$ 680,000.00	General Fund
McKinley Road (Southeast)	\$ 2,550,000.00	General Fund
Arthur Road	\$ 800,000.00	General Fund
Fossett Road	\$ 2,100,000.00	General Fund
Green Street	\$ 3,300,000.00	General Fund
Kendrick Road - Section 1	\$ 560,000.00	General Fund
Kendrick Road - Section 2	\$ 400,000.00	General Fund
Caldwell Road	\$ 400,000.00	General Fund
Campbell Road	\$ 400,000.00	General Fund
Dukes Road	\$ 1,200,000.00	General Fund
Mountain View Road	\$ 5,550,000.00	General Fund
Flowers Road	\$ 400,000.00	General Fund
Hunter Road	\$ 2,100,000.00	General Fund
Midway Road	\$ 3,900,000.00	General Fund
Total	\$ 45,017,000.00	

SPLOST Eligible	\$ 14,407,000.00
Local Tax Generated	\$ 30,610,000.00
Total	\$ 45,017,000.00

■ Net Cost to Serve New Growth

As more fully explained in the Trip Generation Appendix, only a little over 35.6% of road improvement costs are eligible for cost recovery from new growth, based on the increase in traffic that new growth will add to the traffic level existing today. At that rate, a little over \$16 million would be eligible for impact fee funding of the total \$45+ million in total cost, in current dollars. Impact fee eligible portions of each road project are detailed on Table 44. As a new revenue source, impact fee revenue would be able to supplement anticipated SPLOST revenue as costs increase due to inflation in the coming years.

Table 44: Impact Fee Eligible—Current Dollars

Road Name	Impact Fee Eligible*
Woodcreek Road	\$ 1,308,840.23
Shady Lane	\$ 142,458.80
Old Zebulon Road	\$ 1,413,547.44
Blanton Mill Road	\$ 2,266,163.36
Blanton Mill Road (North)	\$ 1,121,863.05
Turner Road (North)	\$ 284,917.60
Turner Road (South)	\$ 284,917.60
Johnathan Roost Road	\$ 256,425.84
Dunbar School Road	\$ 284,917.60
Bethany Church Road	\$ 242,179.96
McKinley Road (Southeast)	\$ 908,174.85
Arthur Road	\$ 284,917.60
Fossett Road	\$ 747,908.70
Green Street	\$ 1,175,285.10
Kendrick Road - Section 1	\$ 199,442.32
Kendrick Road - Section 2	\$ 142,458.80
Caldwell Road	\$ 142,458.80
Campbell Road	\$ 142,458.80
Dukes Road	\$ 427,376.40
Mountain View Road	\$ 1,976,615.85
Flowers Road	\$ 142,458.80
Hunter Road	\$ 747,908.70
Midway Road	\$ 1,388,973.30
Total	\$ 16,032,669.50

*Portion of total that is impact fee eligible: See Appendix B: Trip Generation.

All of the road paving projects will be undertaken over a number of years. Over time, the actual cost of each project will increase as inflation takes its toll. For the purpose of establishing a realistic total cost of the road paving program, future costs have been inflated to the year 2037 (midway to the program spanning to 2050). Although 2037 establishes when the 'average' dirt road paving project

will occur, obviously many projects will occur in various years before 2037 at lower costs due to lower inflation, and others after that year for higher costs as inflation drives prices up. Using 2037 as the 'mid-point' reflects the anticipation that the lower-cost and higher-cost paving projects will average out to the 2037 total program figure of \$45,017,000.

Table 45: Impact Fee Eligible--2037 Present Value

Road Name	Impact Fee Eligible
Woodcreek Road	\$ 1,823,472.10
Shady Lane	\$ 198,473.15
Old Zebulon Road	\$ 1,969,349.86
Blanton Mill Road	\$ 3,157,211.69
Blanton Mill Road (North)	\$ 1,562,976.08
Turner Road (North)	\$ 396,946.31
Turner Road (South)	\$ 396,946.31
Johnathan Roost Road	\$ 357,251.68
Dunbar School Road	\$ 396,946.31
Bethany Church Road	\$ 337,404.36
McKinley Road (Southeast)	\$ 1,265,266.35
Arthur Road	\$ 396,946.31
Fossett Road	\$ 1,041,984.05
Green Street	\$ 1,637,403.51
Kendrick Road - Section 1	\$ 277,862.41
Kendrick Road - Section 2	\$ 198,473.15
Caldwell Road	\$ 198,473.15
Campbell Road	\$ 198,473.15
Dukes Road	\$ 595,419.46
Mountain View Road	\$ 2,753,815.00
Flowers Road	\$ 198,473.15
Hunter Road	\$ 1,041,984.05
Midway Road	\$ 1,935,113.24
Total	\$ 22,336,664.86

Note that the total on Table 45 includes potential supplemental impact fee funding for the SPLOST projects.

■ Net Impact Cost Calculation

Table 46 shows the net impact cost that will be used to calculate the applicable impact fees for the various land use categories in the county. Unlike all of the other public facility categories, which use population and housing units as the basis for fee calculation, road improvement fees are based on the vehicle trips that the various land use categories produce on the county's roads.

Table 46: Road Improvement Cost to Serve New Growth -- per Trip End

Description	Total
Total Impact Fee Eligible Cost of Road Improvements	\$ 22,336,664.86
minus Funds on Hand	\$ (200,304.42)
minus Property Taxes from New Growth*	\$ (4,940,210.02)
minus SPLOST collections from New Growth	\$ (636,656.47)
= Total Net Eligible Road Improvement Costs	\$ 16,559,493.95
÷ Increase in Primary Trip Ends (2025-2050) in County	64,145
= Net Impact Fee per Trip	\$ 258.1555
plus 3% Administration Fee	\$ 7.7447
plus 2% CIE Preparation Fee	\$ 5.1631
= Maximum Impact Fee per Trip End	\$ 271.0633

*Property taxes generated by new growth expended on non-impact fee share of total costs:

Not Impact Fee Eligible	\$ 22,680,335.14
% generated from New Growth in 2037	21.78%
Property taxes generated by new growth for roads	\$ 4,940,210.02

Several categories of funding are subtracted from the total cost of all planned projects. For one thing, the County has been collecting impact fees under its current impact fee program, which can be expended on the road paving projects included in the new impact fee program. Secondly, new growth will be generating property taxes that can be used to cover the non-impact fee eligible portion of the road improvement program, which will avoid a situation of double taxation. As already noted, the SPLOST funding further reduces new growth’s funding burden. This leaves a total of over \$33.7 million that constitutes the funding responsibility of new growth and development.

As detailed in Appendix B, new growth and development is projected to add 64,145 new vehicle trips to the county’s road network in the coming years to 2050. This equates to \$525.8313 per trip of the total of over \$22.3+ million in impact fee eligible road improvement costs. To this ‘net impact fee per trip’ is added a 3% administrative fee and a 2% fee to cover the cost of preparation of the impact fee Capital Improvements Element.

■ **Maximum Impact Fee Schedule—Road Improvements**

The maximum impact fees that could be charged in Pike County for the Road Improvements category, based on the calculations carried out in this chapter, are shown on Table 47 on the following page.

The total impact fee per vehicle trip end from Table 46 is transferred to the table under the 'total fee per unit' column.

This fee is multiplied by the number of trip ends generated by each land use category, and charged by the unit of measure (e.g., per dwelling, per square foot of floor area, etc.).

The trip ends shown for each land use are the most recent data published in the *Trip Generation Manual*, published by the Institute of Transportation Engineers, up to and including the 11th Edition.

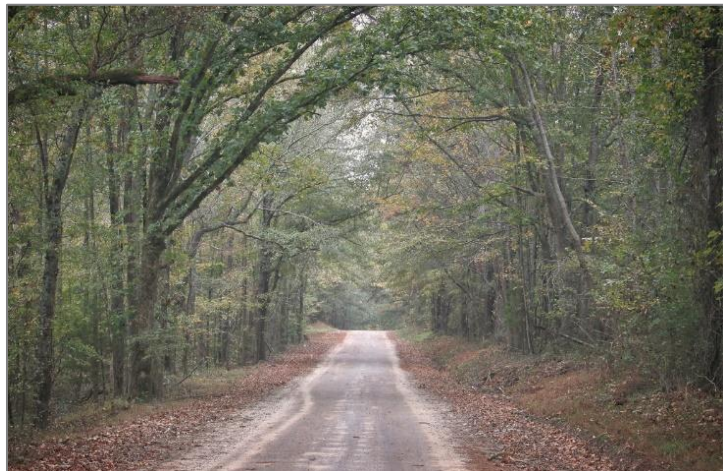


Table 47: Maximum Impact Fee Schedule--Road Improvements

ITE Code	Land Use	Trip Ends	Total Fee per Unit	Unit of Measure
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Total Cost per Trip End: \$ 271.0633

Residential

210	Single-Family Detached Housing	9.43	\$ 2,556.1274	per dwelling
215	Duplex orTownhouse 1-3 stories	7.20	\$ 1,951.6561	per dwelling
220	Multi-Family Low Rise 2-3 stories	6.74	\$ 1,826.9670	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	4.54	\$ 1,230.6276	per dwelling
222	High-Rise Multi-Family over 10 stories	4.54	\$ 1,230.6276	per dwelling
255	Continuing Care Retirement Community	2.47	\$ 669.5265	per dwelling
260	Recreational Home (2nd home or STR)	3.55	\$ 962.2749	per dwelling

Industrial (100-199)

110	General Light Industrial	0.004800	\$ 1.3011	per square foot
140	Manufacturing	0.004750	\$ 1.2876	per square foot
150	Warehousing	0.001710	\$ 0.4635	per square foot
151	Mini-Warehouse	0.001450	\$ 0.3930	per square foot
154	High-Cube Warehouse, short term	0.001400	\$ 0.3795	per square foot
155	High-Cube Warehouse, fulfillment center	0.001810	\$ 0.4906	per square foot
156	High-Cube Hub Warehouse	0.004630	\$ 1.2550	per square foot
180	Specialty Trade Contractor	0.009820	\$ 2.6618	per square foot

Lodging (300-399)

310	Hotel or Conference Motel	0.007990	\$ 2.1658	per room
311	All Suites Hotel	0.004400	\$ 1.1927	per room
312	Business Hotel	0.004020	\$ 1.0897	per room
320	Motel	0.003350	\$ 0.9081	per room

Recreational (400-499)

445	Movie Theater	0.078090	\$ 21.1673	per square foot
480	Amusement Park	53.410000	\$ 14,477.4934	per acre
488	Soccer Fields	71.330000	\$ 19,334.9486	per field
491	Racquet/Tennis Club	0.021710	\$ 5.8848	per square foot
495	Recreational Community Center	0.028820	\$ 7.8120	per square foot

Institutional (500-599)

520	Private Elementary School	0.000686	\$ 0.1859	per square foot
522	Private Middle School (Junior High)	0.000025	\$ 0.0068	per square foot
530	Private High School	0.015120	\$ 4.0985	per employee
550	University or College	0.008890	\$ 2.4098	per employee
560	Church/Place of Worship	0.007600	\$ 2.0601	per square foot
565	Day Care Center	0.047620	\$ 12.9080	per square foot
566	Cemetery	0.006020	\$ 1.6318	per acre

Medical (600-699)

610	Hospital	0.010770	\$ 2.9194	per square foot
620	Nursing Home	0.006750	\$ 1.8297	per square foot
630	Clinic	0.037600	\$ 10.1920	per square foot
640	Veterinary Clinic	0.021500	\$ 5.8279	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Trip Ends	Total Fee per Unit	Unit of Measure
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Office (700-799)

710	General Office Building	0.010840	\$ 2.9383	per square foot
712	Small Office Building	0.014390	\$ 3.9006	per square foot
714	Corporate Headquarters Building	0.007950	\$ 2.1550	per square foot
715	Single-Tenant Office Building	0.013070	\$ 3.5428	per square foot
720	Medical-Dental Office Building	0.036000	\$ 9.7583	per square foot
750	Office Park	0.011070	\$ 3.0007	per square foot
760	Research and Development Center	0.011080	\$ 3.0034	per square foot
770	Business Park	0.012440	\$ 3.3720	per square foot

Retail (800-899)

812	Building Materials and Lumber Store	0.017050	\$ 4.6216	per square foot
813	Free-Standing Discount Superstore	0.050520	\$ 13.6941	per square foot
814	Variety Store	0.063660	\$ 17.2559	per square foot
815	Free-Standing Discount Store	0.053870	\$ 14.6022	per square foot
816	Hardware/Paint Store	0.008070	\$ 2.1875	per square foot
817	Nursery (Garden Center)	0.068100	\$ 18.4594	per square foot
818	Nursery (Wholesale)	0.039000	\$ 10.5715	per square foot
820	Shopping Center	0.037010	\$ 10.0321	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.094490	\$ 25.6128	per square foot
822	Strip Retail Plaza	0.054450	\$ 14.7594	per square foot
840	Automobile Sales (New)	0.027840	\$ 7.5464	per square foot
841	Automobile Sales Used)	0.027060	\$ 7.3350	per square foot
842	Recreation Vehicle Sales	0.005000	\$ 1.3553	per square foot
843	Auto Parts Store	0.054570	\$ 14.7919	per square foot
848	Tire Store	0.027690	\$ 7.5057	per square foot
850	Supermarket	0.093840	\$ 25.4366	per square foot
857	Discount Club	0.042460	\$ 11.5093	per square foot
861	Sporting Goods Superstore	0.023780	\$ 6.4459	per square foot
861	Home Improvement Superstore	0.030740	\$ 8.3325	per square foot
881	Pharmacy/Drugstore w/drive-through	0.108400	\$ 29.3833	per square foot
890	Furniture Store	0.006300	\$ 1.7077	per square foot

Services (900-999)

912	Drive-in Bank	0.100350	\$ 27.2012	per square foot
930	Fast Casual Restaurant	0.097140	\$ 26.3311	per square foot
931	Fine Dining Restaurant	0.083840	\$ 22.7260	per square foot
932	High-Turnover (Sit-Down) Restauant	0.107200	\$ 29.0580	per square foot
934	Fast-Food Restaurant	0.467480	\$ 126.7167	per square foot
941	Quick Lubtication Vehicle Shop	0.069570	\$ 18.8579	per square foot
943	Automobile Parts & Service	0.016600	\$ 4.4997	per square foot
944	Gasoline/Service Station	1.202000	\$ 325.8181	per square foot
945	Convenience Store w/gas	1.440020	\$ 390.3366	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Appendix A: Future Growth

In order to accurately calculate the demand for additional public facilities (land, buildings, vehicles and facilities) in the coming years, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2050. These projections provide the base-line conditions from which the current (2024) or future (2050) Level of Service calculations are produced.

