

The image shows the Douglas County Courthouse, a large, light-colored building with a prominent dark dome and classical columns. The building is set against a clear blue sky. In the foreground, there is a paved parking lot with some trees and a small landscaped area. The text "Douglas County Impact Fees Update" is overlaid in a large, blue, sans-serif font. The text "Residential Subcommittee" is overlaid in a smaller, blue, sans-serif font. The text "Tuesday, July 8, 2025" is overlaid in a smaller, blue, sans-serif font. The image is framed by a blue border with decorative geometric shapes in red, yellow, and green on the right side.

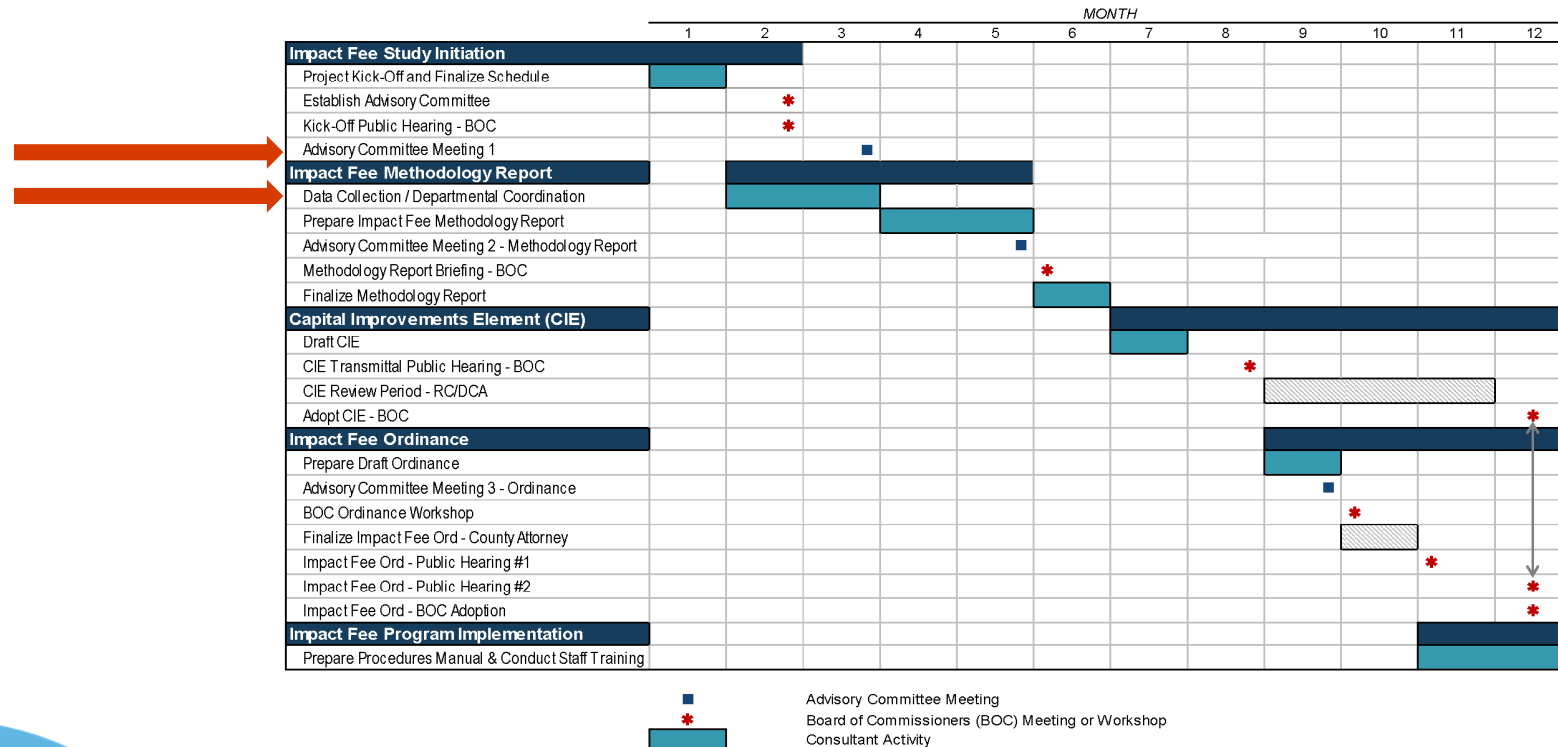
Douglas County Impact Fees Update

Residential Subcommittee

Tuesday, July 8, 2025

Right on Schedule

Target Schedule of Key Events Douglas County Impact Fee Program



Where are we?

