



**City of Atlanta
Georgia**

**Ordinance
21-O-0096**

AN ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE TO ADOPT THE DEVELOPMENT IMPACT FEE STUDY AND ORDINANCE UPDATE (CIE AMENDMENT) IN COMPLIANCE WITH THE REQUIREMENTS OF THE GEORGIA PLANNING ACT OF 1989; AND FOR OTHER PURPOSES.

Information

Department: Planning and Community Development **Sponsors:**
Category: Community Development **Functions:** None Required

Attachments

[mayor-transmittal-impact-fee-study-and-ordinance-update-adoption-docx-pdf](#)

Body

WHEREAS, new growth and development places additional demands upon public facilities, including parks and recreational facilities, and certain transportation facilities including roads, streets, bridges, rights-of-way, and traffic signals, which demands would not otherwise occur; and

WHEREAS, the Georgia Development Impact Fee Act (DIFA) allows cities to adopt their own impact fee ordinances; and

WHEREAS, the current City of Atlanta Development Impact Fee Ordinance, adopted by the Atlanta City Council on March 18, 1993, pursuant to 92-O-1817, needs to be updated; and

WHEREAS, the City procured the services of Duncan Associates to complete an update to the Development Impact Fee Ordinance to 1) Redefine Levels of Service, 2) Modify Transportation Fee Programming, 3) Change Land Use Categories, 4) Fund Exemptions, and 5) Implement Changes to Impact Fee Program Administration; and

WHEREAS, section 110-12-2-.03(d) of the Development Impact Fee Compliance Requirements of the State of Georgia state that whenever a city wants to amend its Capital Improvements Element (CIE) including redefining growth projections, land use assumptions or community goals that would affect system improvements proposed in the CIE, adding new impact fee service areas or a change to the boundaries of existing impact fee service areas, changing service levels established for an existing impact fee service area, or make any other revisions that might have a negative effect or major impact on another jurisdiction or authority then such city must follow the procedures outlined at section 110-12-2-.04(10) which include holding a public hearing on the CIE Amendment and then submitting the CIE Amendment to the regional development center; and

WHEREAS, a public hearing for the City of Atlanta Development Impact Fee Ordinance was held on June 22, 2020; and

WHEREAS, the CIE Amendment was transmitted via Resolution 20-R-4007 to the regional development center after the public hearing and then the CIE Amendment was granted Regional and State approval on January 19, 2021.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS
as follows:**

SECTION 1: That the 2020 Development Impact Fee Study, attached hereto as Exhibit “A” and incorporated herein by reference, has been hereby approved by the Atlanta Regional Commission and the Georgia Department of Community Affairs, as per the requirements of the Development Impact Fee Compliance Requirements.

SECTION 2: That the Impact Fee Ordinance update, attached hereto as Exhibit “B” and incorporated herein by reference, is hereby adopted, as per the requirements of the Development Impact Fee Compliance Requirements.

SECTION 3: The Chief Financial Officer is authorized to create the following new revenue accounts in accordance with the Impact Fee Ordinance update as follows:

- 34xxxxx - DIF2020-FIRE (Citywide)
- 34xxxxx - DIF2020-POLICE (Citywide)
- 34xxxxx - DIF2020-TRANSP-NORTH
- 34xxxxx - DIF2020-TRANSP-WEST
- 34xxxxx - DIF2020-TRANSP-SOUTH
- 34xxxxx - DIF2020-PARKS-NORTH
- 34xxxxx - DIF2020-PARKS-WEST
- 34xxxxx - DIF2020-PARKS-SOUTH
- 34xxxxx - DIF2020-ADMIN

SECTION 4: The Chief Financial Officer is authorized to create the following new funding sources in accordance with the Impact Fee Ordinance update as follows:

- 9xxxx - DIF2020-FIRE (Citywide)
- 9xxxx - DIF2020-POLICE (Citywide)
- 9xxxx - DIF2020-TRANSP-NORTH
- 9xxxx - DIF2020-TRANSP-WEST
- 9xxxx - DIF2020-TRANSP-SOUTH
- 9xxxx - DIF2020-PARKS-NORTH
- 9xxxx - DIF2020-PARKS-WEST
- 9xxxx - DIF2020-PARKS-SOUTH
- 9xxxx - DIF2020-ADMIN

SECTION 5: That position number 00061758 (Project Manager, II) is hereby transferred to and from the accounts below in accordance with the Impact Fee Ordinance update as follows:

From: 3502-100101-5111001-1320000-201072-91112 101
To: 3502-100101-5111001-1320000-201072-9xxxx 101

SECTION 6: That the 2020 Development Impact Fee Study, attached hereto as Exhibit “A” and Impact Fee Ordinance update, attached hereto as Exhibit “B” together constitute the CIE Amendment and will be effective six months after the adoption date of this ordinance.

SECTION 7: That all ordinances and parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

EXHIBIT A
“2020 DEVELOPMENT IMPACT FEE STUDY”

EXHIBIT B
“IMPACT FEE ORDINANCE”

Click here for the
[Legislation Amendment Form](#)