

CITY OF HOSCHTON, GEORGIA
CAPITAL IMPROVEMENTS ELEMENT (CIE)
OF THE COMPREHENSIVE PLAN

Draft

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**CITY OF HOSCHTON, GEORGIA
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SUMMARY

This document is an element of the City of Hoschton’s comprehensive plan. It specifies capital improvements for which development impact fees will be charged in Hoschton. This capital improvements element (CIE) includes information for parks and recreation, fire and rescue, emergency medical services, and law enforcement (police).

REQUIREMENTS

To support a development impact fee program, the city’s comprehensive plan must meet state administrative rules for Capital Improvements Elements (CIEs).¹ The rules, among other things, require that, for each facility included in the development impact fee program, the following must be included: a service area must be established; a quantifiable level of service (LOS) standard must be specified; long-term needs shall be assessed; and a schedule of improvements identifying projects to be funded with impact fees during the next five years must be submitted and then annually updated after its adoption.

PROJECTIONS, FORECASTS, AND LAND USE ASSUMPTIONS

A reliable population count as of July 1, 2020, for the City was not available, since results for the 2020 U.S. Census have not been released at the time of preparation of this CIE. A current (July 1, 2020) population estimate was determined based on an estimate of existing housing units, which was tabulated based on a combination of sources, including physical counts of housing units from an aerial photograph, final subdivision plats, rezoning approvals, development plans, and building permits issued.

Total population is the sum of household population (i.e., persons living in households) and group quarters population (i.e., persons residing in nursing homes, jails, dormitories, etc.). Hoschton does not currently have any group quarters population. Occupied housing units are the same thing as households.

Not every housing unit as of July 1, 2020, in Hoschton was occupied. Some were under construction, while others were newly completed but not yet occupied, and yet others that have existed for some time but were not occupied for a variety of reasons. As of July 1, 2020, and throughout the 20-year planning horizon, the estimates assume a housing unit vacancy rate of 5%.

As shown in Table 1, the city’s estimated population (July 2020) is 2,878 persons. There are an estimated 1,123 housing units, of which an estimated 1,066 are occupied. The average number of

¹ Rules of Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements

persons per occupied dwelling unit, also referred to as average household size, was not known at the time this CIE was prepared and thus had to be estimated. Based on 2018 American Community Survey 5-year estimates data profile, Table DP05 (sample statistics), Hoschton had (during the 5-year reporting period for 2018) an estimated population of 1,567 residing in 565 occupied housing units, for an average household size of 2.77 persons per dwelling unit. The projection method needs to hold the average household size steady across the 20-year planning horizon. Given a sizable portion of housing units anticipated to be occupied by active seniors (ages 55+), the average household size over time is likely to decrease. An average household size of 2.70 persons per unit was used in the projections and forecasts of population.

**Table 1
Projections and Forecasts, 2020-2040
City of Hoschton**

PROJECTION/FORECAST	2020	2025	2030	2035	2040
Total Housing Units	1,123	2,720	4,206	4,401	4,661
Occupied Housing Units	1,066	2,584	3,995	4,180	4,427
Households	1,066	2,584	3,995	4,180	4,427
Persons Per Unit	2.70	2.70	2.70	2.70	2.70
Household Population	2,878	6,976	10,786	11,286	11,952
Group Quarters Population	0	0	55	110	165
Total Population	2,878	6,976	10,841	11,396	12,117
Employment	532	836	1,140	1,445	1,750
Functional Population (Total Population + Employment)	3,410	7,812	11,981	12,841	13,867

Source: Jerry Weitz & Associates, Inc. June 2020. Note: Data are for July 1st of each year.

Hoschton’s population in 2040 is projected to exceed 12,000 people. Population growth in Hoschton is definitely not expected to be spread uniformly across the 20-year planning period (horizon). There are plans by developers to construct multiple projects, especially including the Twin Lakes Planned Unit Development (PUD), which is approved for 2,600 housing units, all of which are anticipated to be constructed by the year 2029. Considering the development schedule for Twin Lakes PUD and other projects, substantial shares of total housing units constructed between 2020 and 2040 will occur in the first decade, with housing starts weighted proportionally heavier in the next five years. The projections of housing units and population in Table 1 are based on the assumption that the city will buildout (almost entirely, if not entirely) its residential lands within the city limits. The projection does not assume any annexation of land for development, which cannot be predicted to any significant degree.

As noted above, the city does not have any nursing homes or other “group quarters” population. The projections of population assume that later in the planning horizon Hoschton will become home to one or more institutionalized residential living arrangements such as nursing or congregate care homes.

Hoschton’s impact fee program includes various public safety facilities and services (fire and rescue, emergency medical, and law enforcement/police). The service population for public

safety facilities is the population plus employment, or in other words, the “functional” population. As indicated in Table 1, the population is added together with employment to determine the functional population. Hoschton has a relatively modest economic base, consisting of restaurants, retail trade establishments, services, and institutions and industries. Employment data for transportation analysis zones (TAZs), prepared as a part of the Jackson County Transportation Plan in 2019, were available for use in preparing population and employment forecasts for this CIE. These data included population and employment by TAZ for the years 2015 and 2050 only, and thus had to be interpolated to 2020 and 2040.