■ Overview

While Pike County has steadily attracted new residents and businesses over the years, in the coming decades to 2050 development is expected to accelerate as growth proceeds out from the Atlanta Metro Area, including south through Fayette and Spalding County.

■ Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks. The number of households—defined as *occupied* housing units—is always smaller than the total supply of available housing units, which include vacant units. Over time, however, each housing unit is expected to become occupied by a household, even though any unit may become vacant during future re-sales or turnovers. To be diligent, the County must focus its public facility service levels on the total number of housing units regardless of occupancy.
- Employment forecasts are based on all jobs in the county, based primarily on projections published by Woods & Poole, Economics. Those forecasts are broken down into three categories: employment that generally does not involve buildings (such as forestry), governmental jobs, and the types of private sector jobs that are associated with the occupancy of buildings to house their operations. The three categories are provided for informational purposes only; the demand for public services, such as fire protection and EMS, apply to all three categories.

Employment data is combined with population data to produce what is known as the ‘day-night population.’ These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire and public safety.

The projections used for the Sheriff’s Office and Jail, the County Library, animal control, Parks and Recreation, Fire Protection, Emergency Medical Services, and Emergency Management/E911 categories are countywide forecasts because these services are delivered by the County throughout the county.

■ Historic Population Growth

Every year, the US Census Bureau estimates the population in Pike County between decennial censuses (e.g., 2010 and 2020). After a decennial census, the Bureau revises the annual estimates based

Table A-1: Annual Census Estimated Population by Jurisdiction

Geography	Population Estimate (as of July 1)											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*	2011
Pike County Total	13,571	13,834	14,445	14,881	15,474	15,908	16,590	17,220	17,619	17,721	17,905	18,199
Concord	376	371	376	375	379	379	384	388	386	379	377	375
Meansville	215	209	208	205	203	200	199	198	194	187	225	210
Molena	438	426	421	417	414	405	405	402	394	375	375	387
Williamson	330	328	334	336	342	344	351	357	358	354	475	492
Zebulon	1,180	1,164	1,179	1,177	1,188	1,187	1,204	1,215	1,212	1,187	1,212	1,170
Unincorporated Area	11,032	11,336	11,927	12,371	12,948	13,393	14,047	14,660	15,075	15,239	15,241	15,468

Geography	Population Estimate (as of July 1)												
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Pike County Total	18,208	18,075	18,069	18,072	18,066	18,204	18,195	18,495	18,943	19,545	19,936	20,422	20,669
Concord	375	372	369	370	369	372	370	370	381	390	400	407	415
Meansville	210	208	208	206	206	208	204	205	263	269	276	284	285
Molena	389	386	386	389	386	388	387	393	391	402	411	421	421
Williamson	493	491	488	489	488	491	491	499	686	706	721	741	747
Zebulon	1,165	1,145	1,145	1,146	1,129	1,140	1,150	1,169	1,228	1,258	1,296	1,324	1,330
Unincorporated Area	15,479	15,377	15,377	15,377	15,393	15,509	15,499	15,765	15,870	16,515	16,851	17,284	17,471

* 2010 estimate revised by Census Bureau in 2020.
 Note: All data as of July 1 of each year. 2000, 2010 and 2020 estimates differ from Decennial Census counts, which were as of April 1.
 Sources: For 2000 to 2010: Intercensal Estimates; US Bureau of the Census; Annual Estimates Program. For 2011-2019 intercensal estimates adjusted to revised 2020 population estimates published by Census Bureau in 2023, along with 2020, 2021, 2022 and 2023.

on the actual Census count. Unlike the decennial censuses, which are 'as of' April 1, the annual estimates are 'as of' July 1 of each year. Those annual estimates are shown in Table A-1.

Based on the county's perseverance during the Great Recession and its resurgence in the housing market beginning in 2017, the future is improving for Pike County. That is not to say that population growth each year since 2000 has been smooth.

As Table A-2 on the next page shows, while Pike County posted an overall percentage increase of more than 34.34% in population between 2000 and 2024, growth from 2000 to 2010 registered a little over 24% for just those 10 years (24.21%), well above the recession-influenced more recent 2010-2024 period (13.37%). As noted earlier, the Great Recession, beginning in mid-2008, had a notable impact on the housing industry and the national economy in general, affecting the county as well.

Taking a closer look at the annual population estimates by the Census Bureau shown on Table A-1, the annual percentage increase in population from 2000 through 2008 averaged 3.32% (from a low of 1.94% to a high of 4.42% in 2002). Reflecting the full impact of the recession during 2009 and its lingering effects to 2016, this dropped to an average annual increase of only 0.32% (ranging from a high of 1.64% in 2011 to a low of 0.02% in 2015). Starting in 2017, population growth recovered somewhat, producing an overall annual

average increase of 1.70% between 2017 and 2024. Notably, most recently, population growth accelerated from 2021 to 2024 to an average for the 4 years of 2.21%. During these past four years, growth in 2021 hit a high of 3.18% and experienced a low in 2024 of 1.21%--clearly establishing an overall rebound in growth.

Compared to the cities in the county, from 2000 to 2024 the unincorporated area outpaced all of the cities except Williamson on a percentage growth basis. Because of the comparatively low growth in the cities over the past 24 years, the unincorporated area even outpaced the county as a whole on a percentage of growth basis.

Table A-2: Comparison of Population Growth Rates - 2000-2024

	2000-2010 Increase	Percent	2010-2024 Increase	Percent	2000-2024 Increase	Percent
Pike County Total	4,334	24.21%	2,764	13.37%	7,098	34.34%
Concord	1	0.27%	38	9.16%	39	9.40%
Meansville	10	4.44%	60	21.05%	70	24.56%
Molena	-63	-16.80%	46	10.93%	-17	-4.04%
Williamson	145	30.53%	272	36.41%	417	55.82%
Zebulon	32	2.64%	118	8.87%	150	11.28%
Unincorporated Area	4,209	27.62%	2,230	12.76%	6,439	36.86%

	Percent of County	Percent vs County %	Percent of County	Percent vs County %	Percent of County	Percent vs County %
Concord	0.02%	1.10%	1.37%	68.47%	0.55%	27.37%
Meansville	0.23%	18.36%	2.17%	157.43%	0.99%	71.52%
Molena	-1.45%	-69.41%	1.66%	81.71%	-0.24%	-11.76%
Williamson	3.35%	126.11%	9.84%	272.29%	5.87%	162.55%
Zebulon	0.74%	10.91%	4.27%	66.35%	2.11%	32.84%
Unincorporated Area	97.12%	114.09%	80.68%	95.45%	90.72%	107.32%

Population Forecasts--Countywide

Two mathematical forecast methods were used to project the county’s past population growth forward to 2050, one using a ‘linear trend’ (straight line) and the other a ‘growth trend’ (curved line) forecast algorithm. Table A-3 shows the results using the Census estimates for 2000-2023. The raw numbers of each projection method are shown on the tables (the gray numbers).

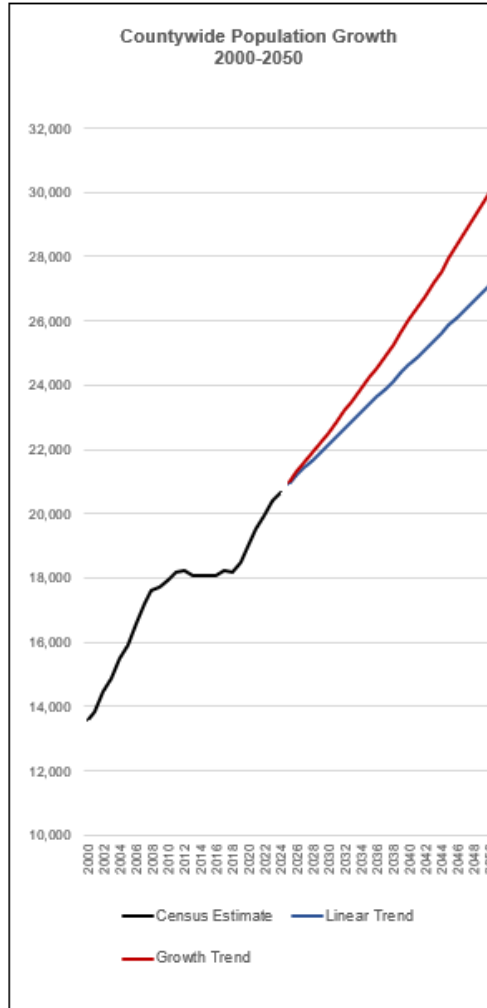
The algorithms used to prepare the projections shown on Table A-3 present a ‘smooth’ line from the ‘start’ date (2000), which also changes the Census population figures on the tables from the actual Census data. Because of this, the projected future population estimates must be rectified so that the Census 2024 population figure is the ‘start’ population for each forecast.

This is done by determining the extent to which the raw numbers in the projections for 2024 differ from the Census estimate that year. In the ‘adjustment to 2024’ boxes at the bottom of the table, the raw projection numbers for 2024 are shown, and the percentage at which those numbers differ from the actual Census figure that year. The percentage of each variance is then applied to each of the raw projection figures starting in 2025 to produce the final future population figures for the linear trend and the growth trend each year out to 2050.

The graph accompanying the table illustrates the past census figures and the results of each of the two projection approaches. Clearly visible is also the faster rate of growth from 2000 up to the Great Recession years, followed by a resumption of growth starting around 2017.

Table A-3: Pike County Population Forecast based on 2000-2024 Growth

Year	Census Estimate	Linear Trend Raw	Growth Trend Raw	Linear Trend Adjusted	Growth Trend Adjusted
2000	13,571	14,595	14,665	13,571	13,571
2001	13,834	14,840	14,877	13,834	13,834
2002	14,445	15,085	15,092	14,445	14,445
2003	14,881	15,329	15,311	14,881	14,881
2004	15,474	15,574	15,532	15,474	15,474
2005	15,908	15,818	15,757	15,908	15,908
2006	16,590	16,063	15,985	16,590	16,590
2007	17,220	16,308	16,217	17,220	17,220
2008	17,619	16,552	16,452	17,619	17,619
2009	17,721	16,797	16,690	17,721	17,721
2010	17,905	17,041	16,931	17,905	17,905
2011	18,199	17,286	17,176	18,199	18,199
2012	18,208	17,531	17,425	18,208	18,208
2013	18,075	17,775	17,677	18,075	18,075
2014	18,069	18,020	17,933	18,069	18,069
2015	18,072	18,264	18,193	18,072	18,072
2016	18,066	18,509	18,456	18,066	18,066
2017	18,204	18,754	18,723	18,204	18,204
2018	18,195	18,998	18,994	18,195	18,195
2019	18,495	19,243	19,269	18,495	18,495
2020	18,943	19,487	19,548	18,943	18,943
2021	19,545	19,732	19,831	19,545	19,545
2022	19,936	19,977	20,118	19,936	19,936
2023	20,422	20,221	20,410	20,422	20,422
2024	20,669	20,466	20,705	20,669	20,669
2025		20,711	21,005	20,916	20,968
2026		20,955	21,309	21,163	21,272
2027		21,200	21,617	21,410	21,580
2028		21,444	21,930	21,657	21,892
2029		21,689	22,248	21,904	22,209
2030		21,934	22,570	22,151	22,530
2031		22,178	22,896	22,398	22,857
2032		22,423	23,228	22,645	23,187
2033		22,667	23,564	22,892	23,523
2034		22,912	23,905	23,139	23,864
2035		23,157	24,251	23,386	24,209
2036		23,401	24,602	23,633	24,559
2037		23,646	24,958	23,880	24,915
2038		23,890	25,320	24,127	25,276
2039		24,135	25,686	24,374	25,642
2040		24,380	26,058	24,622	26,013
2041		24,624	26,435	24,869	26,389
2042		24,869	26,818	25,116	26,771
2043		25,113	27,206	25,363	27,159
2044		25,358	27,600	25,610	27,552
2045		25,603	27,999	25,857	27,951
2046		25,847	28,405	26,104	28,355
2047		26,092	28,816	26,351	28,766
2048		26,336	29,233	26,598	29,182
2049		26,581	29,656	26,845	29,605
2050		26,826	30,085	27,092	30,033



Adjustment to 2024	20,466	20,705	100.992%	99.826%
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The forecasts include the unincorporated area and all of the cities within the County.

Considering that longer term forecasts, including the recovery from the Great Recession, coupled with growing development trends in recent years, is a more reliable indication of future growth in the county, and that in the long run future growth will ultimately reflect growth over the past two decades and even accelerate toward pre-recession conditions, **the 'growth trend' adjusted** projection shown on Table A-3 most clearly reflects the anticipated future population growth to 2050.

Comparison to Forecasts by Others

As the next step, the forecasts calculated for Table A-3 have been compared to countywide forecasts prepared by other entities. These include Woods & Poole Economics (a highly regarded national consulting firm), and the Governor’s Office of Planning & Budget (Georgia’s official source for State projects.) These forecasts are shown on Table A-4.

As can be seen on the table, Woods & Poole reported a 2050 population for the county that was very close to the census-based linear trend forecast. The negative numbers show that the Woods & Poole forecasts were lower than both the County linear trend and the growth trend forecasts, ever increasingly so through 2050. By 2050, the Woods & Poole forecast was above below the linear trend forecast by 293 people (1%), but below the growth trend number by 2050 by 2,648 people (8.8%). This disparity is somewhat due to the fact that Woods & Poole uses straight line algorithms, as can be seen on the following graph, which provides a visual comparison of the various forecasts on Table A-4.

