

MEMORANDUM

To: Mayor and City Council

From: Steve Foote, AICP
Community Development Director

Date: February 9, 2015 and February 23, 2015

Subject: Resolution - Terminology Revisions to the Planning and Zoning Fee Schedule

BACKGROUND

Staff initiated the review of the planning and zoning fee schedule as part of the six month zoning ordinance update. Changes enacted through the overall update of the Zoning Ordinance in 2013, coupled with the text changes to Chapter 16 and 27 as approved by the City Council in January required various housekeeping revisions to maintain consistency with our codes. While terminology has been updated, none of the fees have been modified.

A short list of the changes is provided below:

1. Rezoning fee wording was modified to reflect changes in zoning district names.
2. Use Permit was modified to be consistent with the code usage of Special Land Use Permit.
3. The Special Event fee is deleted as duplicative with a fee assessed by the City **Manager's office**.
4. The fees for subdivision signs is deleted per the recent change to require developers to install these signs.
5. Sketch Plan has been renamed Preliminary Plat.
6. Fee language for Concurrent Variances was deleted.

RECOMMENDATIONS

Staff recommends adoption of the Resolution approving terminology amendments to the fee schedule as prepared.

**STATE OF GEORGIA
CITY OF DUNWOODY**

Resolution 2015-XX-XX

**A RESOLUTION TO REVISE
THE SCHEDULE OF FEES FOR PLANNING AND ZONING**

WHEREAS, the Charter of the City of Dunwoody authorizes the City to provide for the general health, safety and welfare of the citizens of the City; and

WHEREAS, the Charter of the City of Dunwoody further authorizes the City to provide for planning, signage and development within the City of Dunwoody; and

WHEREAS, the Mayor and City Council has previously adopted a schedule of fees for all permitting and other actions of the Planning and Zoning Department for which fees are warranted; and

WHEREAS, In order to be compatible with the newly updated Zoning Ordinance revisions, the Mayor and City Council find it necessary to revise the Schedule of Fees accordingly, and said schedule is attached to this Resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Dunwoody, while in session on February 23, 2015, as follows:

SECTION 1. That the Revised Schedule of Fees for Planning and Zoning as identified on Exhibit "A," attached hereto and incorporated herein, is hereby approved and adopted; and

SECTION 2. That the staff is hereby authorized and directed to implement the Schedule of Fees herein; and

SECTION 3. That Exhibit "A" is hereby incorporated and made a part of this resolution as if fully set forth herein.

SO RESOLVED AND EFFECTIVE, this the 23rd day of February, 2015.

Approved:

Michael G. Davis, Mayor

Attest:

Sharon Lowery, City Clerk
Seal

CITY OF DUNWOODY FEE SCHEDULE

PLANNING AND ZONING FEES - EXHIBIT A Rezoning						
REZONING FROM ANY DISTRICT	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
	Any R (single family) district	\$500	\$1,000	\$1,500	\$2,000	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	Any RM (multi-family), Mixed Use, Commercial or Industrial District	\$750	\$1,500	\$2,000	\$2,500	\$3,000 plus an additional \$50 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
PD	Any acreage: \$2,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000					
SPECIAL LAND USE PERMIT	Home Occupation	\$250				
	All Other Use Permits	\$500				
MODIFICATIONS	Any modification request			\$300 plus \$100 for each additional modification request on the same piece of property		

Variances		
Variances	Single-Family Residential Zoning Districts	\$250 plus \$50 for each additional variance request on the same piece of property
	Multi-Family Districts, Non-Residential Districts, and Commercial Uses in Residential	\$350 plus \$100 for each additional variance request
	All Signs	\$350 plus \$100 for each additional variance request