Hoschton is served by (and lies entirely within) the West Jackson Fire District with fire and rescue facilities and services. The city is also served with emergency medical services (EMS) by the Jackson County Emergency Services Department. Geographically, Hoschton is served by (and lies entirely within) Jackson County EMS Zone #3. Maps are provided in appendix A.

The functional population for the West Jackson Fire District and Jackson County EMS Zone #3 needed to be estimated in order to establish an existing level of service provided within the respective geographies. Population and employment data from TAZs, provided by the Jackson County Transportation Plan for the years 2015 and 2050 were used to estimate functional populations within these geographies, as shown in Table 2.

Table 2
Estimate of the Year-2020 (July 1) Functional Population
West Jackson Fire District and Jackson County EMS Zone #3

Geography	2020 Population	2020 Employment	2020 Functional Population
West Jackson Fire District	8,275	3,851	12,126
Jackson County EMS Zone #3	18,567	5,237	23,804

Source: Jerry Weitz & Associates, Inc. June 2020, based on TAZ data in the Jackson County Transportation Plan.

PARKS AND RECREATION

Service Area

The service area for parks and recreation is the city limits.

Inventory

Table 3 shows the inventory of developed park and recreation lands within the City of Hoschton as of July 1, 2020. The inventory does not include part of a ballfield that is owned by the Jackson County Board of Education, since the city does not own that portion of the ballfield. See appendix B for specific tracts included in the inventory.

**Table 3
Park and Recreation Land Inventory, July 1, 2020
City of Hoschton**

Park and Recreation Land Classification	Acres
Developed acres of park and recreation land	13.56

Source: Jerry Weitz & Associates, June 2020

Level of Service (LOS) Measures and Standards

Since residents are the consumer of parks and recreation facilities and services, the level of service measure and standard for parks and recreation facilities is based on the residential population. The city adopts the following level of service measure: The amount of developed park acres per 1,000 residents. The existing (July 1, 2020) level of service for parks and recreation in Hoschton is 4.71 acres of developed park and recreation land per 1,000 residents. The city hereby adopts the following park and recreation level of service standard for the development impact fee program: 0.75 acre of developed park and recreation land per 1,000 residents.

Assessment and Projection of Needs

Table 4 provides a projection of park and recreation land needs based on the projected residential population. Between 2020 and 2025, new residential development will generate a demand for 3.07 acres of developed parkland at the level of service standard. Between 2020 and 2040, new residential development will generate a demand for 6.91 acres of developed park land at the level of service standard. Park and recreation demands will slow considerably after 2030, since the land use assumptions indicate the city will be mostly built out residentially by 2030.

**Table 4
Projection of Developed Park and Recreation Acreage Needs, 2020-2040
City of Hoschton**

Type of Land	2020	2025	2030	2035	2040
Total Population	2,878	6,976	10,841	11,396	12,117
Population added during time period (cumulative)	--	4,098	3,865	555	721
New developed park acres (@ LOS standard of 0.75 acre per 1,000 residents (attributed to new development during time period)	--	3.07	2.89	0.41	0.54
Cumulative demand for new developed park acres	--	3.07	5.96	6.37	6.91

Source: Jerry Weitz & Associates, June 2020

Schedule of Improvements

The schedule of improvements for park and recreation is shown in Table 5.

**Table 5
Schedule of Improvements, 2020-2025
Parks and Recreation Impact Fee Program (Dollars)
City of Hoschton**

Capital Improvement/ Authorized expenditure	2020	2021	2022	2023	2024	2025	Total 2020-2025	Source of Funds	% Eligible for Funding with Impact Fees
Capital improvement element (pro-rated)	2,000						2,000	IF	100%
Acquire 3.07 acres of land (@ \$35,000 per acre)		107,450					107,450	IF	100%
Architecture and engineering (@ 15% of dev. costs)					126,637		126,637	IF	100%
Construct 3.07 acres of developed park land (@ \$275,000 per acre)						844,250	844,250	IF	100%
Total	2,000	107,450			126,637	844,250	\$1,080,337	IF	100%

IF = Impact fees.

Table 5 shows that, within the upcoming five years (July 1, 2025), the city can pay for 3.07 acres of developed park and recreation lands entirely with impact fees. The city might elect to proceed with such a project for completion by 2025, given the rapid pace of residential development in Hoschton. Or, it may seek a larger economy of scale and accumulate these fees for a larger park (5.96 acres by the year 2030).

FIRE AND RESCUE

Service Area

The service area for fire and rescue is the city limits portion of the West Jackson Fire District.

Inventory

The West Jackson Fire District has one facility at 69 West Jackson Road, consisting of 10,584 square feet of building space and four vehicles (2 engines, one mini pumper, and one medium-duty rescue vehicle). The district plans a second fire station in Braselton which is currently under construction and thus is not included in the inventory and calculation of existing level of service. The district also temporarily houses a fifth vehicle in leased space. Therefore, the total inventory of vehicles is five.

