



Cherokee County Impact Fee Study Overview

August 13, 2026



40-year consulting practice serving local government nationwide

- Impact fees, cash proffers, infrastructure financing strategies
- Fiscal/economic impact analyses
- Capital improvement planning
- Revenue enhancement
- Real estate and market feasibility

Aiken County	Anderson County	Anderson School Dist. 1	Beaufort County
Beaufort Co. Schools	Cherokee County	Central	Clemson
Clinton	Clover Schools	Colleton County	Georgetown County
Fort Mills Schools	Georgetown County	Horry County	Inman
Lancaster	Lancaster County	Lancaster Co. Schools	Tega Cay
Summerville	York County	Easley	Greer
Chester County Schools	York School District 1	Lexington County	Woodruff
Jasper County			

- One-time payment for growth-related infrastructure
- Can't fund operations, maintenance, or replacement
- Not a tax, but a contractual arrangement to build infrastructure with three requirements:
 - » **Need** for infrastructure (system-level improvements, not project-level improvements)
 - » **Benefit** to fee payer (service areas, accounting and expenditure controls)
 - » **Proportionate** to demand
- Level of Service (LOS)
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share



Evaluate Need for Credits

- Site Specific

- Developer constructs a capital facility included in fee calculations

- Debt Service

- Avoid double payment due to existing or future bonds

- Dedicated Revenues

- Property tax, local option sales tax, gas tax, construction sales tax, etc.



Impact Fees in South Carolina

- Impact fee revenue must be maintained in an interest bearing account
- Monies must be spent within 3 years of scheduled date for construction in the CIP
- Must publish an Annual Monitoring Report
- All maximum allowable fee changes require an updated study
- Requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in the County



Cherokee County Impact Study

- Parks and Recreation
- Sheriff
- Transportation (recommend County not pursue)
- Emergency Medical Services (recommend County not pursue)
- Solid Waste (recommend County not pursue)

Summary of Development Projections

Cherokee County, SC	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	58,636	59,165	59,694	60,222	60,751	61,280	61,808	62,337	62,866	63,394	63,923	5,287
Housing Units												
Single Family	23,454	23,668	23,881	24,094	24,307	24,520	24,733	24,947	25,160	25,373	25,586	2,132
Multifamily	3,078	3,103	3,128	3,153	3,178	3,203	3,228	3,253	3,278	3,303	3,328	250
Total	26,532	26,771	27,009	27,247	27,485	27,723	27,961	28,200	28,438	28,676	28,914	2,382
Employment												
Industrial	6,133	6,202	6,272	6,342	6,413	6,485	6,558	6,632	6,706	6,782	6,858	725
Commercial	4,343	4,382	4,422	4,462	4,502	4,543	4,584	4,625	4,667	4,709	4,752	409
Office / Other Services	2,901	2,937	2,974	3,011	3,049	3,087	3,126	3,165	3,205	3,245	3,286	385
Institutional	4,881	4,937	4,994	5,051	5,109	5,168	5,227	5,287	5,348	5,409	5,471	590
Total	18,258	18,459	18,662	18,867	19,074	19,283	19,495	19,710	19,926	20,145	20,367	2,108
Nonres. Floor Area (x1,000)												
Industrial	2,694	2,771	2,849	2,928	3,007	3,088	3,169	3,252	3,335	3,419	3,504	809
Commercial	1,769	1,788	1,807	1,826	1,845	1,865	1,884	1,904	1,924	1,944	1,965	196
Office / Other Services	789	805	821	838	854	871	888	905	923	940	958	169
Institutional	492	511	530	549	569	588	608	628	648	669	689	197
Total	5,745	5,875	6,007	6,140	6,275	6,412	6,549	6,689	6,830	6,972	7,116	1,371



Parks and Recreation

- Service Area
 - Countywide
- Fee Components
 - Park Land: Incremental
 - Park Improvements: Incremental
- 10-Year Demand
 - Park Land: 10.4 acres, \$469,000
 - Park Improvements: \$958,000

Proposed Parks and Recreation Impact Fees

Fee Component	Cost per Person
Park Land	\$88.75
Park Improvements	\$181.29
Total	\$270.04

Residential Fees per Development Unit			
Development Type	Development Unit	Persons per Unit ¹	Proposed Fees
Single Family	Housing Unit	2.27	\$613
Multi-Family	Housing Unit	1.70	\$459

1. See Land Use Assumptions

Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	\$469,180	\$0	\$469,180
Park Amenities	\$958,412	\$0	\$958,412
Total	\$1,427,592	\$0	\$1,427,592