Other		
SPECIAL ADMINISTRATIVE PERMIT	\$250 plus \$50 for each additional variance request on the same piece of property	
ADMINISTRATIVE PERMIT	Event Type	Fee
	Special Event (Delete - Fee in Administrative Department)	\$50 plus \$10 per day (Delete)
	Temporary Outdoor Seasonal Sales (Christmas trees, pumpkins, etc.)	\$50
	Temporary Outdoor Sales	\$50 plus \$10 per day
ZONING CERTIFICATION LETTER	Fee	
	\$30	

Construction Permit Fees		
ADMINISTRATIVE FEE	\$25 for all new permits and reissue of permits, certificates of occupancy, inspection sheets, and for installation lists when not attached to combination building permits	
	Building permits will be calculated based on the tables below	
	Use	Permit Fee
		\$8 per \$1000 of the construction valuation listed below (or otherwise noted)
VALUATIONS FOR USES NOT COVERED UNDER THE ICC BUILDING VALUATION DATA CONSTRUCTION COST TABLE	Patio Cover, Deck, Balcony	\$15 per square foot
	Enclosed Patio, Sunroom, Screened Room	\$30 per square foot
	Shed Storage Building	\$20 per square foot
	Fences 6' in height or taller	\$1 per square foot
	Pools (value per square foot)	\$180 per square foot
	Public Garages	\$47 per square foot
	Retaining Wall (value per linear foot)	
	8' or less in height	\$10 per square foot
	More than 8' in height	\$20 per square foot
	Tenant OR Interior Finish Improvements	\$50 per square foot
SUBDIVISION DEVELOPMENT SIGN FEES (Delete all, provision removed)	Sign type	
	24" Stop Sign, Street Sign(s), post, and sign bracket	\$165 per sign
	30" Stop Sign, Street Sign(s), post, and sign bracket	\$175 per sign
	Speed limit sign, post, bracket with Watch for Children	\$125 per sign
	Speed limit sign, post, bracket	\$125 per sign
	30" Yield Sign, post, bracket	\$125 per sign
	No Outlet sign	\$125 per sign
VALUATIONS FOR USES LISTED IN THE ICC BUILDING VALUATION DATA CONSTRUCTION COST TABLE	Use	Valuation
	New One & Two Family Residential	Use ICC Building Valuation Data Table, latest published edition
	New Non-Residential & Multi-Family	Use ICC Building Valuation Data Table, latest published edition
	The following valuation shall be used for the valuation of separate permits pertaining to the same structure: a. Building shell only: 80% of valuation above b. Mechanical only: 15% of valuation above c. Plumbing only: 15% of valuation above d. Electric only: 15% of valuation above	
OTHER FEES	Permit or Fee Type	Fee
	Building for retaining wall - site plan review	\$100 per review
	Inspections outside of normal business hours	\$150/hour (min 2 hours)
	Reinspection fees	\$50/hour (min 1 hour)
	Inspections for which no fee is specifically indicated	\$50/hour (min 1 hour)
	Demolition Permit	100
	Tree Replacement Fund Donation	\$1,000 per 1.0 unit of density credit required
	COMPONENT PERMITS not to be used for remodeling or new construction	\$50 minimum see permit forms for additional fees
	Final Certificate of Occupancy	\$50

Review Fees		
PRELIMINARY PLAT	Use	Cost Per Unit
	Residential	\$350 plus \$5 per lot
	Commercial	\$350 plus \$5 per acre
LAND DISTURBANCE PERMIT	Use	Cost Per Unit
	Residential	\$350 plus \$20 per lot
		Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans
	Commercial	\$350 plus \$20 per acre
		Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans
FINAL PLAT	\$350 plus \$5 per lot	
MINOR SUBDIVISION	\$350	