Level of Service (LOS) Measures and Standards

Since both residential and nonresidential development are served by fire and rescue facilities and services, the level of service measures and standards for fire and rescue facilities are based on the functional population.

The city adopts two level of service measures: The amount of fire and rescue building space per functional population and the number of heavy vehicles per 1,000 functional population.

The existing (July 1, 2020) levels of service for fire and rescue in the West Jackson Fire District (and therefore the City of Hoschton) are 0.87 square feet of fire and rescue building per functional population and 0.41 fire and rescue vehicle per 1,000 functional population.

The city hereby adopts the existing levels of service for fire and rescue as the level of service standards for fire and rescue facilities in Hoschton: 0.87 square feet of fire and rescue building per functional population and 0.41 fire and rescue vehicle per 1,000 functional population.

Assessment and Projection of Needs

Table 6 provides a projection of fire and rescue facility and vehicle needs based on the projected functional population in Hoschton. In five years (2025), new residential and nonresidential development in Hoschton will generate the need (at the adopted level of service standards) for 3,829 square feet of fire and rescue building space and 1.80 fire and rescue vehicles. By 2030, the projected needs will be approximately 6,800 square feet of fire and rescue building space and 3.20 fire and rescue vehicles.

**Table 6
Projection of Fire and Rescue Building Space Needs, 2020-2040
City of Hoschton**

	2020	2025	2030	2035	2040
Functional population of Hoschton	3,410	7,812	11,981	12,841	13,867
Functional population added (cumulative)	0	4,402	8,571	9,431	10,457
Cumulative new fire and rescue building space (square feet) needed (@ LOS of 0.87 square feet per functional population)	--	3,829	7,456	8,204	9,097
Vehicles per 1,000 functional population (@ LOS of 0.41 per 1,000 functional population)	--	1.80	3.05	3.86	4.28

Source: Jerry Weitz & Associates, June 2020

Schedule of Improvements

The schedule of improvements for fire and rescue facilities is shown in Table 7. According to the West Jackson Fire Chief, the ideal station size is approximately 7,000 square feet (the existing fire district headquarters, known as Station #1, is larger due to additional administrative space needed). It is possible but unlikely that a new fire station would be constructed in parts, rather than building the entire station at one time. Therefore, the schedule of improvements shows the acquisition of land, architecture and engineering, and site development during the upcoming five-year period, but the full construction of a new fire and rescue station would not take place until 2029 if fully funded with impact fees. The city cannot expect the fire district to construct a new 7,000 square foot station in Hoschton unless it is fully funded with impact fees, and to do so based on impact fee generation will take until almost 2030.

Increases in functional population in the city will generate the need for an additional 1.8 fire vehicles by 2025 and more than 3.0 by the year 2030. The fire district and the city would best be served if the fire and rescue vehicles were purchased using impact fees collected by 2025 and the remainder of funds are banked for construction of a fire station before 2030. The city or fire district may be able to find leasable space to park the fire and rescue vehicles purchased by 2025 until it is able to construct the fire and rescue building space, or perhaps it can store them at Fire Station #1.

**Table 7
Schedule of Improvements, 2020-2025
Fire and Rescue Building and Vehicles (Dollars)
West Jackson Fire District**

Capital Improvement/ Authorized expenditure	2020	2021	2022	2023	2024	2025 or later	Total 2020-2025	Source of Funds	% Eligible for Funding with Impact Fees
Capital improvement element (pro-rated)	2,000						2,000	IF	100%
Acquire 3 acres of land (@ \$45,000 per acre)		135,000					135,000	IF	100%
Purchase fire vehicle				550,000			550,000	IF	100%
Purchase 2 nd fire vehicle					450,000		450,000	IF	80% (\$360,000)
Architecture and engineering (@ 15% of project cost of 7,000 square foot station at \$200 per square foot)						210,000	210,000	IF	100%
Construction of 7,000 square foot station @ \$200 per square foot							Future	IF	100% (future)
Total	2,000	135,000		550,000	450,000	210,000	1,347,000	IF	93.31% \$1,257,000

IF = Impact fees.

EMERGENCY MEDICAL SERVICES (EMS)

Service Area

The service area for emergency medical services (EMS) is the city limits portion of the Jackson County EMS zone #3.

Inventory

Within EMS Zone #3, Jackson County has one EMS station located at 11917 Hwy 124, consisting of an estimated 4,615 square feet.

Level of Service (LOS) Measures and Standards

Since both residential and nonresidential development are served by EMS facilities and services, the level of service measures and standards for fire and rescue facilities are based on the functional population.

The city adopts one level of service measure for EMS: the amount of EMS building space per functional population. EMS vehicles are not included in the impact fee program, because they do not qualify as “capital improvements” (i.e., they do not have a useful life of 10 years or more).

The existing (July 1, 2020) level of service for EMS in Jackson County EMS zone #3 (and therefore the City of Hoschton) is 0.19 square feet of EMS building per functional population.

The city hereby adopts the existing level of service for EMS facilities in Jackson County EMS Zone #3 as the level of service standard for EMS facilities in Hoschton: 0.19 square feet of EMS building per functional population.