Table A-4: Pike County Population Forecast Comparisons

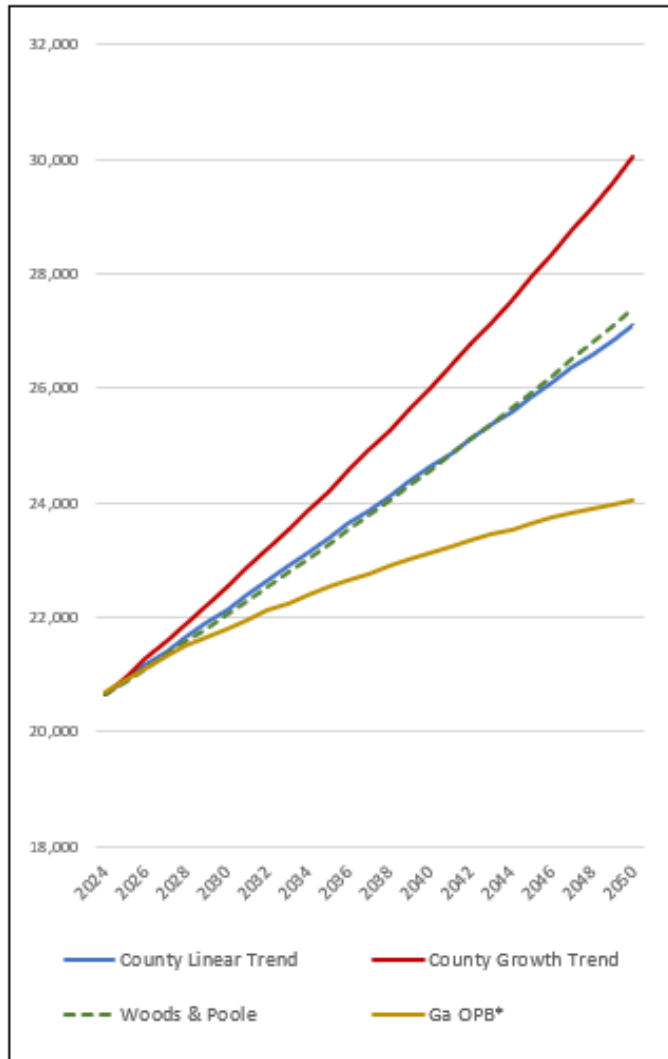
Year	County Linear Trend	County Growth Trend	Woods & Poole	Ga OPB**	Variance: Woods & Poole		Variance: Ga OPB	
					County Linear Trend	County Growth Trend	County Linear Trend	County Growth Trend
2020	18,943	18,943	18,943	n/a	0	0	n/a	n/a
2021	19,545	19,545	19,545	n/a	0	0	n/a	n/a
2022	19,936	19,936	19,936	n/a	0	0	n/a	n/a
2023	20,422	20,422	20,422	n/a	0	0	n/a	n/a
2024	20,669	20,669	20,669	20,695	0	0	26	26
2025	20,916	20,968	20,894	20,911	-22	-74	-5	-57
2026	21,163	21,272	21,122	21,122	-41	-150	-41	-150
2027	21,410	21,580	21,351	21,309	-59	-229	-101	-271
2028	21,657	21,892	21,584	21,494	-73	-308	-163	-398
2029	21,904	22,209	21,819	21,662	-85	-390	-242	-547
2030	22,151	22,530	22,056	21,814	-95	-474	-337	-716
2031	22,398	22,857	22,296	21,967	-102	-561	-431	-890
2032	22,645	23,187	22,539	22,122	-106	-648	-523	-1,065
2033	22,892	23,523	22,784	22,251	-108	-739	-641	-1,272
2034	23,139	23,864	23,032	22,393	-107	-832	-746	-1,471
2035	23,386	24,209	23,282	22,522	-104	-927	-864	-1,687
2036	23,633	24,559	23,536	22,647	-97	-1,023	-986	-1,912
2037	23,880	24,915	23,792	22,768	-88	-1,123	-1,112	-2,147
2038	24,127	25,276	24,050	22,895	-77	-1,226	-1,232	-2,381
2039	24,374	25,642	24,313	23,014	-61	-1,329	-1,360	-2,628
2040	24,622	26,013	24,577	23,123	-45	-1,436	-1,499	-2,890
2041	24,869	26,389	24,844	23,242	-25	-1,545	-1,627	-3,147
2042	25,116	26,771	25,115	23,337	-1	-1,656	-1,779	-3,434
2043	25,363	27,159	25,387	23,448	24	-1,772	-1,915	-3,711
2044	25,610	27,552	25,664	23,540	54	-1,888	-2,070	-4,012
2045	25,857	27,951	25,943	23,642	86	-2,008	-2,215	-4,309
2046	26,104	28,355	26,225	23,737	121	-2,130	-2,367	-4,618
2047	26,351	28,766	26,510	23,822	159	-2,256	-2,529	-4,944
2048	26,598	29,182	26,798	23,904	200	-2,384	-2,694	-5,278
2049	26,845	29,605	27,089	23,978	244	-2,516	-2,867	-5,627
2050	27,092	30,033	27,385	24,051	293	-2,648	-3,041	-5,982

Note: 2020 to 2024 County Trend numbers are U.S. Census figures.

* Woods & Poole Economics, Inc., 2025 Georgia Data Book.

** Georgia Governor’s Office of Planning & Budget, 2024

Graph of Forecast Comparisons



* Georgia Governor's Office of Planning & Budget.

The forecast produced by the OPB presents a greater deviation from both of the county's two forecasts as well as Woods & Poole. While the other forecasts on the table follow ever increasing lines, the OPB's forecast traces a curved line from the very beginning, with increasingly lower annual increases on to 2050.

Compared to the 'linear trend' county forecast, the OPB forecast begins close to the county forecasts in 2024 and then increasingly diverges from the County's forecast to 2050. Compared to the county 'growth trend', OPB is increasingly negative from 2024 throughout the forecast period, ending 5,982 people lower than the County Growth Trend forecast.⁷ The OPB forecasts by 2050 are 11% lower than the County's linear trend forecast, and 20% below the County's growth trend forecast.

Conclusion

Both Woods & Poole and, especially, OPB underestimate the vitality that has returned to Pike County, and that is exemplified by the Census population estimates for the past several years. This recent trend is expected to propel the County's growth in the future, which is best exemplified by the growth trend forecast (as discussed above).

⁷ It is noted that, under Georgia Law, the OPB is required to count all pregnant women as two people for projects that are State funded. Impact fee studies are not State funded, but it is not known whether or not this requirement has been applied to the OPB forecasts as published for Pike County.

■ Housing Unit Forecasts

Projecting new growth and development in terms of housing units is important because residential impact fees are assessed when building permits are issued for new units. Thus, the housing unit is used as the basis for assessing impact fees.

Using the housing unit for fee calculations rather than the number of residents that may occupy the housing unit is more equitable because the average number of residents in the unit, based on unit size, is unreliable. The number of people residing in a particular housing unit will most likely vary in the years ahead as lifestyles change, families grow, children grow up, occupants age, or the unit becomes occupied by a different household as the previous occupants move out. Thus, using average family sizes as the basis will vary widely as the years go by. This would result in a constant reassessment of the impact fees due because the demand for services would vary as the number of residents in the unit varies. Instead, using an average fee per housing unit based on average household sizes results in 'averaging' the demand for services which would otherwise vary as the population in the unit changes over time.

The future increase in the number of housing units in the county is based on the population forecasts presented in the previous section.

A 'household' represents an occupied housing unit. Additional 'vacant' housing units, therefore, need to be added to the number of households in order to estimate the total number of housing units in the county. As shown on Table A-5, on the next page, future population numbers from Table A-3 are converted into the number of households expected in future years for the county as a whole. This conversion from population to the number of households is based on the average household size data taken from the latest Woods & Poole figures for the county.

The left-hand section of the table shows the Woods & Poole forecasts for total population living in households and the number of households in the county. The average household size numbers are calculated by dividing the household population figures by the number of households each year. This calculation, therefore, excludes the population living in group quarters (which are not housing units).

In 2022, the Census Bureau published updated figures indicating that the average household size in the county was 2.97052, which was higher than the Woods & Poole figure of 2.77 by 106.09%. This percentage was then applied to the Woods & Poole average estimates to calculate the actual average household size each year to 2050. The assumption is that the average population-per-household sizes in Pike County will 'track' proportionally the trend projected by Woods & Poole countywide. In this way, the average household sizes moving forward were still influenced by the socioeconomic assumptions made by Woods & Poole affecting future years, but not their specific numbers.

The adjusted average household size numbers are used to produce a calculation of the number of households estimated in future years based on the population forecast presented earlier in this Appendix. Given the tightly knit sociometric model that W&P uses, the relationship between population and households relative to average ratios between them is considered viable as guides to updating such ratios for Pike County.

To arrive at the estimated total housing units for each year, including vacant units, the number of households (i.e., occupied housing units) is increased by the applicable occupancy rate. For 2022, the Census estimates of total housing units and total households indicated that 90.36736% of all housing units were occupied. Applying this 'occupancy rate' the total number of housing units (occupied plus vacant) could be determined. All of these housing unit calculations are shown on the following Table A-5.

Table A-5: Countywide Housing Unit Forecasts: 2025-2050

Year	Pike County (Woods & Poole)			Pike County Projected					
	Population in Households	House-holds	Average HH Size*	Population	Average HH Size	House-holds	Occupancy Rate	Total Units	
2021	19,233	6,869	2.8000	2021	19,545	2.9705	6,580	90.36736%	7,281
2022	19,720	7,119	2.7701	2022	19,936	2.9388	6,784	90.36736%	7,507
2023	20,174	7,283	2.7700	2023	20,422	2.9387	6,949	90.36736%	7,690
2024	20,468	7,416	2.7600	2024	20,669	2.9281	7,059	90.36736%	7,811
2025	20,643	7,534	2.7400	2025	20,968	2.9069	7,213	90.36736%	7,982
2026	20,876	7,647	2.7300	2026	21,272	2.8962	7,345	90.36736%	8,128
2027	21,102	7,758	2.7200	2027	21,580	2.8857	7,478	90.36736%	8,275
2028	21,317	7,866	2.7100	2028	21,892	2.8751	7,614	90.36736%	8,426
2029	21,599	7,970	2.7100	2029	22,209	2.8751	7,725	90.36736%	8,548
2030	21,794	8,072	2.7000	2030	22,530	2.8644	7,866	90.36736%	8,704
2031	22,059	8,170	2.7000	2031	22,857	2.8645	7,980	90.36736%	8,831
2032	22,321	8,267	2.7000	2032	23,187	2.8645	8,095	90.36736%	8,958
2033	22,575	8,361	2.7000	2033	23,523	2.8645	8,212	90.36736%	9,087
2034	22,823	8,453	2.7000	2034	23,864	2.8644	8,331	90.36736%	9,219
2035	23,072	8,545	2.7001	2035	24,209	2.8645	8,451	90.36736%	9,352
2036	23,320	8,637	2.7000	2036	24,559	2.8645	8,574	90.36736%	9,488
2037	23,566	8,728	2.7000	2037	24,915	2.8645	8,698	90.36736%	9,625
2038	23,814	8,820	2.7000	2038	25,276	2.8645	8,824	90.36736%	9,765
2039	24,060	8,911	2.7000	2039	25,642	2.8645	8,952	90.36736%	9,906
2040	24,395	9,002	2.7100	2040	26,013	2.8750	9,048	90.36736%	10,012
2041	24,645	9,094	2.7100	2041	26,389	2.8751	9,178	90.36736%	10,156
2042	24,897	9,187	2.7100	2042	26,771	2.8751	9,311	90.36736%	10,303
2043	25,154	9,282	2.7100	2043	27,159	2.8750	9,446	90.36736%	10,453
2044	25,414	9,378	2.7100	2044	27,552	2.8750	9,583	90.36736%	10,604
2045	25,683	9,477	2.7100	2045	27,951	2.8751	9,722	90.36736%	10,758
2046	26,049	9,577	2.7200	2046	28,355	2.8856	9,826	90.36736%	10,873
2047	26,332	9,681	2.7200	2047	28,766	2.8856	9,969	90.36736%	11,032
2048	26,623	9,788	2.7200	2048	29,182	2.8856	10,113	90.36736%	11,191
2049	26,824	9,898	2.7100	2049	29,605	2.8751	10,297	90.36736%	11,395
2050	27,130	10,011	2.7100	2050	30,033	2.8751	10,446	90.36736%	11,559
2025-2050 Increase				9,065	3,233	3,577			

* Dividing total households by total population in households eliminates population in group quarters.

Multiplier: 106.0911% based on 2022 Census data.

Source: Woods & Poole Economics, Inc., 2025 Georgia Data Book, Pike County.

Sources: 2021 - 2023 County data - US Bureau of the Census. 2024-2050 County Population - 2000-2022 Growth Trend forecast.

■ Employment Forecasts

For the employment projections, we looked first at the countywide forecasts prepared by Woods & Poole (W&P). W&P counts jobs, not just employed people, which capture people holding two or more jobs, self-employed sole proprietors and part-time workers, as well as vacant positions. This gives a more complete picture than Census figures (which report only the number of people with jobs).

On Table A-6, the total number of jobs shown are broken down into three categories for informational purposes only.

Table A-6: County-wide Employment Forecast (Jobs)

	2025	2030	2035	2040	2045	2050	2025-2050 Change	
							Number	Percent
Total Employment	6,897	7,684	8,564	9,554	10,681	11,974	5,077	42.4%
Farm Employment	299	300	299	298	297	297	-2	-0.7%
Forestry, Fishing	56	58	59	60	61	63	7	11.1%
Mining	6	6	6	5	5	5	-1	-20.0%
Total Not Building Related	361	364	364	363	363	365	4	1.1%
Federal Civilian	28	32	34	37	40	44	16	36.4%
Federal Military	51	52	53	54	55	56	5	8.9%
State & Local Government	758	798	837	876	913	948	190	20.0%
Total Government	837	882	924	967	1,008	1,048	211	20.1%
Utilities	17	18	20	20	22	23	6	26.1%
Construction	1,170	1,261	1,359	1,466	1,584	1,711	541	32.6%
Manufacturing	495	623	775	952	1,161	1,407	912	64.8%
Wholesale Trade	272	340	427	538	680	860	588	68.4%
Retail Trade	562	727	922	1,155	1,430	1,758	1,196	68.0%
Transportation & Warehousing	169	172	179	188	200	217	48	22.1%
Information	40	40	38	37	34	32	-8	-25.0%
Finance & Insurance	216	207	199	191	181	171	-45	-26.3%
Real Estate	545	615	678	736	790	843	298	35.3%
Professional & Technical Services	270	303	336	373	413	456	186	40.8%
Management of Companies	25	26	27	30	32	36	11	30.6%
Administrative & Waste Services	452	510	578	655	741	835	383	45.9%
Educational Services	172	196	226	257	291	327	155	47.4%
Health Care & Social Assistance	440	475	515	558	605	657	217	33.0%
Arts, Entertainment & Recreation	122	144	163	181	198	216	94	43.5%
Accommodation & Food Services	208	235	264	294	326	361	153	42.4%
Other Private Services	533	562	594	629	666	707	174	24.6%
Total Private Building Related	5,708	6,454	7,300	8,260	9,354	10,617	4,909	46.2%

Source: Woods & Poole Economics, Inc., 2025 Georgia Data Book, Pike County, as adjusted.

