

# HALL COUNTY PLANNING DEPARTMENT

440 PRIOR STREET  
P. O. BOX 1435, GAINESVILLE, GA 30503  
770-531-6809

## MEMORANDUM

December 19, 2011

**TO:** Hall County Board of Commission

**FROM:** Mark Lane, GISP  
GIS Manager / Interim Planning Director

**SUBJECT:** Development Fee Changes  
*Second Reading*

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### **Planning Commission Recommendation – Approval to modify**

**Vote: 5 - 0**

During the FY 2012 budget adoption process earlier this year, the Board of Commissioners asked departments to review their fees schedules for applications and permits. The Planning Department has compared our fees with those of comparable neighboring jurisdictions including Cherokee, Forsyth, Gwinnett, & Athens-Clark Counties and the City of Gainesville. The Hall County fees appear to be lower in total than the other jurisdictions.

Also, the actual cost to process zoning applications vs. fees received were reviewed, using the November 7 Planning Commission Meeting as an example. The total cost including staff time, postage, copying, legal ads, facility rental, & Planning Commissioner stipend is just over \$2,100. The application fees received for the agenda items total \$1,650, resulting in a difference of \$450. Using the proposed fees, the total fees would be \$2,150.

Based on the fees comparisons with jurisdictions and cost to the county for processing zoning applications, the following fee changes are proposed. Also included are the fee schedules of the jurisdictions reviewed.

## Proposed Fee Schedule Changes

*Proposed changes are in parenthesis with **red** font.*

### Rezoning and uses subject to County Commission approval.

Acres	Rezoned and Uses Subject to County Commission approval in V-C, R-I, R-I-L, R-II, AR-III, & AR-IV	Rezoned and Uses Subject to County Commission approval in R-TF, R-MF, O-I, S-S, H-B, I-I, I-II, PRD, POD, PCD, PID, P-C, & MHP
0-5	\$200 <b>(\$300)</b>	\$350 <b>(\$450)</b>
>5-10	\$300 <b>(\$400)</b>	\$450 <b>(\$550)</b>
>10-20	\$500 <b>(\$600)</b>	\$650 <b>(\$750)</b>
>20-100	\$750 <b>(\$1,000)</b>	\$1,000 <b>(\$1,500)</b>
>100+	\$750 <b>(\$1,000)</b> + \$30 per acre or part thereof, not to exceed a max. of \$1,500 <b>(\$2,500)</b> .	\$1,000 <b>(\$1,500)</b> + \$40 per acre or part thereof, not to exceed a maximum of \$1,500 <b>(\$3,000)</b> .

### Conditional uses and uses permitted subject to Planning Commission approval.

Acres	All Uses Subject to Planning Commission approval in V-C, R-I, R-I-L, R-II, AR-III, & AR-IV zones.	All Uses Subject to Planning Commission approval in R-TF, R-MF, O-I, S-S, H-B, I-I, I-II, PRD, POD, PCD, PID, P-C, & MHP zones.
0-5	\$150 <b>(\$250)</b>	\$250 <b>(\$350)</b>
>5-10	\$225 <b>(\$350)</b>	\$350 <b>(\$450)</b>
>10-20	\$375 <b>(\$500)</b>	\$500 <b>(\$650)</b>
>20-100	\$550 <b>(\$750)</b>	\$750 <b>(\$1,000)</b>
>100+	\$550 <b>(\$750)</b> + \$25 per acre or part thereof, not to exceed a max. of \$1,100 <b>(\$2,000)</b> .	\$750 <b>(\$1,000)</b> + \$30 per acre or part thereof, not to exceed a maximum of \$1,100 <b>(\$2,500)</b> .

### Variations and Hardship Mobile Homes

Acres (N/A)	Vary the setbacks in V-C, R-I, R-I-L, R-II, AR-III and AR-IV \$200 <b>(\$350)</b>	Vary the setbacks in R-TF, R-MF, O-I, S-S, H-B, I-I, I-II, PRD, POD, PCD, PID, P-C and MHP \$300 <b>(\$400)</b>
Acres (N/A)	Hardship Mobile Home \$200	

### New Fee for Zoning Certification Letters

Zoning Certification Letter	<b>\$25</b>
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## Permit Fees – Comparable Jurisdictions

### Cherokee County

#### A. Map Amendments

ACRES	SINGLE- FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	COMMERCIAL/ INDUSTRIAL
0-20	\$ 250.00	\$ 500.00	\$ 750.00
20-100	\$ 500.00	\$ 750.00	\$ 850.00
100+	\$ 750.00 - \$10/acre	\$ 1,000 - \$10/acre	\$ 1,000 - \$15/acre

\*The maximum fee is \$2,500.00\*

#### Variances & Appeals

Appeal of County Staff Decision = \$200.00

Application for Variance (Residential Homeowner) = \$200.00

Application for Variance (Commercial, Industrial, Building Contractor) = \$300.00

Administrative Variance = \$200.00

### Athens-Clarke County

#### Planning Commission

Document	Fee
Planned Development	\$1,400
Rezoning Type I	\$1,250
Rezoning Type II	\$600
Special Use Type I	\$1,250
Special Use Type II	\$750
Concept Plans - Rezone / Planned Development	\$150
Minor amendments to conditions of approvals established by the Planning Commission	\$50
Pre-Application Conference	\$0