		Single Family \$613 per unit	Multi-Family \$459 per unit	Industrial \$0 per unit	Commercial \$0 per unit	Office / Other \$0 per unit	Institutional \$0 per unit
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	18,610	994	2,509	469	237	321
Year 1	2027	18,806	1,001	2,580	474	242	334
Year 2	2028	19,002	1,008	2,653	479	246	346
Year 3	2029	19,198	1,015	2,726	484	251	358
Year 4	2030	19,394	1,022	2,800	489	256	371
Year 5	2031	19,590	1,029	2,875	494	261	384
Year 6	2032	19,785	1,036	2,951	500	266	397
Year 7	2033	19,981	1,043	3,027	505	272	410
Year 8	2034	20,177	1,050	3,105	510	277	423
Year 9	2035	20,373	1,057	3,183	516	282	436
Year 10	2036	20,569	1,064	3,262	521	287	450
10-Year Increase		1,958	70	754	52	51	129
Projected Revenue		\$1,200,254	\$32,130	\$0	\$0	\$0	\$0

Projected Fee Revenue	\$1,232,384
Total Expenditures	\$1,427,592



- Service Area
 - Countywide
- Fee Components
 - Law Enforcement and Detention Center space
- 10-Year Demand
 - Sheriff Space: 7,385 square feet, \$6.2 million

Proposed Sheriff Impact Fees

Fee Component	Cost per Person	Cost per Trip
Sheriff Facilities	\$743.76	\$445.42
Total	\$743.76	\$445.42

Residential Fees per Development Unit			
Development Type	Development Unit	Persons per Unit ¹	Proposed Fees
Single Family	Housing Unit	2.27	\$1,688
Multi-Family	Housing Unit	1.70	\$1,264

Nonresidential Fees per Development Unit			
Development Type	Development Unit	Vehicle Trips per Unit ¹	Proposed Fees
Industrial	1,000 Sq Ft	1.80	\$802
Commercial	1,000 Sq Ft	12.01	\$5,349
Office / Other Services	1,000 Sq Ft	3.92	\$1,746
Institutional	1,000 Sq Ft	3.53	\$1,572

1. See Land Use Assumptions

Projected Sheriff Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Sheriff Facilities	\$6,233,572	\$0	\$6,233,572
Total	\$6,233,572	\$0	\$6,233,572

		Single Family \$1,688 per unit	Multi-Family \$1,264 per unit	Industrial \$802 per unit	Commercial \$5,349 per unit	Office / Other \$1,746 per unit	Institutional \$1,572 per unit
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	18,610	994	2,509	469	237	321
Year 1	2027	18,806	1,001	2,580	474	242	334
Year 2	2028	19,002	1,008	2,653	479	246	346
Year 3	2029	19,198	1,015	2,726	484	251	358
Year 4	2030	19,394	1,022	2,800	489	256	371
Year 5	2031	19,590	1,029	2,875	494	261	384
Year 6	2032	19,785	1,036	2,951	500	266	397
Year 7	2033	19,981	1,043	3,027	505	272	410
Year 8	2034	20,177	1,050	3,105	510	277	423
Year 9	2035	20,373	1,057	3,183	516	282	436
Year 10	2036	20,569	1,064	3,262	521	287	450
10-Year Increase		1,958	70	754	52	51	129
Projected Revenue		\$3,305,104	\$88,480	\$604,708	\$278,148	\$89,046	\$202,788

Projected Fee Revenue	\$4,568,274
Total Expenditures	\$6,233,572

Proposed Impact Fee Summary

Residential Fees per Development Unit				
Development Type	Development Unit	Park	Sheriff	Proposed Fees
Single Family	Housing Unit	\$613	\$1,688	\$2,301
Multi-Family	Housing Unit	\$459	\$1,264	\$1,723

Nonresidential Fees per Development Unit				
Development Type	Development Unit	Park	Sheriff	Proposed Fees
Industrial	1,000 Sq Ft	\$0	\$802	\$802
Commercial	1,000 Sq Ft	\$0	\$5,349	\$5,349
Office / Other Services	1,000 Sq Ft	\$0	\$1,746	\$1,746
Institutional	1,000 Sq Ft	\$0	\$1,572	\$1,572

Fee Comparison

Jurisdiction	Fire	Parks	Sheriff/ Police	Other	Total Impact Fee
Greer	\$1,044	\$2,335	\$484	\$1,371	\$5,234
York	\$568	\$2,267	\$0	\$788	\$3,623
Fountain Inn	\$1,283	\$1,333	\$521	\$0	\$3,137
<i>Cherokee County (Proposed)</i>	<i>\$0</i>	<i>\$613</i>	<i>\$1,688</i>	<i>\$0</i>	<i>\$2,301</i>
Lancaster County ¹	\$1,072	\$908	\$141	\$130	\$2,251
Kershaw County	\$0	\$1,060	\$0	\$1,025	\$2,085

1. Impact Fee varies depending on which service area development occurs in. This comparison shows the highest fee, which is the Greater Panhandle Service Area.