Assessment and Projection of Needs

Although the city’s impact fee for EMS will be collected in the city limits only, facility planning for EMS facilities and services must be understood in the broader context. Response time is one of the most important considerations, since an ambulance must be dispatched in a timely manner and arrive on the scene of an emergency call in a matter of minutes in order to save lives. Like with fire calls, calls for ambulance service cannot be viewed as a single event in time. The county emergency services department must take into consideration that it may receive two or more calls simultaneously from the service area. If an ambulance is already dispatched to one emergency call, and another ambulance call comes in, a second ambulance will have to be used from the same or another EMS station in the county. Hence, the entire EMS network (multiple zones) serves as a system in the case of multiple, simultaneous calls.

Jackson County plans in the short term to add a second ambulance to EMS Zone #3. The existing ambulance station at Lewis Braselton Boulevard (SR 124) is approximately 2.75 linear miles by road to the intersection of SR 53 and Peachtree Road in Hoschton. This translates into an

estimated response time for an emergency ambulance call of slightly more than four minutes to that location. The addition of a second ambulance to the existing facility will certainly help to offset anticipated demand in the service area. In addition, Jackson County has tentative plans to eventually add another EMS station in the service area (not yet programmed). The location of a second EMS station in EMS Zone #3 has not been determined, but any additional station is likely to be most appropriately located in the eastern portion of EMS zone #3, reportedly either near SR 332 and SR 124 or accessible to Jackson Trail Road. Due to the nature of planning for multiple simultaneous emergency calls, any improvement within or outside EMS Zone #3 will ultimately improve the overall level of service in terms of response times. This also means that improvements by Jackson County within EMS Zone #3 will benefit the residential and nonresidential populations in Hoschton, even if such improvements are not physically located inside the city limits.

Table 8 provides a projection of EMS facility needs based on the projected functional population in Hoschton. In five years (2025), new residential and nonresidential development in Hoschton will generate the need (at the adopted level of service standards) for 836 square feet of EMS building space. By 2030, the projected needs attributed exclusively to development in Hoschton will be approximately 1,628 square feet of EMS building space.

**Table 8
Projection of Emergency Medical Service (EMS) Facility Needs, 2020-2040
City of Hoschton**

	2020	2025	2030	2035	2040
Functional population of Hoschton	3,410	7,812	11,981	12,841	13,867
Functional population added (cumulative)	0	4,402	8,571	9,431	10,457
Cumulative new EMS building space (square feet) needed (@ LOS of 0.19 square feet per functional population)	--	836	1,628	1,791	1,986

Source: Jerry Weitz & Associates, June 2020

Future development in Hoschton will generate demands for additional EMS building space, but not to a degree that would justify building a new station just to serve Hoschton. As noted above, the county emergency services department must take into account the established subarea zones (service areas) and place future stations in locations that provide the best response times to the zone, while taking into account the possibility for multiple, simultaneous emergency service calls. Because the EMS stations operate as a countywide system, any improvement to EMS stations in EMS Zone #3 would directly benefit residential and nonresidential development in Hoschton.

Schedule of Improvements

The schedule of improvements for EMS call for the city to accumulate EMS impact fee funds and transfer them to the county for future building improvements within EMS Zone #3. As noted

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above, the location of the EMS station has not been determined, but any new station built in EMS Zone #3 will benefit Hoschton. New land will be needed for a second EMS station in Zone #3. EMS impact fees collected by Hoschton can be used to help the county purchase land for a future EMS station and, as such fees accumulate, contribute toward construction of a new EMS station.

It is anticipated that Jackson County will program to construct an additional EMS station in EMS Zone #3 within the upcoming decade (exact schedule to be determined). Therefore, the schedule of improvements includes a second EMS station in EMS Zone #3 because EMS impact fees collected by Hoschton can be used toward that capital improvement once programmed by the county.

The schedule of improvements for EMS facilities is provided in Table 9. As is the same with fire stations, the county is unlikely to build just part of an EMS station. The impact fee funds collected by the city for EMS will therefore be accumulated and combined with other county funds such as capital improvement monies or SPLOST funds, to purchase land and build a new station of appropriate size.

**Table 9
Schedule of Improvements, 2020-2025
Emergency Medical Services (EMS) (Dollars)**

Capital Improvement/ Authorized expenditure	2020	2021	2022	2023	2024	2025 or Later	Total 2020- 2025	Source of Funds	% Eligible for Funding with Impact Fees
Capital improvement element (pro-rated)	2,000						2,000	IF	100%
Purchase land (1.5 acre for future EMS station (@ \$45,000 per acre)				67,500			67,500	IF; County Capital Budget	82.33%* (\$55,572)
Architecture and engineering of new station at 15% construction cost					25,080		25,080	IF	100% (\$25,080)
Construction of EMS Station #2 in EMS Zone #3 (proportionate share city new development: 836 square feet)						167,200	167,200	IF	100% (\$167,200)
Total	2,000			67,500	25,080	167,200	261,780	IF; County Capital Budget	95.44% (\$249,852)

* Calculation of city share of cost of land is based on percentage of functional population increase in the city out of total EMS Zone #3 = 10,457 (city increase) / 12,701 (zone increase) = 82.33%

IF = Impact fees. Note: The remainder of any new EMS station is to be funded with capital budget funds from Jackson County and/or Special local option sales tax proceeds.