# Forsyth County

<b>PUBLIC HEARING APPLICATIONS</b>	
<b>Applications for Preliminary Zoning Review</b>	
Rezoning, CUPs, HOPs and Sketch Plats	\$4,000 for 3 <sup>rd</sup> party review for Communication Tower/Antenna Conditional Use Permit applications
<b>Applications for Board Consideration</b>	
<b>Rezoning (ZAs)</b>	
A1, A2, Ag-Res, Res1, Res2, Res3	\$20 per acre; \$300 minimum
Res4, Res6, MHP	\$30 per acre; \$300 minimum
NS, UV, HB, CBD, HC, BP, O&I, OR, OCMS	\$40 per acre; \$400 minimum
M1	\$40 per acre; \$500 minimum
M2, Mine	\$50 per acre; \$2,500 minimum
MPD	\$30 per acre; \$500 minimum
<b>Conditional Use Permits (CUPs)*</b>	
CUPs (including Communication Towers/Antennas)	\$400
<b>Home Occupation Permit (HOPs)</b>	
HOPs	\$300
<b>Sketch Plats</b>	
Sketch Plats	\$250
<b>Variances*</b>	
Agricultural and Residential zoning or proposed zoning	\$250 per UDC section; double charge if work has begun
Commercial and Industrial zoning or proposed zoning	\$350 per UDC section; double charge if work has begun

**CITY OF GAINESVILLE**  
**Zoning & Civil Review Fees**

**Annexation Actions**

Annex and Establish Zoning

**Fees**

\$500.00

**Zoning Actions**

Rezoning

Zoning Amendment

Site Plan Review

Special Use Permit

Road Action Request

**Fees**

\$500.00

\$500.00

\$500.00

\$400.00

\$250.00

**Variance Actions**

Variance Request - Work Not In Progress

Variance Request - Work In Progress

Appeal of an Administrative Decision

**Fees**

\$300.00

\$800.00

\$250.00

**Civil Review**

Civil Plan Review

Plus additional cost per disturbed acre

Preliminary Subdivision Review

Plus additional cost per acre

Final Subdivision Review

Plus additional cost per lot

Resubmittal

Tree Removal

Minor Land Disturbance (Commercial / Multi-Family)

Plat Review

Zoning Certification Letter

**Fees**

\$400.00

\$10.00

\$400.00

\$10.00

\$300.00

\$10.00

Half the original submittal fee

\$100.00

\$100.00

\$25.00

\$25.00

## Gwinnett County

### Rezoning, Change-in-Conditions and Special Use Permit Fees - Residential Zoning Districts (note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

- A. For the following single-family residential zoning districts: **RA-200, R-140, R-LL, R-100, R-75, RL, MHS.**

Fee:

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100

Maximum Fee: \$10,000

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts (note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: **C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.**

Base Fee #1:

- 0 - 5 Acres = \$ 750
- > 5 - 10 Acres = \$1,500
- > 10 - 20 Acres = \$2,000
- > 20 - 100 Acres = \$2,500
- > 100 - Acres = \$3,000 plus \$50 for each additional acre over 100

Base Fee #2:

- 0 - 20,000 sq. ft. = \$ 750
- > 20,000 - 50,000 sq. ft. = \$1,500
- > 50,000 - 100,000 sq. ft. = \$2,000
- > 100,000 - 500,000 sq. ft. = \$2,500
- > 500,000 = \$3,000 plus \$100 per 100,000 sq. ft. over 500,000

Maximum Fee: \$10,000

- The fee is based on the total number of acres or the total square footage of the proposed building(s), whichever base fee is greater.

## **Hall County – Current Fee Schedule**

### **Rezoning and uses subject to County Commission approval.**

Acres	Rezone and Uses Subject to County Commission approval in V-C, R-I, R-I-L, R-II, AR-III, & AR-IV	Rezone and Uses Subject to County Commission approval in R-TF, R-MF, O-I, S-S, H-B, I-I, I-II, PRD, POD, PCD, PID, P-C, & MHP
0-5	\$200	\$350
>5-10	\$300	\$450
>10-20	\$500	\$650
>20-100	\$750	\$1,000
>100+	\$750 + \$30 per acre or part thereof, not to exceed a max. of \$1,500.	\$1,000 + \$40 per acre or part thereof, not to exceed a maximum of \$1,500.

### **Conditional uses and uses permitted subject to Planning Commission approval.**

Acres	All Uses Subject to Planning Commission approval in V-C, R-I, R-I-L, R-II, AR-III, & AR-IV zones.	All Uses Subject to Planning Commission approval in R-TF, R-MF, O-I, S-S, H-B, I-I, I-II, PRD, POD, PCD, PID, P-C, & MHP zones.
0-5	\$150	\$250
>5-10	\$225	\$350
>10-20	\$375	\$500
>20-100	\$550	\$750
>100+	\$550 + \$25 per acre or part thereof, not to exceed a max. of \$1,100.	\$750 + \$30 per acre or part thereof, not to exceed a maximum of \$1,100.

### **Variances and Hardship Mobile Homes**

Acres (N/A)	Vary the setbacks in V-C, R-I, R-I-L, R-II, AR-III and AR-IV \$200	Vary the setbacks in R-TF, R-MF, O-I, S-S, H-B, I-I, I-II, PRD, POD, PCD, PID, P-C and MHP \$300
Acres (N/A)	Hardship Mobile Home \$200	

**Appeals to County Board of Commissioners: \$200**