



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Richard Hathcock, Senior Planner

Date: November 18, 2019

Subject: **Adoption of Amended Community Development Fee Schedule**

ITEM DESCRIPTION

The City is adopting a new Telecommunications Ordinance and needs to amend its Community Development Fee Schedule to reflect the fee changes/additions.

RECOMMENDED ACTION

The City Attorney and Staff recommends passage of the Resolution.

Attachment:
Updated Fee Schedule

CITY OF DUNWOODY, COMMUNITY DEVELOPMENT - FEE SCHEDULE EXHIBIT A

| Zoning Fees | | | | | | |
|-----------------------------------|---|---|----------|---|------------|---|
| | TO: | ACREAGE | | | | |
| | | 0 to 5 | 5+ to 10 | 10+ to 20 | 20+ to 100 | 100+ |
| REZONING FROM ANY DISTRICT | 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 / Appeals / Special Exceptions | 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. For appeal costs see Section 20-26.C4 |

| Other | | |
|--------------------------------------|--|-------------------------|
| SPECIAL ADMINISTRATIVE PERMIT | \$250 plus \$50 for each additional request reviewed concurrently on the same property | |
| ADMINISTRATIVE PERMIT | Event Type | Fee |
| | Temporary Outdoor Seasonal Sales (Christmas trees, pumpkins, etc.) | \$50 |
| | Temporary Outdoor Sales | \$50 plus \$10 per day |
| ZONING CERTIFICATION LETTER | Fee | |
| | \$30 | |
| PRELIMINARY PLAT | Use | Cost Per Unit |
| | Residential | \$350 plus \$5 per lot |
| | Commercial | \$350 plus \$5 per acre |
| FINAL PLAT | \$350 plus \$5 per lot | |
| MINOR SUBDIVISION | \$350 | |

| 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) |
| | | \$6 per \$1000 for Residential |
| 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 |
| VALUATIONS FOR USES LISTED IN THE ICC BUILDING VALUATION DATA CONSTRUCTION COST TABLE | Use | Vaulation |
| | 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 | |
| TELECOMMUNICATION FACILITIES IN THE RIGHT-OF-WAY | Permit or Fee Type | Fee |
| | Application Fee for Co-Location of a Small Cell Installation on an existing poll | \$100 per facility |
| | Application Fee for each replacement pole with an associated Small Cell Installation | \$250 per replacement pole |
| | Application Fee for each new pole with an associated Small Cell Installation | \$1,000 per pole |
| | Right-of-Way Occupancy Fee for Co-Located Small Cell Installation on existing or replacement pole | \$100 per pole, annually |
| | Right-of-Way Occupancy Fee for Small Cell Installation on a new pole | \$200 per pole, annually |
| | Annual Attachment rate for poles owned by the City | \$40 per Small Cell Installation, annually |
| OTHER FEES | Permit or Fee Type | Fee |
| | Building/Engineering review for retaining wall – site plan review | \$100 per review |
| | Occupational Tax Certificate (OTC) Inspection Required for a new Occupational Tax Certificate and/or Change of Tenant | \$125 covers initial and one follow-up inspection, \$75 per inspection thereafter |
| | Move In As-Is / Change of Occupancy Classification | \$375 covers building and fire plan review, initial and one follow-up inspection, certificate of completion |
| | 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 |
| | Temporary Certificate of Occupancy | \$250 |
| Final Certificate of Occupancy | \$50 | |

| | | |
|--|---------------------|---|
| | Tree Removal Permit | \$25 for 1 to 5 trees, and \$25 for every additional 1 to 5 trees |
|--|---------------------|---|

| Review Fees | | |
|-------------------------|-------------|---|
| | Use | Cost Per Unit |
| LAND DISTURBANCE PERMIT | 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 |

| Permit Fees | | | |
|------------------|--|--|---|
| | Inspection | Cost Per Unit | |
| LAND DEVELOPMENT | Road Vert. & Sect. | \$16 per linear foot | |
| | Curb and Gutter | \$6.50 per linear foot | |
| | Base and Paving | \$2.50 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 | \$500 for the first \$5,000 and \$150 for each additional \$1,000, or \$2,250 for the first \$20,000 and \$150 for each additional \$1,000, or fraction thereof |
| | \$20,001 to \$100,000 | \$10,000 for the first \$10,000 and \$90 for each additional \$1,000, or fraction thereof | |
| | \$100,001 to \$250,000 | \$10,000 for the first \$20,000 and \$25 for each additional \$1,000, or fraction thereof | |
| | \$250,001 to \$500,000 | \$24,000 for the first \$50,000 and \$15 for each additional \$1,000, or fraction thereof | |
| | \$500,001 to \$1,000,000 | \$51,000 for the first \$1,000,000 and \$15 for each additional \$1,000, or fraction thereof | |
| | \$1,000,001 and up | \$51,000 for the first \$1,000,000 and \$15 for each additional \$1,000, or fraction thereof | |

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

**A RESOLUTION TO UPDATE THE CITY OF DUNWOODY GEORGIA'S
COMMUNITY DEVELOPMENT FEE SCHEDULE**

WHEREAS, the City of Dunwoody is adopting a new Telecommunications Ordinance; and

WHEREAS, new fees are promulgated by state legislation; and

WHEREAS, the City of Dunwoody needs to amend its Community Development Fee Schedule to reflect the changes in the Telecommunications Ordinance; and

NOW THEREFORE BE IT RESOLVED the Mayor and City Council Adopt the changes set forth on Exhibit "A":

SO RESOLVED this ____ day of _____, 2019.

Approved:

Denis L. Shortal, Mayor

Attest:

Sharon Lowery, City Clerk
(Seal)