The Woods & Poole job numbers have been adjusted for Pike County because of an apparent

undercount by Woods & Poole. The population forecast for Pike County by Woods & Poole to 2050 is only 27,385, compared to the population forecast for this report at 30,033, which is almost 10% higher. Looking at every year beginning in 2025, the population forecast in this report progressively increases every year over the Woods & Poole forecast, beginning at 0.35% in 2024 and increasing smoothly to a difference of 9.67% in 2050. The jobs numbers shown on Table A-6 for each year have therefore been adjusted across the board by the applicable percentage representing the 'undercount' in the year indicated.

Table A-7 provides a summary of future jobs in Pike County taken from Table A-6 for the years shown on that table and interpolated for each year in between. As noted above, it is the total jobs that impact fees can be applied to.

Table A-7 Summary - Countywide Jobs

Year	Total Jobs	Not Building Related	Government	Private Building Related
2025	6,897	361	837	5,708
2026	7,054	362	846	5,857
2027	7,212	362	855	6,006
2028	7,369	363	864	6,156
2029	7,527	363	873	6,305
2030	7,684	364	882	6,454
2031	7,860	364	890	6,623
2032	8,036	364	899	6,792
2033	8,212	364	907	6,962
2034	8,388	364	916	7,131
2035	8,564	364	924	7,300
2036	8,762	364	933	7,492
2037	8,960	364	941	7,684
2038	9,158	363	950	7,876
2039	9,356	363	958	8,068
2040	9,554	363	967	8,260
2041	9,779	363	975	8,479
2042	10,005	363	983	8,698
2043	10,230	363	992	8,916
2044	10,456	363	1,000	9,135
2045	10,681	363	1,008	9,354
2046	10,940	363	1,016	9,607
2047	11,198	364	1,024	9,859
2048	11,457	364	1,032	10,112
2049	11,715	365	1,040	10,364
2050	11,974	365	1,048	10,617
Increase 2025-50	5,077	4	211	4,909
Percent of Total		0.07879%	4.15600%	96.69096%

For economic policymaking and recruitment, however, the vast majority of countywide jobs are projected to be in the business categories comprising the private building related jobs.

Summary: Data for Impact Fee Calculations

All of the public services considered in this report are delivered by the County throughout the county. These include the Sheriff’s Office and Jail, the County Library, Animal Services, E911, Parks and Recreation and fire protection categories. Countywide growth forecasts are shown on Table A-8 for these services.

For public facility categories that serve only residential uses, impact fees are assessed for each housing unit as building permits are issued. For services provided to both residential and nonresidential uses, the fees are based on the day-night population generated by the use.

Table A-8: Future Growth - Countywide

Year	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Total Jobs	Day-Night Population
2025	7,982	20,968	6,897	27,865
2026	8,128	21,272	7,054	28,326
2027	8,275	21,580	7,212	28,792
2028	8,426	21,892	7,369	29,261
2029	8,548	22,209	7,527	29,736
2030	8,704	22,530	7,684	30,214
2031	8,831	22,857	7,860	30,717
2032	8,958	23,187	8,036	31,223
2033	9,087	23,523	8,212	31,735
2034	9,219	23,864	8,388	32,252
2035	9,352	24,209	8,564	32,773
2036	9,488	24,559	8,762	33,321
2037	9,625	24,915	8,960	33,875
2038	9,765	25,276	9,158	34,434
2039	9,906	25,642	9,356	34,998
2040	10,012	26,013	9,554	35,567
2041	10,156	26,389	9,779	36,168
2042	10,303	26,771	10,005	36,776
2043	10,453	27,159	10,230	37,389
2044	10,604	27,552	10,456	38,008
2045	10,758	27,951	10,681	38,632
2046	10,873	28,355	10,940	39,295
2047	11,032	28,766	11,198	39,964
2048	11,191	29,182	11,457	40,639
2049	11,395	29,605	11,715	41,320
2050	11,559	30,033	11,974	42,007
Increase 2025-50	3,577	9,065	5,077	14,142

Appendix B: Trip Generation

In order to calculate new growth and development's fair share of the cost of road improvements, it is necessary to establish how much of the future traffic on Pike County's roads will be generated by new growth, over and above the traffic generated by the county's residents and businesses today. This Appendix Section describes the process through which this determination is made.

■ Summary

A Level of Service must be established for road improvements to ensure that, ultimately, existing development and new growth are served equally. This Section also presents the process through which new growth and development's 'fair share' of road improvement costs is calculated, and tables summarizing the technical portions of this methodology are included.

Level of Service

The County has set its Level of Service for road improvements at LOS "D", a level below which a number of roads in the county operate. Using this LOS maximizes roadway capacity before traffic conditions actually break down (LOS "F").

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2050 will represent a certain portion of all 2050 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Pike County generated traffic on the roads traversing the county (cross commutes) is offset by state and federal assistance. The net cost of the road projects that accrue to Pike County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Pike County residents driving to and from their homes, and business activity, including employees and customers arriving and leaving, deliveries of merchandise and shipments out (if any).

The basis for the road impact fee would therefore be Pike County's cost for the improvements divided by all traffic generated within the county in 2050 (existing today plus new growth)—i.e., the cost per trip times the traffic generated by new growth alone. For an individual land use, when a building permit is issued, the cost per trip would be applied to the number of trips that will be generated by that particular new development, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

Approach

This methodology proceeds along the following lines:

- Total traffic currently generated by Pike County residents and businesses in 2025 on the road system within the county is calculated from trip generation and commuting data. Various data sources are relied upon to determine current conditions, as explained in each appropriate section below.
- Future Pike County-generated traffic from new growth in the county is calculated from housing unit and employment forecasts to 2050.
- The portion of 2050 total traffic that is generated by new housing units and employment in the county establishes the percentage of Pike County's cost of the future road improvements that can be included in an impact fee.

Summary Table

The table below shows how the portion of 2050 traffic generated by new growth is calculated. The figures represent all trips generated by general land use, including pass-by and diverted trips.

Table B-1: Average Daily Trip Ends Generated by New Growth

	2025	2050	Increase	Percent New Growth Trip Ends
Residential Trips	74,936	107,962	33,026	↓
Nonresidential Trips	94,799	153,287	58,488	
Less: Internal Commutes*	(19,558)	(28,178)	(8,620)	
Net Trip Ends	150,177	233,071	82,894	35.57%

* Residents who work in Pike County. These trips to and from work are included in the residential trips.

The next table, below, calculates the Primary Trip Ends generated by existing and future traffic by deleting pass-by and diverted trips, as discussed in the next section, below.

Table B-2: Primary Daily Trip Ends Generated by New Growth

	Percent Primary Trip Ends*	Primary Trip Ends			Percent New Growth Primary Trip Ends
		2025	2050	Increase	
Residential Trips	100%	74,936	107,962	33,026	↓
Commercial	51%	43,688	67,037	23,349	
Industrial + Utility	92%	8,223	19,815	11,592	
Less: Internal Commutes	100%	(19,558)	(28,178)	(8,620)	
Net New Primary Trip Ends		107,289	166,636	59,347	35.61%

* Derived from 'Trip Generation Handbook' chapter, *Trip Generation*, 11th Edition, Institute of Transportation Engineers.

Overall, new residents and businesses located within Pike County will generate 35.61% (more accurately, 35.6147000%) of all Pike County vehicles on its roads by 2050. Thus, new growth's 'fair share' of the cost to the County to provide road improvements to serve current and future traffic cannot exceed this figure.

■ Pass-by and Diverted Trips

The impact of new growth and development on Pike County's road network is the increased traffic added to the system, expressed by transportation engineers as 'trips'. Every 'trip' has two ends—a beginning at its origin and an end at its destination (known as 'trip ends'). There are three types of trips, defined as:

A **Primary Trip** (and its trip ends)—a vehicle travelling from its original beginning to its intended final destination. Driving from one's home to one's place of work is an example of a primary trip.

A **Pass-by Trip**—a vehicle travelling along its usual route from its origin to its final destination that stops off at an intermediate location for any reason. A trip from home to work that stops along the way for gas, dropping off a child at daycare, picking up coffee or dinner, or for any other reason, represents a 'pass-by' trip at the intermediate location.

A **Diverted Trip** (previously called a diverted 'link' trip)—a vehicle that diverts from its normal primary route between its origin to its final destination and takes a different route to stop off at an intermediate location for any reason. While a pass-by trip remains on its normal route, a diverted trip changes its route to other roads to arrive at the intermediate stop.

New primary trips add vehicles to the road network. Pass-by and diverted trips involve the same vehicles stopping off between their original beginnings and their final destinations and therefore do not add new vehicles to the road network—the vehicles were already there on their way to their final destinations.

These different types of trips result in different types of 'trip ends'. On a home-to-daycare-to-work trip, for instance, there are two primary trip ends (home and work) and two pass-by or diverted trip ends: arriving at the daycare center and leaving from there to drive to work, for instance. The net impact on the road network, however, is created by the one vehicle and its two primary trip ends.

Impact fee calculations take note of these pass-by and diverted trip ends as not adding to the overall traffic on the road network and deletes them from the total trip ends reported in ITE's *Trip Generation* manual.

While the table above uses the overall average percentages of primary trip ends derived from ITE for broad land use categories, the actual percentage for each land use listed on the impact fee schedule for roads is applied to the total trip ends to determine the primary trip ends attributed to that particular land use.

■ Residential Trip Generation

Average trip generation rates published by the Institute of Transportation Engineers (ITE) differentiate between 'single-family detached housing' and 'apartments'. The closest correlations with the US Census definitions are 'single-family units' and 'multi-family units', which are shown on the following table.

Table B-3: Residential Units by Type: 2025 and 2050

	Total in 2023*	Percent	Total in 2025**	Increase 2025-2050	Total in 2050
Single-Family Units	7,336	95.40%	7,615	3,456	10,971
Multi-Family Units	354	4.60%	367	162	529
Total	7,690	100.0%	7,982	3,618	11,500


* Based on the 2022 1-Year American Community Survey data report (Census Bureau) for occupied housing units.

** See Appendix A: Future Growth for total housing unit projections.

The 2023 breakdown of housing units by type on the table above are taken from the most recent American Community Survey for Pike County (published by the Census Bureau). The 2023 percentage by housing type (single-family and multi-family) is calculated and applied to the total number of housing units projected in 2025. It is assumed that these percentages will persist into the future, producing a breakdown of the projected 3,618 new housing units forecast for the 2025-2050 period.

The next table, below, calculates the amount of traffic that is generated by the county's housing stock today, and the amount that will be generated in 2050.

Table B-4: Residential Trip Generation - 2025-2050 New Growth Increase

	ADT* Trip Ends	2025 Units	2025 ADT Trip Ends	2050 Units	2050 ADT Trip Ends	Increase 2025-2050	Percent New Growth Trip Ends
Single-Family Units	9.52	7,615	72,495	10,971	104,444	31,949	
Multi-Family Units	6.65	367	2,441	529	3,518	1,077	
Total		7,982	74,936	11,500	107,962	33,026	

* Average Daily Traffic (trip ends) on a weekday; Institute of Transportation Engineers *Trip Generation*, 11th Edition. Total includes trips to/from work.

The calculations are made on the basis of 'average daily traffic' on a normal weekday, using average

trip generation rates derived through multiple traffic studies across the country (350 for single-family and 86 for apartments) and published by ITE. The rates are expressed for 'trip ends'—that is, traffic both leaving and coming to a housing unit.

Comparing traffic in 2025 to 2050, the future increase in trip ends can be calculated, which will represent 30.5% of all residential trip ends generated in the county.

It should be noted that the traffic generated includes trips to and from work and, more particularly, residents who work at a business within the county (i.e., internal commutes).

■ Nonresidential Trip Generation

Calculating traffic generated by businesses located in Pike County is more problematic than residential trips because there is no breakdown of types of businesses in the county that is readily available. In addition, while employment forecasts have been made in terms of the number of jobs, there is no data available for future floor areas, much less by detailed type of use.

The alternative is to view nonresidential traffic generation on a broad 'average' basis. For this, there is data available from ITE for a number of individual uses relating to the total number of trips generated per employee. These trips, of course, include not only trips taken by the employees (to/from work, lunch, etc.) but also customers and others that are attracted to the use, deliver to, serve it, or are served by it in some way.

The Average Daily Traffic (ADT) numbers on the following table, therefore, are calculated by dividing all trips to a use—employees, customers, deliveries to or from, etc.—by the number of employees alone. Since there is more data available for the average number of employees per 1,000 square feet of floor area, it enables a determination of the average total trips generated by the use by the same floor area (and thus the number per '1' square foot of floor area for impact fee calculations).

The table on the following page shows the 'trip ends per employee' per 1,000 square feet of floor area for those uses for which impact fees are commonly collected and for which the data is available.

Overall, the average trip generation rate of all uses shown on the following table is 4.21 trips per employee for 'industrial' uses and 23.95 for all 'commercial' uses. The 'industrial' category includes such uses as manufacturing and assembly, storage, and transportation of goods; the 'commercial' category includes all sales and service uses such as stores, offices, motels, banks, amusements and private institutions. The last column shows the average rate for all 'commercial' uses listed, as opposed to the 'industrial' uses shown at the top of the column on its top left.

Although the 'overall' averages are useful for projecting total traffic generation, impact fees for particular uses will reflect the actual average trip generation rate for the specific use.

Table B-5: ITE Trips-per-Employee Data

ITE Category	ITE CODE	LAND USE	Trip Ends per Employee	Average Trip Ends by Category	Average Trip Ends All Commercial
<i>Industrial (100-199)</i>	110	General Light Industrial	3.10	4.21	23.95
	140	Manufacturing	2.51		
	150	Warehousing	5.05		
	156	High-Cube Hub Warehouse	6.77		
	180	Specialty Trade Contractor	3.63		
<i>Lodging (300-399)</i>	310	Hotel or Conference Motel	14.34	13.58	
	320	Motel	12.81		
<i>Recreational (400)</i>	445	Movie Theater	55.12	38.03	
	480	Amusement Park	24.02		
	491	Racquet/Tennis Club	45.71		
	495	Recreational Community Center	27.25		
<i>Institutional (500-)</i>	560	Church/Place of Worship	20.02	33.05	
	565	Day Care Center	21.38		
	566	Cemetery	57.75		
<i>Medical (600-699)</i>	610	Hospital	3.77	6.99	
	620	Nursing Home	3.31		
	630	Clinic	13.90		
<i>Office (700-799)</i>	710	General Office Building	3.33	4.27	
	714	Corporate Headquarters Building	2.31		
	715	Single-Tenant Office Building	3.85		
	720	Medical-Dental Office Building	8.71		
	760	Research and Development Center	3.37		
	770	Business Park	4.04		
<i>Retail (800-899)</i>	812	Building Materials and Lumber Store	24.77	30.21	
	814	Variety Store	95.59		
	815	Free-Standing Discount Store	24.63		
	816	Hardware/Paint Store	27.69		
	817	Nursery (Garden Center)	21.83		
	818	Nursery (Wholesale)	23.40		
	820	Shopping Center	17.42		
	826	Strip Retail Plaza	25.63		
	840	Automobile Sales (New)	11.20		
	843	Auto Parts Store	33.73		
	848	Tire Store	16.78		
	850	Supermarket	43.86		
	857	Discount Club	32.21		
	861	Sporting Goods Superstore	4.44		
	881	Pharmacy/Drugstore w/drive-through	69.17		
890	Furniture Store	10.93			
<i>Services (900-999)</i>	912	Drive-in Bank	32.73	25.19	
	932	High-Turnover (Sit-Down) Restaurant	21.26		
	934	Fast-Food Restaurant	44.52		
	941	Quick Lubrication Vehicle Shop	16.00		
	943	Automobile Parts & Service	11.44		

Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers, where survey results given for key land uses.