LAW ENFORCEMENT (POLICE)

Hoschton is currently served by the Jackson County Sheriff for sworn officer law enforcement functions, and it does not currently have its own police force. The city is now in the process of establishing a municipal court (for code enforcement functions) which utilizes space in city hall for court when needed. The city intends to establish its own police force. Along with police administrative space, the city will need building space for holding cells (temporary detention), evidence storage, training, and equipment storage. Further, new residential and nonresidential development will generate additional demands for expanded court functions. The City of Hoschton desires to acquire land and construct a complex to serve the space needs of the police force.

Service Area

The service area for law enforcement (police) is the city limits of Hoschton.

Inventory

Although Hoschton utilizes some existing space for municipal court functions, it has no building space devoted exclusively to law enforcement functions. This means that, in establishing a police force and constructing police and law enforcement facilities, the city will have to fund from other sources the capital facilities needed at the adopted level of service standard to serve the existing functional population. The city can only use impact fees to address the proportionate impact of new development. The city cannot use impact fees to build facilities to serve the existing functional population.

Level of Service (LOS) Measures and Standards

Since both residential and nonresidential development are served by law enforcement facilities and services, the level of service measure and standard for police facilities are based on the functional population.

The city adopts one level of service measure for law enforcement (police): the amount of police building space per functional population. Police vehicles are not included in the impact fee program, because they do not qualify as “capital improvements” (i.e., they do not have a useful life of 10 years or more).

There is no existing (July 1, 2020) level of service for police in Hoschton, because the city does not currently have a police force.

The city hereby adopts a level of service standard for police facilities in Hoschton as follows: 0.95 square feet of police building per functional population.

Assessment and Projection of Needs

Independent of the impact fee program, Hoschton will need to fund police facilities and services at the same level of service standard as will be required for new development (i.e., 0.95 square feet of police building per functional population), to serve the existing functional population.

Hoschton has an estimated functional population (July 1, 2020) of 3,410. As indicated in Table 10, to serve existing development, the city will need 3,240 square feet of police building space. That is the amount of police building space that is considered an existing “deficiency,” or in other words, the amount of building space the city will need to provide from sources of funds other than impact fees. By 2025, the city will need 7,421 square feet. To serve new development within the 20-year planning horizon at the adopted level of service standard, Hoschton will need to construct 13,173 square feet of police facility space.

**Table 10
Projection of Police Building Space Needs, 2020-2040
City of Hoschton**

	2020	2025	2030	2035	2040
Functional population of Hoschton	3,410	7,812	11,981	12,841	13,867
Cumulative new police building space (square feet) needed (@ LOS standard of 0.95 square feet per functional population)	3,240	7,421	11,381	12,198	13,173

Source: Jerry Weitz & Associates, June 2020

Because residential development in particular will be substantial during the first five years, and because Hoschton must address the deficiency in police space to serve the existing functional population, it is important for the city to get a police building constructed as soon as land can be acquired and capital facility plans prepared and implemented.

The city could consider phasing building construction as impact fees become available. For instance, it might consider funding a 7,421 square foot building by 2025, of which 56.34 percent of the total cost can be funded with impact fees. Nothing precludes such an option. However, it may be more cost effective for the city to acquire land and construct the space needed at the level of service standard for the entire 20-year period (i.e., 13,173 square feet). The city could borrow capital funds to construct the 13,173 square-foot police facility and then use impact fees to pay for a share (the majority) of the debt service over a 15 to 20-year period. This approach is known as a “recoupment” strategy, where the local government builds all of the facilities (for the given service) needed during the 20-year planning horizon and then recoups its capital expenses (the proportionate share allowed by law) with impact fees. Because of the time value of money (i.e., it is almost always less expensive today to purchase something than it will be tomorrow), constructing all of the police facility space needs in one construction cycle might ultimately be considered the most cost effective alternative.

Schedule of Improvements

The schedule of improvements for police facility space is provided in Table 11.

