



**GWINNETT COUNTY**  
 Department of Planning & Development  
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Project Number \_\_\_\_\_ Case Number \_\_\_\_\_ Planner Initials: \_\_\_\_\_

**Development Agreements in Lieu of Transportation Impact Fees**  
 (May 2006)

The Georgia Impact Fee Acts allows local governments to enter into "Development Agreements" in lieu of the adoption of Transportation Impact Fee Ordinances. Gwinnett County chose to implement Development Agreements on 22 June 1993. This means that if the county adopts, within 6 years of the date of an executed Development Agreement, a Transportation Impact Fee Ordinance, the county agrees to grant a credit against such future transportation impact fees provided the owner/ developer claims credit within 6 months of the effective date of the adopted ordinance. Development Agreements cover the donation of right-of-way on major Thoroughfares (i.e. "Systems Improvements") in accordance with the adopted Long Range Road Classification Map (i.e. "Map"). If right-of-way must be donated based upon the Map, Development Permits can not be issued unless the owner/ developer chooses one of the following two options:

- Submittal of a Development Agreement **Waiver** Form
- Submittal of Development Agreement Form

Development Review staff prepare the above documents based upon the option chosen by the owner/ developer. Therefore, in order to prepare the appropriate documents, please complete the following information:

Date: \_\_\_\_\_ District, Land Lot & Parcel: \_\_\_\_\_ Case File Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

Legal Name of Property Owner: \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

Legal Name of Developer: \_\_\_\_\_

Name of Road(s) that Right-of-Way is to be Donated: \_\_\_\_\_

Please prepare the following checked documents (submit this form to the Development Review Section of P & D)

- Waiver of Development Agreement
- Development Agreement

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To be completed by P & D Staff

Date Document Prepared by P & D Staff: \_\_\_\_\_

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Documents Picked-Up By:

\_\_\_\_\_  
 Printed Name:

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date Signed