COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, May 24, 2012	Type of Request:	Old Business

Wording for the Agenda:

Consideration of Resolution 2012-12 for establishing fees, as required by the Fayette County Zoning Ordinance, for costs associated with the administration of certain requirements of the Fayette County Zoning Ordinance, Development Regulations, Subdivision Regulations, and the Sign Ordinance.

Background/History/Details:

From time to time, the County establishes fees for specified services. The County's land use and development-related ordinances, including the Zoning Ordinance, Development Regulations, Subdivision Regulations and Sigh Ordinance have various fees associated with them, which were updated by Resolution most recently in 2010.

This request is in conjunction with Planning and Zoning's request to enter into a contract with Diversified Electronics Incorporated to review the county's existing Inventory of Existing or Planned Tower Sites as is needed in the Fayette County Zoning Ordinance, Article V., 5-44. Specifically, this request would establish fees to cover the costs associated with the administration of the requirements of the Zoning Ordinance related to cell towers and antennas.

The resolution would amend the current Fee Schedule by setting the application fee for Public Hearings Required to Reduce or Waive Requirements to $175.00 which includes the reduction or waiver of one requirement, $25 per each additional reduction or waiver of a requirement,and an additional $1,000 for the reduction or waiver of the separation requirements between towers. An additional $1,000 for the reduction or waiver of the separation requirements between towers. An additional $20.00 deposit is required (per public hearing sign posted on property.

What action are you seeking from the Board of Commissioners?

Adoption of Resolution 2012-12 for establishing fees, as required by the Fayette County Zoning Ordinance, for costs associated with the administration of certain requirements of the Fayette County Zoning Ordinance, Development Regulations, Subdivision Regulations, and the Sign Ordinance.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	Yes	If so, when?	Friday, May 4, 2012
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

State of Georgia
County of Fayette

RESOLUTION
2012 -12

A RESOLUTION ESTABLISHING FEES AS REQUIRED BY THE FAYETTE COUNTY ZONING ORDINANCE FOR COSTS ASSOCIATED WITH THE ADMINISTRATION OF CERTAIN REQUIREMENTS OF THE FAYETTE COUNTY ZONING ORDINANCE, DEVELOPMENT REGULATIONS, SUBDIVISION REGULATIONS AND SIGN ORDINANCE.

Whereas, The Fayette County Zoning Ordinance, Article X, Schedule of Fees, requires the Board of Commissioner to establish a schedule of fees from time for the purpose of allaying the cost of administering certain requirements of Fayette County's Zoning Ordinance, Development Regulations, Subdivision Regulations, and Sign Ordinance;

Now, therefore, the fees indicated below as the "Fayette County Planning and Zoning Department Schedule of Fees" are hereby established and shall become effective upon passage of this resolution:

FAYETTE COUNTY PLANNING & ZONING DEPARTMENT SCHEDULE OF FEES

The fees below are payable to the Fayette County Planning and Zoning Department:

REQUEST FOR REZONING (Filing for a change of zoning classification, including required Public Hearings before the Planning Commission and Board of Commissioners)

NUMBER OF ACRES	FEE
0-5 acres	$250.00*
6-20 acres	$350.00*
21-100 acres	$450.00*
101+ acres	$550.00*

* An additional $20.00 deposit is required (per public hearing sign posted on property). Staff is required to post one (1) public hearing sign per each road frontage of the property to be rezoned. If the sign frame(s) is returned to the Planning & Zoning Department within five (5) working days of the last applicable public hearing, the sign deposit can be reimbursed

REQUEST FOR A VARIANCE, A CHANGE OF USE, AN EXTENSION OR ENLARGEMENT OF A NONCONFORMING USE, OR A CONTINUANCE OF NONCONFORMANCE FROM THE ZONING BOARD OF APPEALS

$175.00* plus $25 for each additional variance requested

An additional $20.00 deposit is required (per public hearing sign posted on property). Staff is required to post one public hearing sign per each road frontage of the property. If the sign frame(s) is returned to the Planning & Zoning Department within five working days of the last applicable public hearing, the sign deposit can be reimbursed.

REQUEST FOR ADMINISTRATIVE VARIANCE $50.00

APPLICATION FEE FOR PUBLIC HEARINGS REQUIRED TO REDUCE OR WAIVE REQUIREMENTS OF ARTICLE V., STANDARDS FOR TELECOMMUNICATIONS ANTENNAS AND TOWERS OF THE FAYETTE COUNTY ZONING ORDINANCE

A fee of $175.00 which includes the reduction or waiver of one requirement, plus $25 per each additional reduction or waiver of a requirement, and an additional $1,000.00 for the reduction or waiver of the separation requirements between towers shall be imposed.

An additional $20.00 deposit is required (per public hearing sign posted on property.) Staff is required to post one public hearing sign per each road frontage of the property. If the sign frame(s) is returned to the Planning & Zoning Department within five working days of the last applicable public hearing, the sign deposit can be reimbursed.

REVIEW OF FINAL PLAT or MINOR SUBDIVISION PLAT

A fee of $100.00 per lot shall be imposed for all residential and nonresidential lots except that the fee for the first three (3) lots of a residential subdivision shall be $35.00 per lot. Any applicant whose final plat is returned for resubmission due to deficiencies and such deficiencies are not corrected when resubmitted, shall incur an additional fee of $5.00 per lot for the additional review required.

REVIEW OF FINAL PLAT REVISION or MINOR SUBDIVISION PLAT REVISION

All revisions to final plats or minor subdivisions plats shall have imposed thereon the following fees:

No lots added: …….$25.00 plus advertising cost, if any
Lots added: ……..$100.00 per lot

REQUEST FOR CONDITIONAL USE PERMITS (Administrative)…….....$30.00

SITE PLAN REVIEW (NONRESIDENTIAL) AND COMPLIANCE FEES

Less than one (1) acre……..$150.00
One (1) to five (5) acres……...$200.00
Five (5) to ten (10) acres……..$250.00
More than ten (10) acres……..$300.00*
* plus $50.00 for every five (5) acres or fraction thereof in excess of ten (10) acres

Note: If a site plan is resubmitted without previously-noted deficiencies corrected, the applicable fee from the above schedule shall be DOUBLED.

LAND DISTURBANCE PERMIT

Land Disturbance Permits are imposed and collected by the Stormwater Management Department

SIGN PERMIT FEES

Banners and Signage During Construction……$10.00
Permanent signs smaller than 60 square feet…….$30.00
Permanent signs larger than 60 square feet……...$30.00*
* Plus $3.00 for each square foot in excess of 60 square feet.

Note: The fee for placing or erecting a sign without a permit shall be an amount that is DOUBLE the amount of the applicable fee from the schedule above.

TEMPORARY STRUCTURE PERMIT

Office Trailer, Storage Trailer or Guardhouse……$25.00
Office Trailer, Storage Trailer or Guardhouse – Renewal……..$25.00
Mobile Classroom……...$50.00
Mobile Classroom – Renewal…….$50.00

MISCELLANEOUS OTHER FEES

SITE RE-INSPECTION FEE……. $25.00

COPIES

Copies in excess of 10 pages……. 25 cents each
11" x 17" or larger copies……...$2.00 each

Note: There are no fees associated with a "Courtesy Review" of a Site Plan or Plat, a Zoning Confirmation Letter, or a Pre-Application Conference with a Conceptual Plan Review, Master Plan Review or Preliminary Plat.

So resolved this 24th day of May, 2012, by the

BOARD OF COMMISSIONERS
FAYETTE COUNTY, GEORGIA

Attest:

_____
Herbert Frady, Chairman

_____
Clerk/Deputy Clerk