The next table provides a breakdown between commercial and industrial employment in the county today and projected to 2050.

The table is based on the numbers of employees calculated for each 'commercial' land use category and each 'industrial' category, taken from the employment projections in Appendix A. The focus is on the 'private building related' employment figures because these categories are assessed impact fees, as opposed to the 'not building related' and 'government' employment categories.


Table B-6: Private Building-Related Employment 2025-2050

	2025 Building Related Employees	2050 Building Related Employees	Change
Retail Trade	562	860	298
Information	40	32	-8
Finance & Insurance	216	171	-45
Real Estate	545	843	298
Professional & Technical Services	270	456	186
Management of Companies	25	36	11
Administrative & Waste Services	452	835	383
Educational Services	172	327	155
Health Care & Social Assistance	440	657	217
Arts, Entertainment & Recreation	122	216	94
Accommodation & Food Services	208	361	153
Other Private Services	533	707	174
Total Commercial	3,585	5,501	1,916
Utilities	17	23	6
Construction	1,170	1,711	541
Manufacturing	495	1,407	912
Wholesale Trade	272	1,758	1,486
Transportation & Warehousing	169	217	48
Total Industrial+Utility	2,123	5,116	2,993

Lastly, the following table calculates the total number of trip ends that will be generated by new nonresidential growth in future traffic on Pike County’s roads, and the percentage of that growth in relation to total trip ends on the county’s roads in 2050 (43.7%). The table provides a breakdown between commercial and industrial employment in the county and calculates trip ends generated by each.

We know from the 2010 Census (the latest data available) how many people living in Pike County also worked in Pike County based on commuting patterns. That percentage (26.10%) is assumed to be the current percentage of internal commutes also. These 'internal commutes' are included in the residential trip generation calculations and so are subtracted from the nonresidential count in order to avoid 'double counting'.

Table B-7: Nonresidential Trip Generation - 2025-2050 New Growth Increase

	2025 Employees	2025 Trip Ends	2050 Employees	2050 Trip Ends	2025-2050 Increase	Percent New Growth Trip Ends
Commercial	3,585	85,861	5,501	131,749	45,888	
Industrial + Utility	2,123	8,938	5,116	21,538	12,600	
Total	5,708	94,799	10,617	153,287	58,488	
Less: Internal Commutes at: 26.10%		(19,558)		(28,178)	(8,620)	
Net Nonres Trip Ends		75,241		125,109	49,868	

The table above shows the number of trip ends currently generated by Pike County businesses based on 2025 employment data (from Appendix A). The same calculations are made for the year 2050 based on projected employment in the county, and the difference between 2025 and 2050 represents trip ends generated by future nonresidential growth and development.

From the total of all nonresidential trips, the number of trips to/from work generated by county residents is deducted, as discussed above.

The net total of all trips generated exclusively by county businesses (49,868) comes to 39.9% of all such nonresidential trip ends in 2050.

The results of the residential and nonresidential trip generation analyses are combined on the Summary table at the beginning of this Appendix for an overall calculation of new growth’s share of future traffic generated by Pike County residents and businesses. From these figures, as discussed above, pass-by and diverted trip ends are then deleted to determine primary trip ends, which more closely relates to vehicles on the road and thus contribute to traffic congestion.

Terminology

This Methodology uses the term ‘average daily traffic’ (ADT) for a weekday, which is defined by ITE as the ‘average weekday vehicle trip ends’, which are “the average 24-hour total of all vehicle trips counted from a study site from Monday through Friday.”

Additionally, ITE defines a ‘trip or trip end’ as “a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period”.

Lastly, ITE defines ‘average trip rate’ as “the weighted average of the number of vehicle trips or trip ends per unit of independent variable (for example, trip ends per occupied dwelling unit or employee) using a site’s driveway(s). The weighted average rate is calculated by dividing the sum of all independent variable units where paired data is available. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted.

Appendix C: Adjustments and Credits

■ Cost Adjustments

Calculations related to impact fees are made in terms of the 'present value' of past and future amounts of money, including project cost expenditures and credits for future revenue.

The Georgia Development Impact Fee Act defines 'present value' as "the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money." This section describes the methodologies used to make appropriate adjustments to capital improvement project cost figures, both past and future, to convert these costs into current dollars as required by the Impact Fee Act.

Calculations for present value (PV) differ when considering past expenditures versus future costs. In both cases, however, the concept is the same—the 'actual' expenditure made or to be made is adjusted to the current year using appropriate rates—an inflation rate for past expenditures and a discount rate for future costs that have been inflated to the year of expenditure. In essence, the present value is considered in light of the value of money as it changes over time because of inflation.

Past Expenditures

Past expenditures are considered in impact fee calculations only for previous expenditures for projects that created excess capacity for new development and are being recouped. An expenditure that was made in the past is converted to PV using the inflation rate of money—in this case the Consumer Price Index (CPI). Although this approach ignores the value of technological innovation (i.e., better computers are available today for the same or lower historical prices) and evolving land prices (often accelerated beyond inflation by market pressures), the approach best captures today's value of the money actually spent. For instance, it is not important that you can buy a better computer today for the same price that was paid five years ago; what is important is the money was spent five years ago and what that money would be worth today had it been saved instead of spent.

Future Cost Projections

An important consideration in estimating project costs for impact fee collections is that the State law provides that all costs be calculated in 'present value', which the law defines as the "current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money". That is, what will a project cost in the year it is anticipated to occur given future inflation, but calculated in today's dollars?

In order to determine the 'present value' of a project expenditure that will be made in the future, the future cost projection of the expenditure is determined. To calculate the 'present value' of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Discount Rate. Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost when the expenditure will be made. The future cost is then deflated to the present using the Discount Rate, which establishes the 'present value' for the project in current dollars. These two formulas are:

$$\text{Future Cost} = \text{Current Cost} \times (1 + \text{Inflation Rate})^{\text{Year of Expenditure} - \text{Current Year}}$$

$$\text{Present Value} = \text{Future Cost} \text{ divided by } (1 + \text{Discount Rate})^{\text{Current Year} - \text{Year of Expenditure}}$$

In this section, two important adjustments are discussed that are required to convert current costs into future cost figures, and then back into current dollars.

First, an appropriate cost inflator is identified. This adjustment factor is important in determining the future cost of a project, based on current cost estimates. The cost inflator may be based on anticipated inflation in construction or building costs, or on anticipated inflation in the value of money (for capital projects that do not include a construction component). In essence, costs increase over time. By identifying the appropriate inflation rate that is related to the type of project (building construction, project construction or non-construction), current cost estimates can be used to predict future costs in the year they are expected to occur.

The second cost adjustment is a deflator—the Discount Rate. Essentially, the Discount Rate is the interest rate that accrues to monies being held in escrow. That is, as impact fees are collected and 'saved up' over the years for future expenditure, they increase at the rate that the account is accruing interest. Having determined the inflated cost of a project at some future date, the cost in today's dollars can be reduced to the extent that interest will increase the funds on hand as they build up. This calculation determines how much money would need to be placed in the account today so that, with interest, it will grow to the amount needed for that future expenditure at that time. This is the Present Value of that future expenditure—i.e., the future cost in today's dollars.

Together, the inflated cost of a project to the year it is estimated to occur, minus the interest that will be accrued as the money is saved up, results in the 'current value' (the cost in today's dollars) as required by the Georgia Impact Fee Law. This process is referred to as the 'future cost projection' or the 'net present value', both of which have the same meaning.

Note that, since the interest is gained at the stated rate each year, one could calculate how much interest would accrue each year as the account grows. Alternately, one could apply $\frac{1}{2}$ of the actual rate to the entire project cost, raised by the power of the number of years, as the 'average' future total funds on hand for the project. Thus, the so-called 'discount rate' is used to inflate a project's cost today to what the cost would be in the year the money is expected to be expended. Either approach—year-by-year or averaged at 50% of the rate—would produce the same result mathematically.

■ Cost Inflatoms

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For projects that require construction of a structure (such as a fire station expansion), a 'building cost inflator' is used. For infrastructure projects, a 'construction cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index. These different types of inflators are discussed below.

Engineering News Record's Cost Indexes

ENR publishes both a Building Cost Index (BCI) and a Construction Cost Index (CCI) that are widely used in the construction industry. The indexes are based on annual cost increases of various construction materials and applicable labor rates and are calibrated regionally. For calculation of the CCI and the BCI, ENR sets its indexes in 1913 at 100.

Building Cost Inflator

The inflator for future construction costs for buildings is based on ENR’s Building Cost Index (BCI) for each year from 2014 through 2024 and is calculated in the same manner as described above for the Construction Cost Inflator. Table C-1 shows the results.

Table C-1: Building Cost Inflator - BCI

Year	Amount	BCI*		Effect of Inflation	
		1913=100	2014=1.0	BCI	Avg. Rate =
					3.8445730%
2014	\$ 100,000.00	4,076.81	1.000000	\$ 100,000.00	\$ 100,000.00
2015		4,108.05	1.007662	\$ 100,766.18	\$ 103,844.57
2016		4,126.72	1.012242	\$ 101,224.24	\$ 107,836.95
2017		4,278.39	1.049446	\$ 104,944.63	\$ 111,982.82
2018		4,408.94	1.081468	\$ 108,146.79	\$ 116,288.09
2019		4,523.59	1.109591	\$ 110,959.08	\$ 120,758.87
2020		4,615.43	1.132118	\$ 113,211.78	\$ 125,401.53
2021		5,335.09	1.308642	\$ 130,864.23	\$ 130,222.68
2022		6,314.94	1.548991	\$ 154,899.11	\$ 135,229.19
2023		6,302.02	1.545822	\$ 154,582.16	\$ 140,428.17
2024		6,450.40	1.582217	\$ 158,221.71	\$ 145,827.04
				\$ 1,337,819.91	\$ 1,337,819.91

* Building Cost Index, Atlanta Region.
Source: Engineering News Record, Annual Average Indices.

Table C-1 assumes a building construction project that cost \$100,000 in 2014, and how much the same project would cost in each subsequent year due to inflation using the Building Cost Index published by ENR for the Atlanta region.

Setting the 2014 Building Cost Index (BCI) at '1.0,' the increase in the BCI as a multiple of 2014 is also shown on the table. The equivalent cost of the same project in each subsequent year is calculated by multiplying the BCI multiplier times \$100,000. In 2015, for instance, the same building project would have cost a few pennies more than \$100,766 due to inflation in construction materials and personnel costs.

When the total for all such projects is summed for the 2014-2024 period (\$1,337,819.91), the equivalent average annual rate of increase is calculated as the percentage that would produce the same total. This percentage is used in the text of this report as the applicable average inflator for building construction projects that will begin in future years.

Construction Cost Inflator

The inflator for future construction costs for other types of projects is based on ENR’s Construction Cost Index.

Table C-2 presents a calculation of the annual average rate of increase reflected in the cost of construction of a capital project other than a building. (These would include such projects as road improvements, trails, baseball fields and other projects that do not involve buildings.) For this analysis, the 2014-2024 ten-year period is also used as a base time period for an estimate of average future construction cost increases due to inflation in labor and materials costs. The Construction Cost 10-year average inflation rate is calculated in the same manner as described above for the Building Cost Inflator.

Table C-2: Construction Cost Inflator - CCI

Year	Amount	CCI*		Effect of Inflation	
		1913=100	2014=1.0	CCI	Avg. Rate =
					2.70512025%
2014	\$ 100,000.00	6,147.52	1.000000	\$ 100,000.00	\$ 100,000.00
2015		6,245.74	1.015977	101,597.68	\$ 102,705.12
2016		6,277.14	1.021084	102,108.40	\$ 105,483.42
2017		6,433.18	1.046468	104,646.81	\$ 108,336.87
2018		6,592.98	1.072461	107,246.13	\$ 111,267.51
2019		6,681.50	1.086860	108,686.01	\$ 114,277.43
2020		6,750.41	1.098070	109,807.02	\$ 117,368.78
2021		7,414.97	1.206172	120,617.19	\$ 120,543.74
2022		8,361.71	1.360177	136,017.66	\$ 123,804.59
2023		8,252.72	1.342446	134,244.62	\$ 127,153.66
2024		8,395.23	1.365629	136,562.92	\$ 130,593.32
				\$ 1,261,534.44	\$ 1,261,534.44

* Construction Cost Index, Atlanta Region.
Source: *Engineering News Record*, Annual Average Indices.

CPI Inflator

For projects that do not involve construction, only the future value of money needs to be considered (without regard to inflation in labor or materials costs). For this calculation, the Consumer Price Index (CPI) is used, assuming past experience will continue into the foreseeable future.

Table C-3 shows the CPI figures for every year since 1982, when the current CPI was first calibrated. By 2024 the CPI had risen considerably over the 1982 CPI. The first column under the ‘CPI’ heading on Table C-3 shows the average annual CPI figures. Using 2024 as the base (2024=1.0), the second column under ‘CPI’ on the table shows the multipliers that would convert an amount of money spent in each year into current present value dollars.