Date	Task
June 2nd	Consultant shared population and employment forecasts for the county.
July 7 th - July 30th	P&Z scheduled meetings for each department to meet consultant and discuss information submitted.
July 30th	P&Z finalized date for first advisory committee meeting.

Population Forecast Scenarios

Based on Past Growth From:

Year	2000-2024		2010-2024		Woods & Poole	GA OPB	ARC Series 17
	Linear Trend	Growth Trend	Linear Trend	Growth Trend			
2025	154,111	154,754	153,273	153,375	153,627	152,354	151,102
2026	156,336	157,675	154,659	154,877	155,871	153,849	152,475
2027	158,560	160,651	156,046	156,394	158,115	155,277	153,848
2028	160,785	163,684	157,432	157,926	160,353	156,644	155,221
2029	163,009	166,774	158,818	159,473	162,596	157,985	156,594
2030	165,233	169,922	160,204	161,035	164,843	159,286	157,967
2031	167,458	173,129	161,590	162,612	167,090	160,546	159,066
2032	169,682	176,397	162,976	164,205	169,316	161,784	160,164
2033	171,907	179,727	164,363	165,813	171,548	162,986	161,263
2034	174,131	183,119	165,749	167,437	173,775	164,167	162,362
2035	176,355	186,576	167,135	169,077	175,994	165,309	163,461
2036	178,580	190,098	168,521	170,733	178,197	166,417	164,559
2037	180,804	193,686	169,907	172,405	180,384	167,479	165,658
2038	183,029	197,342	171,293	174,094	182,560	168,492	166,757
2039	185,253	201,067	172,680	175,799	184,730	169,466	167,855
2040	187,478	204,863	174,066	177,521	186,899	170,411	168,954
2041	189,702	208,730	175,452	179,260	189,072	171,302	169,981
2042	191,926	212,670	176,838	181,016	191,249	172,151	171,009
2043	194,151	216,684	178,224	182,789	193,435	172,954	172,036
2044	196,375	220,774	179,611	184,579	195,633	173,704	173,063
2045	198,600	224,942	180,997	186,387	197,843	174,413	174,091
2046	200,824	229,188	182,383	188,213	200,062	175,064	175,118
2047	203,048	233,514	183,769	190,056	202,295	175,677	176,145
2048	205,273	237,922	185,155	191,918	204,551	176,243	177,172
2049	207,497	242,413	186,541	193,797	206,834	176,754	178,200
2050	209,722	246,989	187,928	195,696	209,150	177,248	179,227
INCREASE	55,611	92,235	34,655	42,321	55,523	24,894	28,125

Employment Forecast Scenarios

Employment Forecast Scenarios

Year	<i>ARC Series 17</i>	<i>W&P</i>
2025	56,488	83,159
2050	67,066	122,145
<i>Increase</i>	10,579	38,986

Impact Fee Advisory Committee Meeting (1)

Title 36 - Local Government Chapter 71 - Development Impact Fees § 36-71-5. Development Impact Fee Advisory Committee

The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. Such committee shall be composed of **not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries.**

#	Members	Representative	RSVP
1	Dr. Tiffany Ringfield	Commission District 2	Yes
2	Excell Brown	Commission District 3	No
3	Wayne Bennett	Citizen	Yes
4	Chris Pumphrey	Development Authority	No
5	Amy McCoy	Real Estate	Yes
6	Johnny Blakenship Jr.	Development/Building	Yes
7	Paul Zachos	Real Estate/Development/Building	Yes