Permit Fees		
LAND DEVELOPMENT	Inspection	Cost Per Unit
	Road Vert. & Sect.	\$16 per linear foot
	Curb and Gutter	\$6.50 per linear foot
	Base and Paving	\$25 per square foot
	Commercial Driveway	\$0.75 per square foot
	Storm Drainage	\$20 per linear foot
	Wastewater	\$22 per linear foot
	Water Main	\$16 per linear foot
	Sidewalk	\$2 per square foot
	Other	
	Permit Fees	Cost Per Unit
	Street Name Markers/Intersection	\$75 per intersection
	Traffic Signs/Intersection	\$65 per intersection
	Land Disturbance Permit (LDP)	Fee
	LDP	\$125
	Fees for Land Disturbance Permits	
	Valuation	Fee
	\$1 to \$5,000	\$300
	\$5,001 to \$20,000	\$300 for the first \$5,000 and \$150 for each additional \$1,000, or fraction thereof
	\$20,001 to \$100,000	\$2,250 for the first \$20,000 and \$100 for each additional \$1,000, or fraction thereof
\$100,001 to \$250,000	\$10,550 for the first \$100,000 and \$50 for each additional \$1,000, or fraction thereof	
\$250,001 to \$500,000	\$18,050 for the first \$250,000 and \$25 for each additional \$1,000, or fraction thereof	
\$500,001 to \$1,000,000	\$24,300 for the first \$500,000 and \$15 for each additional \$1,000, or fraction thereof	
\$1,000,001 and up	\$31,800 for the first \$1,000,000 and \$10 for each additional \$1,000, or fraction thereof	

Sign Permit Fees		
REVIEW FEE	\$15	
SIGN PERMIT	Sign Message Area Size	Flat Fee
	1 to 50 square feet	\$50
	51 to 100 square feet	\$100
	101 to 150 square feet	\$150
	151 to 200 square feet	\$200

CITY OF DUNWOODY FEE SCHEDULE

PLANNING AND ZONING FEES - EXHIBIT A Rezoning						
	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
REZONING FROM ANY DISTRICT	R-200, R-150, R-100, R-85, R-75, R-60, R-A8, R-CH,	\$500	\$1,000	\$1,500	\$2,000	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	R-CD, R-DT, RM-150, RM-100, RM-85, RM-75, RM-HD, MHP, TND, NNC, O-I, O-D, NS, C-1, C-2, M, M-2, Pc,	\$750	\$1,500	\$2,000	\$2,500	\$3,000 plus an additional \$50 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	OCR, O-I-T	Any acreage: \$2,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
USE PERMIT	Mobile Home	\$250				
	All Other Use Permits	\$500				
CONCURRENT VARIANCES	Single Family Residential Districts: R-200, R-150, R-100, R-85, R-75, R-60, R-A8, R-CH,	\$250 plus \$50 for each additional concurrent variance requested on the same piece of property				
	Multi-Family and all Non-Residential R-CD, R-DT, RM-150, RM-100, RM-85, RM-75, RM-HD, MHP, TND, NNC, O-I, O-I-T, O-D, NS, C-1, C-2, M, M-2, Pc, OCR, O-I-T	\$350 plus \$100 for each additional concurrent variance requested on the same piece of property				
MODIFICATIONS	Any modification request	\$300 plus \$100 for each additional modification request on the same piece of property				

Variances		
MINOR VARIANCE, ADMINISTRATIVE VARIANCE, ADMINISTRATIVE MINOR VARIANCE, PRIMARY VARIANCE, SECONDARY VARIANCE, BUILDING CODE VARIANCE	Single-Family Residential Zoning Districts	\$250 plus \$50 for each additional variance request on the same piece of property
	Multi-Family Districts, Non-Residential Districts, and Commercial Uses in Residential	\$350 plus \$100 for each additional variance request
	All Signs	\$350 plus \$100 for each additional variance request

Other		
	Event Type	Fee
ADMINISTRATIVE PERMIT	Festival/Event (horseshow, music festival, etc.)	\$50 plus \$10 per day
	Events, Outdoors Seasonal (Christmas trees, pumpkins, etc.)	50
	Roadside Vendors	\$50 plus \$10 per day
	Roadside Produce Stand	50
ZONING CERTIFICATION LETTER	Fee	\$30

Existing Fee Schedule

Construction Permit Fees		
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