Table C-3: Non-Construction Cost Inflator - CPI

Year	Amount	CPI*		Present Value: CPI	Long Term Inflator =	10-Year Inflator =
		1982-84=100	2024=1.0			
Year	Amount	CPI*		Present Value: CPI	Long Term Inflator =	10-Year Inflator =
		1982-84=100	2024=1.0			
						2.68667405%
1982	\$ 10,000	96.50	3.03269	\$ 32,488.60	\$ 30,450.31	
1983	\$ 10,000	99.60	2.93830	\$ 31,477.41	\$ 29,653.61	
1984	\$ 10,000	103.90	2.81670	\$ 30,174.69	\$ 28,877.76	
1985	\$ 10,000	107.60	2.71984	\$ 29,137.08	\$ 28,122.21	
1986	\$ 10,000	109.60	2.67021	\$ 28,605.38	\$ 27,386.42	
1987	\$ 10,000	113.60	2.57619	\$ 27,598.15	\$ 26,669.89	
1988	\$ 10,000	118.30	2.47384	\$ 26,501.69	\$ 25,972.11	
1989	\$ 10,000	124.00	2.36012	\$ 25,283.47	\$ 25,292.58	
1990	\$ 10,000	130.70	2.23913	\$ 23,987.38	\$ 24,630.83	
1991	\$ 10,000	136.20	2.14871	\$ 23,018.72	\$ 23,986.39	
1992	\$ 10,000	140.30	2.08592	\$ 22,346.04	\$ 23,358.81	
1993	\$ 10,000	144.50	2.02529	\$ 21,696.54	\$ 22,747.66	
1994	\$ 10,000	148.20	1.97473	\$ 21,154.86	\$ 22,152.49	
1995	\$ 10,000	152.40	1.92031	\$ 20,571.85	\$ 21,572.90	
1996	\$ 10,000	156.90	1.86523	\$ 19,981.84	\$ 21,008.47	
1997	\$ 10,000	160.50	1.82340	\$ 19,533.64	\$ 20,458.81	
1998	\$ 10,000	163.00	1.79543	\$ 19,234.05	\$ 19,923.53	
1999	\$ 10,000	166.60	1.75663	\$ 18,818.43	\$ 19,402.25	
2000	\$ 10,000	172.20	1.69951	\$ 18,206.45	\$ 18,894.62	
2001	\$ 10,000	177.10	1.65248	\$ 17,702.71	\$ 18,400.26	
2002	\$ 10,000	179.90	1.62676	\$ 17,427.18	\$ 17,918.84	
2003	\$ 10,000	184.00	1.59052	\$ 17,038.86	\$ 17,450.02	
2004	\$ 10,000	188.90	1.54926	\$ 16,596.88	\$ 16,993.46	
2005	\$ 10,000	195.30	1.49849	\$ 16,053.00	\$ 16,548.84	
2006	\$ 10,000	201.60	1.45166	\$ 15,551.34	\$ 16,115.86	
2007	\$ 10,000	207.34	1.41146	\$ 15,120.67	\$ 15,694.21	
2008	\$ 10,000	215.30	1.35927	\$ 14,561.57	\$ 15,283.59	
2009	\$ 10,000	214.54	1.36412	\$ 14,613.56	\$ 14,883.71	
2010	\$ 10,000	218.06	1.34211	\$ 14,377.73	\$ 14,494.30	
2011	\$ 10,000	224.94	1.30104	\$ 13,937.78	\$ 14,115.07	
2012	\$ 10,000	229.59	1.27466	\$ 13,655.19	\$ 13,745.77	
2013	\$ 10,000	232.96	1.25626	\$ 13,458.06	\$ 13,386.13	3.712374%
2014	\$ 10,000	236.74	1.23621	\$ 13,243.23	\$ 13,035.90	
2015	\$ 10,000	237.02	1.23474	\$ 13,227.53	\$ 12,694.83	\$ 13,882.74
2016	\$ 10,000	240.01	1.21936	\$ 13,062.73	\$ 12,362.68	\$ 13,385.81
2017	\$ 10,000	245.12	1.19393	\$ 12,790.27	\$ 12,039.23	\$ 12,906.66
2018	\$ 10,000	251.11	1.16546	\$ 12,485.32	\$ 11,724.24	\$ 12,444.67
2019	\$ 10,000	255.66	1.14472	\$ 12,263.13	\$ 11,417.48	\$ 11,999.22
2020	\$ 10,000	258.81	1.13077	\$ 12,113.66	\$ 11,118.76	\$ 11,569.71
2021	\$ 10,000	270.97	1.08003	\$ 11,570.11	\$ 10,827.85	\$ 11,155.57
2022	\$ 10,000	292.65	1.00000	\$ 10,712.79	\$ 10,544.55	\$ 10,756.26
2023	\$ 10,000	305.98	0.95646	\$ 10,246.32	\$ 10,268.67	\$ 10,371.24
2024	\$ 10,000	313.52	1.00000	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
1982-24	\$ 430,000			\$ 791,625.90	\$ 791,625.90	
2015-24	\$ 100,000			\$ 118,471.87	\$ 118,471.87	

*Consumer Price Index data is from the U. S. Department of Labor, Bureau of Labor Statistics.

Using an annual expenditure of \$10,000 as an example, the multipliers on Table C-3 yield the figures shown for the CPI on the table under the 'present value' heading. Cumulatively, the \$430,000 spent over the 1982-2024 period would have a total present value of \$791,625.90 in today's dollars. Considering the present value figures for the \$10,000 annual expenditures, an average annual inflation rate of almost 2.69% yields the same total amount over the 1982-2024 period.

The 42-year average of annual CPI change (the period of 1982-2024) shown on Table C-3 would be useful in estimating the present value (PV) of past expenditures but would not be the best indicator of future change because of the long timeframe covered. Looking only at the change in CPI for the 10 years from 2015 to 2024, an average annual inflation rate of a bit more than 3.71% (3.712374%) best captures the change over that period. This rate (compared to the 1982-2024 period) is assumed to be experienced 'on average' in future years and is used for inflator calculations for future non-construction expenditures where the value of money is the issue.

■ Property Tax Credits

An important restriction on an impact fee program is that new growth and development cannot be charged more in impact fees than their 'fair share' of the cost of funding the public facilities needed to serve just that new growth. The calculation of that 'fair share' is intrinsic to the impact fee calculations carried out in the chapters addressing each public facility category in this report. There is a situation, however, in which new development will be paying property taxes for the same projects for which impact fees are being assessed. This situation relates to the portion of impact fee projects that are not eligible for impact fee funding (such as a project that is only 90% impact fee eligible).

Per-Project Funding Shortfall Credit

As noted, some capital projects in the impact fee program may have portions that are not 100% impact fee eligible. These are situations in which a project serves both a future (impact fee eligible) need *and* a need to provide service to the current residents and businesses at the same level of service as new growth. Funding for these non-eligible portions is the responsibility of the current residents and businesses, not new growth.

In cases where new growth will be contributing property taxes for non-eligible portions of impact fee projects (for which they are not financially responsible), a credit must be applied reflecting these tax collections in order to avoid new growth paying more than their 'fair share' of total costs.

For individual projects that are only partially eligible for impact fee funding, it is assumed in this section that the non-eligible portions will be covered by General Fund revenue generated by property taxes. While other types of General Fund revenue may be generated by future growth and development (such as business license fees), these other types of revenue are not used to fund project improvements upon which impact fees are assessed.

Since both existing and future residents and businesses will be paying property taxes, the situation that new growth would be paying both impact fees to cover its fair share of the costs and generating property taxes that can be used to cover the (ineligible) portion of the cost for which it is not responsible results in a form of 'double taxation'. This credit reduces the impact fee portion to account for the tax contribution.

To the extent that credits are due, they are subtracted from the impact fee project costs as part of the calculation of maximum impact fees allowed within each of the public facility chapters to which they apply.

The sections below explain how these credits are calculated.

Current Property Tax Bases

Table C-4 below shows the latest tax base figures published by the Georgia Department of Revenue for the county as a whole (including all of the incorporated area and cities).

All properties in the county are assessed at the rate of 40% of their actual value. The abbreviation 'M&O' means Maintenance and Operations, which is the historical term for the General Fund tax levy or millage rate.

Table C-4: Property Tax Base - 2023

	Countywide
Residential	\$ 688,228,308
Agricultural	\$ 111,820,707
Conservation Use	\$ 150,052,134
Forest Conservation	\$ 13,289,419
Environmentally Sensitive	\$ 11,082,404
Commercial	\$ 70,998,805
Industrial	\$ 18,750,156
Utility	\$ 16,616,363
Motor Vehicle	\$ 12,700,450
Mobile Home	\$ 1,218,899
Timber 100%	\$ 901,081
Heavy Equipment	\$ 147,902
Gross Tax Base	\$ 1,095,806,628
Less: Exemptions	\$ 192,306,844
Total Tax Base--M&O	\$ 903,499,784

Source: 2023 Pike County Tax Digest Consolidated Summary, Ga Department of Revenue.

Countywide Tax Base Projections

In the following table, the total value added to the tax base by new growth and development throughout the county is calculated. New houses recently constructed in the county⁸ were sold at an overall average sales price of \$490,709, which would be a tax assessment value of \$196,437. Considering an average deduction for exemptions, the actual average value added to the tax base was \$141,437.

Countywide nonresidential value added is calculated as the assessed value of all commercial, industrial, and utility property in the county (\$106,365,324) in 2023 divided by the current number of 'private building related' jobs in the county (4,302), resulting in a figure of \$24,725 in assessed value per employee.

⁸ On May 22, 2024, Zillow reported 40 single-family homes that had been constructed in 2023 and 2024 and were actually sold. Overall, sales prices ranged from a low of \$392,500 to a high of \$720,000.

Using these average tax base contribution figures, Table C-5 calculates the contributions that new growth will generate each year out to 2050.

Table C-5: New Property Tax Generation - Countywide

Year	Residential			Non-Residential			Total Annual Added Assessed Value
	Total Housing Units	New Housing Units	Added Assessed Value*	Private Building-Related Employees	New Employees	Added Assessed Value**	
2024	7,811	0	\$ -	5,559	0	\$ -	\$ -
2025	7,982	171	\$ 24,185,727	5,708	149	\$ 3,682,237	\$ 27,867,964
2026	8,128	146	\$ 20,649,802	5,857	149	\$ 3,682,237	\$ 24,332,039
2027	8,275	147	\$ 20,791,239	6,006	149	\$ 3,682,237	\$ 24,473,476
2028	8,426	151	\$ 21,356,987	6,156	149	\$ 3,682,237	\$ 25,039,224
2029	8,548	122	\$ 17,255,314	6,305	149	\$ 3,682,237	\$ 20,937,551
2030	8,704	156	\$ 22,064,172	6,454	149	\$ 3,682,237	\$ 25,746,409
2031	8,831	127	\$ 17,962,499	6,623	169	\$ 4,176,497	\$ 22,138,996
2032	8,958	127	\$ 17,962,499	6,792	169	\$ 4,176,497	\$ 22,138,996
2033	9,087	129	\$ 18,245,373	6,962	169	\$ 4,176,497	\$ 22,421,870
2034	9,219	132	\$ 18,669,684	7,131	169	\$ 4,176,497	\$ 22,846,181
2035	9,352	133	\$ 18,811,121	7,300	169	\$ 4,176,497	\$ 22,987,618
2036	9,488	136	\$ 19,235,432	7,492	192	\$ 4,744,896	\$ 23,980,328
2037	9,625	137	\$ 19,376,869	7,684	192	\$ 4,744,896	\$ 24,121,765
2038	9,765	140	\$ 19,801,180	7,876	192	\$ 4,744,896	\$ 24,546,076
2039	9,906	141	\$ 19,942,617	8,068	192	\$ 4,744,896	\$ 24,687,513
2040	10,012	106	\$ 14,992,322	8,260	192	\$ 4,744,896	\$ 19,737,218
2041	10,156	144	\$ 20,366,928	8,479	219	\$ 5,412,147	\$ 25,779,075
2042	10,303	147	\$ 20,791,239	8,698	219	\$ 5,412,147	\$ 26,203,386
2043	10,453	150	\$ 21,215,550	8,916	219	\$ 5,412,147	\$ 26,627,697
2044	10,604	151	\$ 21,356,987	9,135	219	\$ 5,412,147	\$ 26,769,134
2045	10,758	154	\$ 21,781,298	9,354	219	\$ 5,412,147	\$ 27,193,445
2046	10,873	115	\$ 16,265,255	9,607	253	\$ 6,252,389	\$ 22,517,644
2047	11,032	159	\$ 22,488,483	9,859	253	\$ 6,252,389	\$ 28,740,872
2048	11,191	159	\$ 22,488,483	10,112	253	\$ 6,252,389	\$ 28,740,872
2049	11,395	204	\$ 28,853,148	10,364	253	\$ 6,252,389	\$ 35,105,537
2050	11,559	164	\$ 23,195,668	10,617	253	\$ 6,252,389	\$ 29,448,057

*New housing unit value is estimated at an average assessed value minus exemptions per housing unit of: \$ 141,437
 **Nonresidential value is estimated at an assessed value per employee of: \$ 24,713

NOTE: Housing unit value shown is net of average tax exemption.

The annual tax contributions from new growth shown on Table C-5 are then transferred to Table C-6 under the columns 'added assessed value each year' and 'new tax base from new nonres growth'. These annual figures are added together under the 'total new residential + nonresidential tax base' column for each year. For those public facility categories that fees will only be assessed against residential growth (e.g., parks & recreation and animal control), the '% new growth' column shows the

portion (%) of the projected tax base coming from new growth. This is also done for categories based on the day-night population, with the annual % shown in the right-most column.