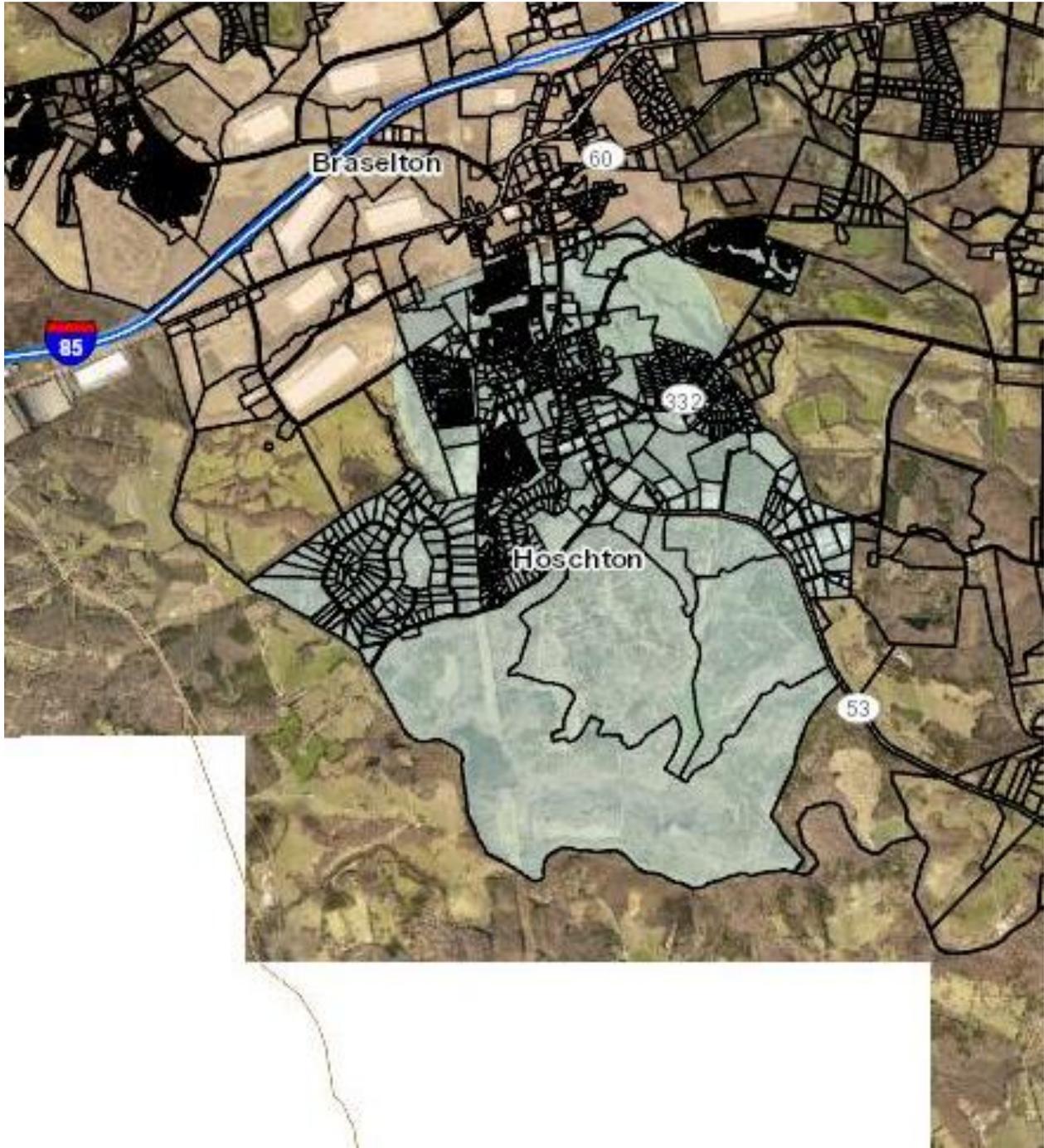
**Table 11
Schedule of Improvements, 2020-2025
Police (Dollars)
City of Hoschton**

Capital Improvement/ Authorized expenditure	2020	2021	2022	2023	2024	2025	Total 2020- 2025	Source of Funds	% Eligible for Funding with Impact Fees
Capital improvement element (pro-rated)	2,000						2,000	IF	100%
Acquire 3 acres of land (@ \$45,000 per acre)		135,000					135,000	IF; CB	56.34% (\$76,059)
Architecture and engineering @ 15% of cost of building space			278,287				278,287	IF; CB	56.34% (\$156,786)
Construct 7,421 square foot police building @ \$250 per square foot					1,855,250		1,855,250	IF; CB	56.34% (\$1,045,247)
Total	2,000	135,000	278,287		1,855,250		2,270,537	IF; CB	56.37% (\$1,280,092)

IF = Impact fees. CB = capital budget funds secured by long-term borrowing.