Table C-6: Tax Base Increases from New Growth - Countywide

Year	Fees based on Housing Units			Fees based on Day-Night Population				% New Growth
	M&O Residential Tax Base*	Added Assessed Value Each Year*	Total New Tax Base from Residential	Nonresidential M&O Tax Base**	New Tax Base from New Nonres Growth	Total New Tax Base from New Nonres	Total New Residential + Nonresidential Tax Base	
2023	\$ 688,228,308	\$ -		\$ 407,578,320	\$ -		\$ 27,867,964	\$ 1,095,806,628
2024	\$ 699,027,388	\$ -	\$ 24,185,727	\$ 410,667,445	\$ -	\$ 3,682,237	\$ 27,867,964	\$ 1,109,724,833
2025	\$ 723,243,115	\$ 24,185,727	\$ 24,185,727	\$ 414,349,682	\$ 3,682,237	\$ 3,682,237	\$ 27,867,964	\$ 1,137,592,797
2026	\$ 743,892,917	\$ 20,649,802	\$ 44,835,529	\$ 418,031,919	\$ 3,682,237	\$ 7,364,474	\$ 52,200,003	\$ 1,161,924,836
2027	\$ 764,684,156	\$ 20,791,239	\$ 65,626,768	\$ 421,714,156	\$ 3,682,237	\$ 11,046,711	\$ 76,673,479	\$ 1,186,398,312
2028	\$ 786,041,143	\$ 21,356,987	\$ 86,983,755	\$ 425,396,393	\$ 3,682,237	\$ 14,728,948	\$ 101,712,703	\$ 1,211,437,536
2029	\$ 803,296,457	\$ 17,255,314	\$ 104,239,069	\$ 429,078,630	\$ 3,682,237	\$ 18,411,185	\$ 122,650,254	\$ 1,232,375,087
2030	\$ 825,360,629	\$ 22,064,172	\$ 126,303,241	\$ 432,760,867	\$ 3,682,237	\$ 22,093,422	\$ 148,396,663	\$ 1,258,121,496
2031	\$ 843,323,128	\$ 17,962,499	\$ 144,265,740	\$ 436,937,364	\$ 4,176,497	\$ 26,289,919	\$ 170,535,659	\$ 1,280,260,482
2032	\$ 861,285,627	\$ 17,962,499	\$ 162,228,239	\$ 441,113,861	\$ 4,176,497	\$ 30,446,416	\$ 192,674,655	\$ 1,302,399,488
2033	\$ 879,531,000	\$ 18,245,373	\$ 180,473,612	\$ 445,290,358	\$ 4,176,497	\$ 34,622,913	\$ 215,096,525	\$ 1,324,821,358
2034	\$ 898,200,684	\$ 18,669,684	\$ 199,143,296	\$ 449,466,855	\$ 4,176,497	\$ 38,799,410	\$ 237,942,706	\$ 1,347,667,539
2035	\$ 917,011,805	\$ 18,811,121	\$ 217,954,417	\$ 453,643,352	\$ 4,176,497	\$ 42,975,907	\$ 260,930,324	\$ 1,370,655,157
2036	\$ 936,247,237	\$ 19,235,432	\$ 237,189,849	\$ 458,388,248	\$ 4,744,896	\$ 47,720,803	\$ 284,910,652	\$ 1,394,635,485
2037	\$ 955,624,106	\$ 19,376,869	\$ 256,566,718	\$ 463,133,144	\$ 4,744,896	\$ 52,465,699	\$ 309,032,417	\$ 1,418,757,250
2038	\$ 975,425,286	\$ 19,801,180	\$ 276,367,898	\$ 467,878,040	\$ 4,744,896	\$ 57,210,595	\$ 333,578,493	\$ 1,443,303,326
2039	\$ 995,367,903	\$ 19,942,617	\$ 296,310,515	\$ 472,622,936	\$ 4,744,896	\$ 61,955,491	\$ 358,266,006	\$ 1,467,990,839
2040	\$ 1,010,360,225	\$ 14,992,322	\$ 311,302,837	\$ 477,367,832	\$ 4,744,896	\$ 66,700,387	\$ 378,003,224	\$ 1,487,728,057
2041	\$ 1,030,727,153	\$ 20,366,928	\$ 331,669,765	\$ 482,779,979	\$ 5,412,147	\$ 72,112,534	\$ 403,782,299	\$ 1,513,507,132
2042	\$ 1,051,518,392	\$ 20,791,239	\$ 352,461,004	\$ 488,192,126	\$ 5,412,147	\$ 77,524,681	\$ 429,985,685	\$ 1,539,710,518
2043	\$ 1,072,733,942	\$ 21,215,550	\$ 373,676,554	\$ 493,604,273	\$ 5,412,147	\$ 82,936,828	\$ 456,613,382	\$ 1,566,338,215
2044	\$ 1,094,090,929	\$ 21,356,987	\$ 395,033,541	\$ 499,016,420	\$ 5,412,147	\$ 88,348,975	\$ 483,392,516	\$ 1,593,107,349
2045	\$ 1,115,872,227	\$ 21,781,298	\$ 416,814,839	\$ 504,428,567	\$ 5,412,147	\$ 93,761,122	\$ 510,575,961	\$ 1,620,300,794
2046	\$ 1,132,137,482	\$ 16,265,255	\$ 433,080,094	\$ 510,680,956	\$ 6,252,389	\$ 100,013,511	\$ 533,093,605	\$ 1,642,818,438
2047	\$ 1,154,625,965	\$ 22,488,483	\$ 455,588,577	\$ 516,933,345	\$ 6,252,389	\$ 106,285,900	\$ 561,834,477	\$ 1,671,559,310
2048	\$ 1,177,114,448	\$ 22,488,483	\$ 478,057,060	\$ 523,185,734	\$ 6,252,389	\$ 112,518,289	\$ 590,575,349	\$ 1,700,300,182
2049	\$ 1,205,967,596	\$ 28,853,148	\$ 506,910,208	\$ 529,438,123	\$ 6,252,389	\$ 118,770,678	\$ 625,680,886	\$ 1,735,405,719
2050	\$ 1,229,163,264	\$ 23,195,668	\$ 530,105,876	\$ 535,690,512	\$ 6,252,389	\$ 125,023,067	\$ 655,128,943	\$ 1,764,853,776

** Total tax base net of exemptions.

* Nonexempt Total Residential assessed value.

Application of Credits Against Impact Fees

The property tax credit projections in the previous table are summarized in the following table.

Table C-9 relates to tax credits that apply to public facility categories that serve the entire county, such as the Sheriff’s office and parks & recreation projects. These percentages were calculated on Table C-6.

Table C-7: Summary - Property Tax Credits

Tax Credit Percentages		
Year	Countywide Based On:	
	Housing Units	Day-Night Population
2024	0.00%	0.00%
2025	3.34%	2.45%
2026	6.03%	4.49%
2027	8.58%	6.46%
2028	11.07%	8.40%
2029	12.98%	9.95%
2030	15.30%	11.80%
2031	17.11%	13.32%
2032	18.84%	14.79%
2033	20.52%	16.24%
2034	22.17%	17.66%
2035	23.77%	19.04%
2036	25.33%	20.43%
2037	26.85%	21.78%
2038	28.33%	23.11%
2039	29.77%	24.41%
2040	30.81%	25.41%
2041	32.18%	26.68%
2042	33.52%	27.93%
2043	34.83%	29.15%
2044	36.11%	30.34%
2045	37.35%	31.51%
2046	38.25%	32.45%
2047	39.46%	33.61%
2048	40.61%	34.73%
2049	42.03%	36.05%
2050	43.13%	37.12%

Average	25.12%	20.72%
Median	26.85%	21.78%

2030 would be funded by 10.78% of the total tax base. This percentage would be applied to the ineligible amount of the project cost to establish the credit that is applied.

Within each portion of the table, the tax base generated only by new residential growth (housing units) and by the combination of residential and nonresidential growth (the day-night population) are shown. These figures would apply to projects for which only residential growth would be assessed impact fees (i.e., libraries, recreation facilities and animal control) and to projects that serve both residential and business uses, such as the Sheriff’s Office and road improvements.

In any given year, the percentage from the applicable ‘% New Growth’ column for that year would be applied as a credit against any portion of an impact fee project that is intended to be expended that year which is not impact fee eligible.

By way of example, if a particular project were only 80% impact fee eligible, then the other 20% would be expected to be generated from non-new growth sources since the ‘ineligible’ portion would be the responsibility of the current residents and businesses in the county. Assuming property taxes are the funding source for the non-eligible portion, it must be recognized that some of that 20% would, in fact, be generated by new growth. The solution is to find the percentage of new growth participation in property taxes for the particular year of expenditure for the particular type of project.

The ineligible portion of a parks & recreation project in 2030, for instance, would garner 13.86% in property tax revenue from new residential growth. Thus, the impact fee eligible portion of such a project would be reduced by that percentage (the ineligible 20% of the total cost times 13.86%). The object, in the long run, is to ensure that new growth pays no more than its ‘fair share’ of the cost of facilities that are needed to specifically serve it through this combination of impact fees paid and property tax generated, while the existing residents and businesses pay their fair share of the cost that specifically serves only them.

The same scenario applies to public facility expenditures for projects that are funded by both residential and nonresidential development, such as road improvements. These types of projects are based on both residential and nonresidential growth—known as the ‘day-night’ population. As in the first example, the ineligible portion of such a project expended in

■ Other Fees and Charges

In addition to the net impact fees for each public facility category, there are two additional charges than can be assessed in an impact fee program. Based on the definition of 'system improvement costs', there are possible impact fee charges beyond the categories already discussed that are allowed under state law. These may be directly or indirectly related to the cost of capital projects and can include a fee for the administration of the impact fee program as well as a fee to recoup the cost to prepare the Capital Improvements Element. Specifically, DIFA allows for the collection of impact fees reflecting:

"administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs"

And, *"expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element"*.

Program Administration

A surcharge of 3%, the maximum allowable under state law, has been added to the subtotal of impact fees for the individual categories. The fees collected in this category can be used for all costs related to the administration of the impact fee program and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff, some or all of the cost for the finance department to process, record and distribute impact fees, and some or all of the cost for the management and oversight of the program by administrative staff, including site inspections when needed. In addition, a 1.5% surcharge for the recoupment of the cost to prepare the Capital Improvements Element has been added to the subtotal of the individual category impact fees in addition to the administration fee.

■ Funds on Hand

Table C-8: Impact Fees on Hand

Public Facility Category	Fund Balance
Library	\$ 147,260.27
Fire	\$ 344,386.22
Jail	\$ 279,142.77
Sheriff	\$ 94,904.85
E-911	\$ 195,446.55
Parks & Recreation	\$ 65,514.92
Roads	\$ 200,304.42

The County has impact fee monies from previous collections in its various impact fee accounts. To the extent that the funds have not been retained for previous ongoing impact fee projects, the amounts will be applied to new impact fee costs as a credit. The most recently reported fund balances are shown on Table C-8.

Source: Current Fund balances as of May 1, 2025.

Glossary

The following terms used in this Report are based on those in the Georgia Development Impact Fee Act. Additional definitions of residential and nonresidential uses follow, based on the *Trip Generation Manual*, Institute of Transportation Engineers, 11th Edition (ITE).⁹ The residential and nonresidential land uses are those used in the public facility chapters and listed in the Impact Fee Schedule.

■ General Terms

Capital improvement: An improvement with a useful life of 10 years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital Improvements Element: A component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: Capital improvements addressed in this report, authorized by the Georgia Development Impact Act, include the following categories:

- Library Services
- Parks and Recreation
- Animal Control
- Fire Protection and EMS
- Sheriff's Office and E-911
- Roads, streets, and bridges

Impact cost: The proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact fee: The impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

⁹ Where uncertainty exists or interpretation is needed, reference to the definitions in the County's Unified Development Code, or a source document such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), or a comprehensive dictionary (such as the *New Oxford American Dictionary* or *Webster's American Dictionary of the English Language*) may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

Level of service: A measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Present value: The current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or City shall be considered a project improvement.

Proportionate share: That portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational nexus: The clear and fair relationship between fees charged and services provided.

Service area: A geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: Costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including:

- the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, and
- related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and
- expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and
- administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs.

Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: Capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

■ **Residential Land Use Definitions**

Land Use Category	ITE Code	Description
Single-Family Detached Housing	210	A single-family detached housing site includes any single-family detached home on an individual lot.
Single-Family Attached Housing (aka duplex or tri-plex)	215	Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.
Multi-Family Housing (Low-Rise)	220	Low-rise multi-family housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwellings and that have two or three floors (levels).
Multi-Family Housing (Mid-Rise)	221	Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Multi-Family Housing (High-Rise)	222	High-rise multifamily housing includes apartments, townhouses, and condominiums. Each building has more than 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Affordable Housing	223	Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.
Off-Campus Student Apartment (Low-Rise)	225	An off-campus student apartment (low-rise) houses college or university students in structures with two or three floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Off-Campus Student Apartment (Mid-Rise)	226	An off-campus student apartment (mid-rise) complex houses college or university students in structures with between four and 10 floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Low-Rise Residential with Ground-Floor Commercial	230	This is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mid-Rise Residential with Ground-Floor Commercial	231	This is a mixed-use multifamily housing building with between four and 10 floors of residential space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mobile Home Park	240	A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.
Senior Adult Housing—Single-Family	251	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units can be either detached or attached, and may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreation facilities.

Land Use Category	ITE Code	Description
Senior Adult Housing—Multi-Family	252	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units share both floors and walls with other units in the residential building.
Congregate Care Facility	253	This is an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette. Assistance is typically available for housekeeping or minor household maintenance. Limited medical services (such as nursing and dental) may or may not be provided. The residents may contract additional medical services or personal assistance.
Assisted Living	254	An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to people with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility; living quarter for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. (See ITE 620 under nonresidential uses.) This use is sometimes known as personal care, residential care, or domiciliary care.
Continuing Care Retirement Community (CCRC)	255	This land use provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multi-family), congregate care, assisted living, and nursing homes. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited supporting retail facilities. A CCRC is usually a self-contained village.
Recreational Homes	260	This is either (1) a second home used by its owner periodically for recreation or (2) a home rented by its owner to others on a short-term or seasonal basis. Some sites are located within a resort that contains local services and complete recreational facilities. Recreational homes are distinguished from timeshares (ITE 265).
Timeshare	265	A timeshare is a development where multiple purchasers buy interests in the same property and each purchaser receives the right to use the facility for a period of time each year. The shared property is commonly a vacation or recreational condominium
Residential Planned Unit Development	270	A residential planned unit development (PUD) is defined as containing any combination of residential land uses. These uses might also contain supporting services such as limited retail and recreational facilities.