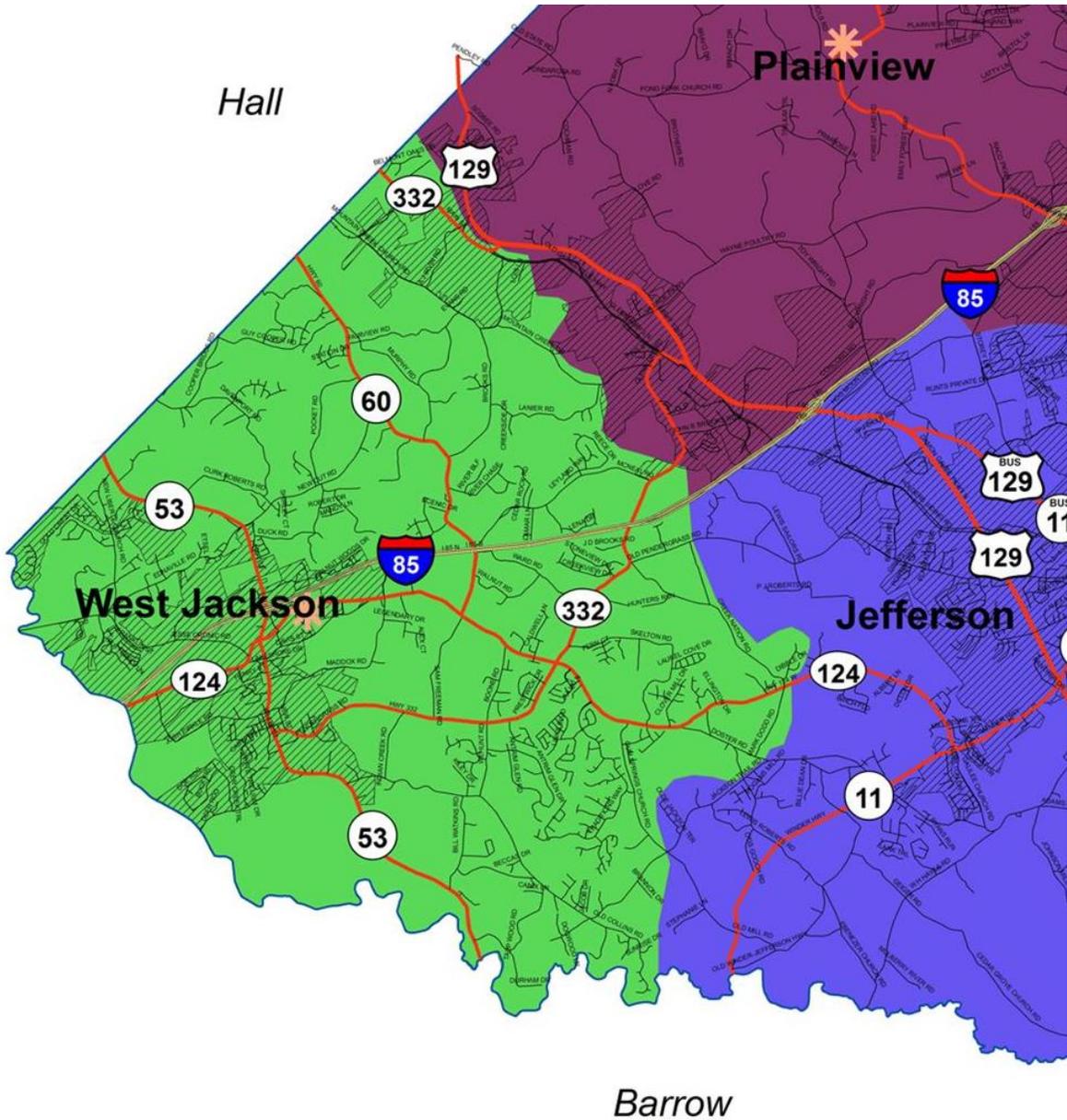
The schedule calls for acquisition of land and construction of 7,421 square foot police facility building. The city can fund the majority of the construction cost for the police building with impact fees (4,181 square feet, or 56.34% of the total 7,421 square foot building) but will have to use other funds to pay for that proportion of the building cost that services the July 1, 2020, functional population (i.e., 3,240 square feet, or 43.66% of the total project cost). The same proportionate share is applied to the cost of land acquisition as well – it is appropriate that new development pay via impact fees for 56.34% of the cost of acquiring land for the police facility.