■ Nonresidential Land Use Definitions

Land Use Category	ITE Code	Description
All Suites Hotel	311	Places of lodging for travelers and tourists that provide sleeping accommodations, a small restaurant and lounge, and a small amount of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. <i>In contrast, see Hotel or Conference Hotel (ITE 310) and Motel (ITE 320).</i>
Amusement Park	480	An outdoor facility that contains rides, entertainment, refreshment stands, and picnic areas.
Auto Parts Store	843	Retail store specializing in the sale of automobile parts for maintenance and repair. The facilities within this land use are not typically equipped for on-site vehicle repair. <i>In contrast, see Automobile Parts and Service (ITE 943) and Tire Store (ITE 848).</i>
Automobile Parts and Service	943	Facilities specializing in the sale of automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and spark plugs. A full array of on-site services for motor vehicles is also available. An automotive parts and service center may also sell automobile parts to retailers and repair facilities. <i>In contrast, see Auto Parts Store (ITE 843) and Tire Store (ITE 848).</i>
Automobile Sales (New)	840	Dealerships offering new cars for sale or lease. Automobile services, parts sales, and used car sales may also be available. Some dealerships also provide truck sales and service. <i>In contrast, see Automobile Sales, Used (ITE 841) and Recreational Vehicle Sales (ITE 842).</i>
Automobile Sales (Used)	841	Dealerships offering used cars for sale or lease. Automobile services and parts sales may also be available. Some dealerships also provide truck sales and service. <i>In contrast, see Automobile Sales, New (ITE 840) and Recreational Vehicle Sales (ITE 842).</i>
Building Materials and Lumber Store	812	A free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building or in a yard or storage sheds. <i>In contrast, see Hardware/Paint Store (ITE 816).</i>
Business Park	770	A group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses, although a greater percentage of uses is typically industrial/warehousing. The rear side of the building is often served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. <i>In contrast, see Office Park (ITE 750) and Research and Development Center (ITE 760).</i>
Car Wash & Detail Center	949	A facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. <i>In contrast, see Self-Service Car Wash (ITE 945).</i>
Cemetery	566	A place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and a crematorium.
Church/Place of Worship	560	A building in which public worship services are held. A church, synagogue or any other religious facility generally houses an assembly hall or sanctuary and may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Some may offer day care or extended care programs during the week.

Land Use Category	ITE Code	Description
Clinic	630	A facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a lab facility and supporting pharmacy. <i>In contrast, see Hospital (ITE 610) and Medical-Dental Office Building (ITE 720).</i>
Convenience Store with Gas	945	A facility with a co-located convenience store and gas station. The convenience store sells groceries and other everyday items that a person may need or want as a matter of convenience. Some stores offer limited seating. The gas station sells automotive fuels such as gasoline and diesel. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations. <i>In contrast, see Gasoline/Service Station (944) and Truck Stop (ITE 950).</i>
Corporate Headquarters Building	714	A single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, an employee restaurant or cafeteria, and other service functions. This category includes a regional headquarters building of a state-wide or national company. <i>In contrast, see General Office Building (ITE 710) and Single-Tenant Office Building (ITE 715).</i>
Daycare Center	565	A facility that cares for preschool age children, normally during the daytime hours. The facility generally includes classrooms, offices, eating areas, and a playground. After-school care for school age children may also be provided.
Discount Club	857	A discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, household items, tires and appliances; many items are sold in large quantities or bulk.
Drive-in Bank	912	It contains banking facilities for both the motorist while in a vehicle, and someone who walks into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM).
Fast Casual Restaurant	930	A sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. <i>In contrast, see Fast Food Restaurant (ITE 934), Fine Dining Restaurant (ITE 931), and High-Turnover (Sit Down) Restaurant (ITE 932).</i>
Fast Food Restaurant	934	Any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. <i>In contrast, see Fast Casual Restaurant, (ITE 930), Fine Dining Restaurant (931) and High-Turnover (Sit Down) Restaurant (ITE 932).</i>
Fine-Dining Restaurant	931	A full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. <i>In contrast, see Fast Casual Restaurant (930), Fast Food Restaurant (ITE 934), and High-Turnover (Sit Down) Restaurant (ITE 932).</i>

Land Use Category	ITE Code	Description
Free-Standing Discount Store	815	A retail store that generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site but they can also be found in mutual operation with a related or unrelated garden center and/or service station. A free-standing discount store can also be found on a separate parcel within a retail complex. <i>In contrast, see Variety Store (ITE 814).</i>
Furniture Store	890	A full-service retail facility that specializes in the sale of furniture and often carpeting. A furniture store is generally large and may include storage areas. Both traditional retail furniture stores and warehouse stores with showrooms are included in this category. Although some home accessories may be sold, a furniture store primarily focuses on the sale of pre-assembled furniture. A majority of items sold at these facilities are ordered for delivery.
Gasoline/Service Station	944	A gasoline/service station where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. Service stations may also have ancillary facilities for servicing and repairing motor vehicles, as well as a car wash. <i>In contrast, see Convenience Store with Gas (ITE 945) and Truck Stop (ITE 950).</i>
General Light Industrial	110	A free-standing facility with minimal office space devoted to a single industrial use, but having an emphasis on activities other than manufacturing. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. <i>In contrast, see Manufacturing (ITE 140).</i>
General Office Building	710	An office building greater than 10,000 square feet and where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building is designed to contain multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, banking institutions, a restaurant, or other service retailers. <i>In contrast, see Business Park and Corporate Headquarters Building, above, and Medical-Dental Office Building, Office Park, Research and Development Center, and Single-Tenant Office Building)</i>
Hardware/Paint Store	816	A free-standing building that sells hardware and paint supplies. <i>(In contrast, see Building Materials and Lumber Store, above.)</i>
High Cube Warehouse		A high-cube warehouse (HCW) is a building used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. The warehouse typically has a ceiling height of 24 feet or more and has a high level of on-site automation and logistics management. The warehouse can be free-standing or located in an industrial park. The amount of office/employee welfare space is typically an insignificant portion of the overall building square footage
High Cube Parcel Hub Warehouse	156	A high-cube warehouse (HCW) that serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, washing, or fueling facilities. Some limited assembly and repackaging may occur within the facility. <i>In contrast, see High-Cube Warehouse, Fulfillment (ITE 155), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (150).</i>

Land Use Category	ITE Code	Description
High-Cube Warehouse, Fulfillment	155	A high-cube warehouse (HCW; see footnote) with either a sort or non-sort facility. A sort facility is a fulfillment center that ships out smaller items, requiring extensive sorting, typically by manual means. A non-sort facility is a fulfillment center that ships large box items that are processed primarily with automation rather than through manual means. Some limited assembly and repackaging may occur within the facility. <i>In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (ITE 150).</i>
High-Cube Warehouse, Short-Term	154	A high-cube warehouse (HCW; see footnote) that is a distribution facility for the movement of large volumes of freight with only short-term storage of products. Some limited assembly and repackaging may occur within the facility. <i>In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Fulfillment (ITE 155) and Warehousing (ITE 150).</i>
High-Turnover (Sit-Down) Restaurant	932	Sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities may also contain a bar area for serving food and alcoholic drinks. <i>In contrast, see Fast Casual Restaurant (ITE 930), Fast Food Restaurant (934), and Fine Dining Restaurant (ITE 931).</i>
Hospital	610	Any institution where medical or surgical care and overnight accommodation is given to nonambulatory and ambulatory patients. <i>In contrast, see Clinic (ITE 630) and Medical-Dental Office Building (ITE 720).</i>
Hotel or Conference Hotel	310	A place of lodging for travelers and tourists that provides sleeping accommodation and supporting facilities such as a full-service restaurant, shops, cocktail lounge, meeting rooms, banquet room, and convention facilities. A swimming pool or another recreational facility such as a fitness room is also typically provided. <i>In contrast, see All-Suites Hotel (ITE 311) and Motel (ITE 320).</i>
Manufacturing	140	Facility where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. <i>In contrast, see General Light Industrial (ITE 110).</i>
Medical-Dental Office Building	720	A facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or surgical care. One or more private physicians or dentists generally operate this type of facility. <i>In contrast, see Clinic (ITE 630) and General Office Building (ITE 710).</i>
Motel	320	A place of lodging for travelers and tourists that provides sleeping accommodation and provides little or no meeting space and few supporting facilities. Exterior corridors accessing rooms (immediately adjacent to a parking lot) is common for a motel. <i>In contrast, see All Suites Hotel (ITE 311) and Hotel or Conference Hotel (ITE 310).</i>
Movie Theater	445	A building where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen.
Nursery (Garden Center)	817	A free-standing building with an outside storage area for planting or landscape stock that primarily serves the general public. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. <i>In contrast, see Nursery (Wholesale), ITE 818.</i>

Land Use Category	ITE Code	Description
Nursery (Wholesale)	818	A free-standing building with an outside storage area for planting or landscape stock that primarily serves contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. <i>In contrast, see Nursery (Garden Center), ITE 817.</i>
Nursing Home	620	A facility whose primary function is to provide 24-hour per day care for people unable to care for themselves. The term is applicable not only to rest homes, but also to chronic care and convalescent homes. Assisted living and continuing care retirement communities can be included in this category.
Office Park	750	General office buildings and support services, such as banks, restaurants, and service stations, arranged in a park- or campus-like atmosphere. <i>In contrast, see Business Park (ITE 770) and Research and Development Center (760).</i>
Pharmacy/Drugstore – no drive through	880	A retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise.
Pharmacy/Drugstore – with drive through	881	A pharmacy/drugstore (see above) with a drive-through window.
Private Elementary School	520	A privately owned, state accredited school that serves students attending kindergarten through fifth or sixth grade.
Private High School	534	A privately owned, state accredited school that serves students who have completed middle school / junior high school.
Private Middle School (Junior High)	522	A privately owned, state accredited school that serves students who have completed elementary school and have not yet entered high school.
Quick Lubrication Vehicle Shop	941	A business where the primary activity is to perform oil change services for vehicles. Other ancillary services may include preventive maintenance, such as fluid and filter changes. Automobile repair service is generally not provided. <i>In contrast, see Automobile Parts & Service (ITE 943).</i>
Racquet/Tennis Club	491	A membership-based indoor or outdoor facility that primarily caters to racquet sports (tennis, racquetball, pickle ball, handball, squash), and may include ancillary facilities such as whirlpools, saunas, weight rooms, snack bars, small retail stores, and daycare.
Recreational Community Center	495	A stand-alone facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickle ball, basketball and volleyball courts; outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged.
Recreational Vehicle (RV) Sales	842	A free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. <i>In contrast, see Automobile Sales, New (ITE 840) and Automobile Sales, Used (ITE 841).</i>
Research & Development Center	760	A facility or group of facilities devoted almost exclusively to research and development activities. While they may also contain offices and some light fabrication areas, the primary function is that of scientific research and product or business development. <i>In contrast, see Office Park (ITE 750) and Business Park (ITE 770).</i>
Self-Service Car Wash	945	Facility that allows for the manual cleaning of vehicles by providing stalls for the driver to park and wash the vehicle. <i>In contrast, see Car Wash & Detail Center (ITE 949).</i>

Land Use Category	ITE Code	Description
Shopping Center	820	An integrated group of commercial establishments that is planned, developed, owned and managed as a unit and often has more than one anchor store. It is related to its market area in terms of size, location, and type of store. Individual stores, recreational facilities, movie theaters, office space, eating establishments and other uses located within a shopping center building are each charged the shopping center impact fee rate because the rate already assumes a wide variety of uses that are commonly found in shopping centers. <i>In contrast, see Strip Retail Plaza (ITE 822).</i>
Single-Tenant Office Building	715	A free-standing building exclusively occupied by a single business or company and generally contains its offices, meeting rooms, space for file storage and data processing, and possibly other service functions including an employee restaurant or cafeteria. <i>In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Small Office Building (ITE 172).</i>
Small Office Building	712	A smaller-scale office building (generally, 10,000 square feet of gross floor area or less) that typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. <i>In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Single-Tenant Office Building (ITE 715).</i>
Specialty Trade Contractor	180	A business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.
Sporting Goods Superstore	861	A free-standing facility that specializes in the sale of athletic and outdoor-oriented merchandise. It typically offers a variety of customer services and centralized cashiering and maintains long store hours 7 days a week. Examples of items sold in these stores include outdoor/athletic clothing, sports equipment, shoes, and hunting/boating/fishing gear. Some may also carry automotive supplies.
Strip Retail Plaza	822	An integrated, open-air group of commercial establishments that is planned, developed, owned, and managed as a unit. Strip retail plazas are smaller than shopping centers and do not contain a supermarket or other major tenant “anchor”. Individual establishments located within a strip retail plaza building are each charged the strip retail plaza impact fee rate because the rate already assumes a wide variety of uses that are commonly found in shopping centers. <i>In contrast, see Shopping Center (ITE 820).</i>
Supermarket	850	A free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy. This category includes both traditional supermarkets and discount supermarkets.
Tire Store	848	Primary business is the sales and marketing of tires for automotive vehicles. Services offered by these stores usually include tire installation and repair, as well as other limited automotive maintenance or repair services as an accessory use. These stores generally do not contain large storage or warehouse areas. <i>In contrast, see Auto Parts Store (ITE 843) and Automotive Parts & Service (ITE 943).</i>
Truck Stop	950	A facility located adjacent to an interstate highway interchange that provides commercial vehicle fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities, and one or more restaurants (either fast-food or high-turnover sit-down). <i>In contrast, see Convenience Store with Gas (ITE 945) and Gasoline/Service Station (ITE 944).</i>

Land Use Category	ITE Code	Description
University		A 4-year university or college that may or may not offer graduate programs.
Variety Store	814	A retail store that sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a “dollar store.” Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. <i>In contrast, see Free-Standing Discount Store (ITE 815).</i>
Veterinary Clinic	640	A facility that specializes in the medical care and treatment of animals. Includes the term “Animal Hospital.”
Warehousing	150	A facility that is primarily devoted to the storage of materials, but it may also include office and maintenance areas. <i>In contrast, see High-Cube Warehouse classifications (ITE 156, 155 and 154).</i>

PIKE COUNTY BOARD OF COMMISSIONERS

Sean Walker

SUBJECT:

Sean Walker to address the Board a presentation regarding modernization opportunities for Pike County's website and digital citizen services on behalf of Defiant Ones Marketing LLC, including ADA accessibility improvements, automation opportunities, and enhances online usability for residents.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
☐ Exhibit	Sean Walker

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda



PIKE COUNTY BOARD OF COMMISSIONERS
Request to be placed on the Agenda

For Meeting Date: May 26, 2026

All members of the public that should wish to address the Board must submit their name and the topic and specific subject matter of their comments in writing to the Clerk of the Board at least four business days before the Board meeting. These individuals will be allowed five minutes to make their comments and their comments must be strictly limited to their chosen topic and the specific matter set forth in the request. At no time will personal attacks on County employees be permitted. The total time for public comment at any single meeting shall not exceed twenty minutes.

Please consider my request for the following item to be placed on the above noted Agenda as:

- Invited Guests
 Public Comment

Name: Sean Walker

Address: 65 Green Street
Concord, GA 30206

Phone: [REDACTED]

Topic/Subject: Presentation regarding modernization opportunities for Pike County's website and digital citizen services on behalf of Defiant Ones Marketing LLC, including ADA accessibility improvements, automation opportunities, and enhanced online usability for residents.

Signature: Sean Walker

Date Submitted: May 6, 2026

Approve/Deny _____

Meeting Date May 26, 2026

Supporting Documentation Is Attached

No Supporting Documentation Provided

Placement on Agenda _____