**APPENDIX A
SUPPORTING MAPS**



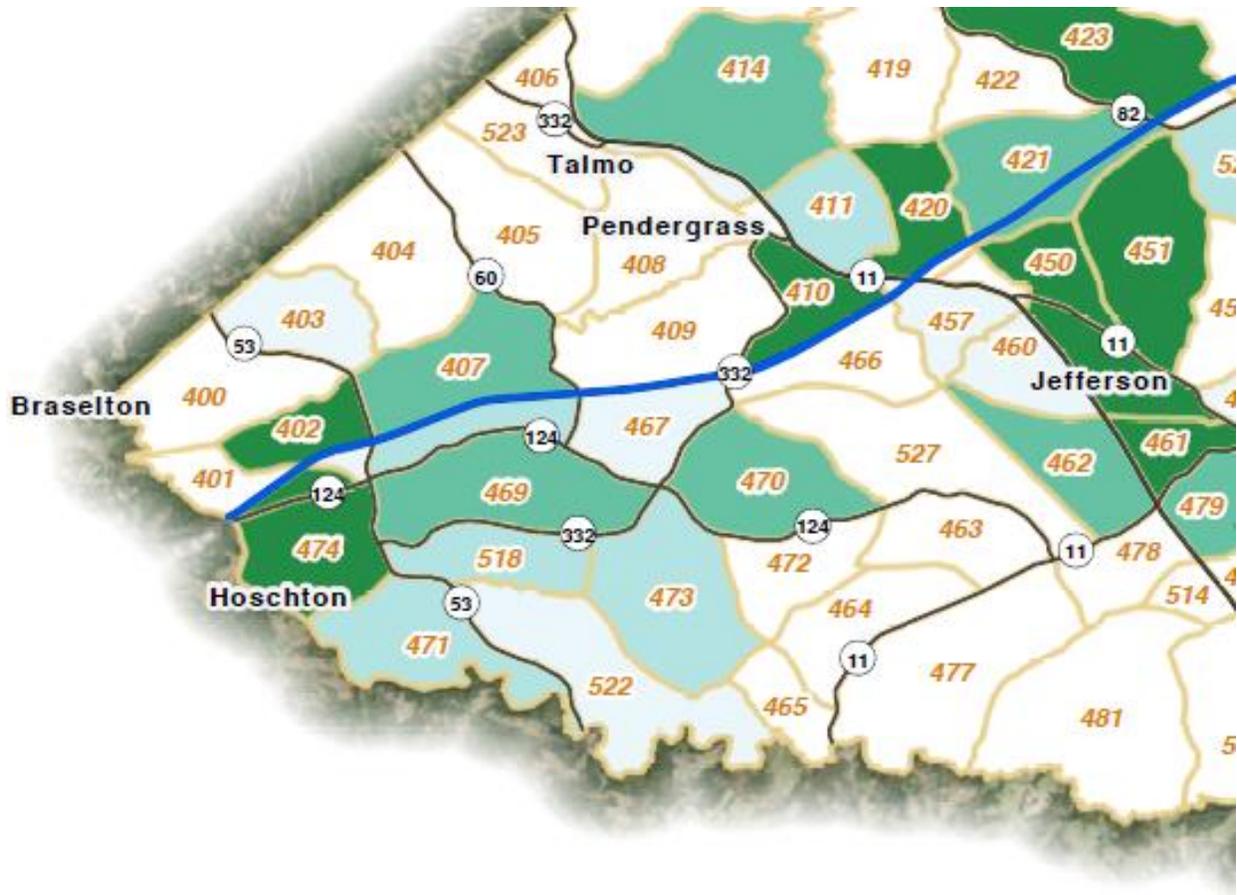
City Limits of Hoschton (Service Area)

Source: Jackson County Q Public



Emergency Medical Services Zone #3 (West Jackson)

Source: Jackson County Geographic Information Systems Department



Transportation Analysis Zones (TAZ) (Excerpt)

Source: Jackson County Transportation Plan

**APPENDIX B
SUPPORTING DATA TABLES**

**City of Hoschton, Georgia
Existing Housing Count (July 1, 2020)**

Subdivision	Estimated Number of Lots	Estimated Housing Units	Vacant/under construction
Panther Court & vicinity	22	22	
Northwest scattered	18	18	
Creekside Village	144	144	
Winterset	39	39	
Brook Glen	98	98	
Village @ Hoschton	92	92	
Deer Creek	106	106	
Wildflower	46	46	
Peachtree Road	2	2	
Quail Crossing	46	46	
Broad St. Apartments	--	24	
White St. S of Broad	19	19	
Downtown W of SR 53	36	34	
Downtown E of SR 53	32	30	
E. Jefferson Street	6	6	
W. Jackson Apts. (SR 53)	--	16	
Legacy Oaks	46	46	
Town Park	54	54	
Brighton Park	175	160	15
Century Oaks + Vic.	24	24	
Azalea Senior Village	--	66	66
Twin Lakes PUD		31	31
TOTAL	1005	1,123	

Source: Jerry Weitz & Associates, June 2020

**Forecast of New Housing Units by Time Period, 2020-2040
City of Hoschton**

Subdivision/ Project/ Location	Number of Lots	Est. New Housing Units 2020-2040	Built 2020- 2024	Built 2025- 2029	Built 2030- 2034	Built 2035- 2040
Infill existing subdivisions	16	16	4	4	4	4
Azalea Senior Ph. 2	--	50	50	0	0	0
Brighton Park	15	15	15	0	0	0
Cresswind at Twin Lakes	1300	1275	690	585	0	0
Twin Lakes at Twin Lakes	1000	994	544	450	0	0
Twin Lakes Mixed Use	300	300	--	300	0	0
Creekside Townhomes	--	38	38	0	0	0
Pirkle Farm (city part)	50	125	--	50	75	0
Action Technology site	--	180	180	0	0	0
Sell farm	--	375	--	40	110	225
Nunley estate	--	52	52	0	0	0
W. Jackson LLC	--	45	--	45	0	0
Cell tower site	--	25	--	0	0	25
Townhouse infill E. of SR 53	--	48	24	12	6	6
TOTAL		3,538	1,597	1,486	195	260

Source: Jerry Weitz & Associates, May 2020

Inventory of Developed Park and Recreation Lands Owned by the City of Hoschton

Parcel No.	Address	Acres	Description
120 003R	374 Cabin Drive	8.73	4 ball fields, 2 tennis courts
119 0022	4727 Hwy 53	4.20	Ball field (part)
H02 056	E. Broad St	0.23	Building and open space
H02 082 (pt.)	79 City Square	0.25	Pavilion and open space
H02 058 (pt.)	Highway 53	0.15	Playground beside Depot
Total		13.56	TOTAL

Source: Compiled by Jerry Weitz & Associates, June 2020