

TEXT AMENDMENT ZONING ORDINANCE	\$600.00
<i>Required functions of a text amendment to zoning ordinance:</i> Review initial proposal; prepare revisions to ordinance amendment; public hearing in legal organ; planning and zoning commission meeting; city council meeting; amend zoning ordinance document and republish and repost on web page.	

APPLICATION TYPE	MINIMUM FEE AND EXPLANATION OF COST
PRE-APPLICATION CONFERENCE	\$375.00 per hour with a two (2) hour minimum
ANNEXATION	Ten (10) acres or less - \$500.00 / Greater than ten (10) acres - \$500.00 plus \$10.00 per acre
<i>Required functions of an annexation:</i> Written notice to county; publish notice in legal organ; preparation of annexation ordinance with legal description; planning and zoning commission meeting; staff report; city council public hearing; annexation reporting.	
DE-ANNEXATION	\$2,500.00
<i>Required functions of a de-annexation:</i> Written notice to the county; publish notice in legal organ; preparation of annexation ordinance; planning and zoning commission meeting; staff report; city council public hearing; de-annexation reporting.	

DEVELOPMENT OF REGIONAL IMPACT (DRI)	\$500.00 (local processing fee)
<i>Required functions of a DRI:</i> Receive development-related information and complete form on the state's online Development of Regional Impact Reporting System; review information, file; account for comments in staff report.	

REZONING (AMEND OFFICIAL ZONING MAP)	
TO: A, R-1, R-2	\$750.00
TO: R-3, R-4	\$750.00
TO: MFR OR, INST, C-1, C-2	\$1,000.00
TO: C-3, M-1	\$1,000.00
TO: PUD	\$1,000 plus \$10.00 per acre
<i>Required functions for rezoning:</i> Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting; amend official zoning map.	
REVISED ZONING SITE PLAN REVIEW FEE	\$250.00
CONDITIONAL USE/MODIFICATION	\$750.00
<i>Required functions for conditional use/modification:</i> Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting, if necessary.	

VARIANCE, ZONING	\$750.00	
<i>Required functions for variance:</i> Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting; amend official zoning map.		
VARIANCE, ADMINISTRATIVE	\$300.00	
<i>Required functions for variance, administrative:</i> Review application for completeness; review for compliance with local requirements; issue written decision.		
APPEAL OF ADMINISTRATIVE DECISION	\$1,000.00	
<i>Required functions of an appeal:</i> Assemble record; prepare legal advertisement for public hearing; review for compliance; provide for notification to applicant.		
OFFICIAL LETTER OF ZONING CONFIRMATION	\$125.00	
<i>Required functions of an official letter confirmation:</i> Verify zoning; review property description and prepare and disseminate letter.		
CERTIFICATE OF ZONING COMPLIANCE (SITE SPECIFIC)	\$250.00	
<i>Required functions of a certificate:</i> Verify zoning; review property description; review as-built survey for compliance with various codes, and prepare and disseminate letter.		
DESIGN REVIEW, SR 53 OVERLAY DISTRICT	\$500.00 plus \$300.00 per re-submission after one (1)	
<i>Required functions of design review of overlay district:</i> Verify zoning; review property description; review as-built survey for compliance with various codes, and prepare and disseminate letter.		
SUBDIVISION PLAT, PRELIMINARY	\$600.00 plus \$20.00 per lot; plus \$300.00 per re-submission after one (1)	
<i>Required functions for preliminary subdivision plat:</i> Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; final notice.		
SUBDIVISION PLAT, FINAL, MAJOR SUBDIVISION	\$1,500 plus \$10.00 per lot (five or more homes)	
<i>Required functions for final major subdivision plat:</i> Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; review associated requirements including bonds and legal documents; final notice.		
SUBDIVISION PLAT, FINAL, MINOR SUBDIVISION	\$250.00 plus \$10.00 per lot (four or less homes)	
<i>Required functions for final minor subdivision plat:</i> Review application for completeness and compliance; final notice (note: includes lot combinations and boundary line adjustments).		
RETRACEMENT SURVEY (REVIEW)	\$125.00	
<i>Required functions for survey review:</i> Review plat to determine whether a final plat is required; issue letter of exemption if plat is not required.		
DEDICATION OF PUBLIC STREETS OR LAND	\$750.00	
<i>Required functions for street or land dedications:</i> Public works inspection; prepare resolution of acceptance; release of applicable maintenance or performance bond(s); city council meeting.		
DEVELOPMENT PERMIT		
	PLANNING	\$500.00 plus \$10.00 per acre*
	WATER	\$500.00 plus \$10.00 per acre*
	SEWER	\$500.00 plus \$10.00 per acre*
	STORMWATER	\$500.00 plus \$10.00 per acre*
	LAND DISTURBANCE	\$100.00 per acre; \$100.00 minimum
	CITY ENGINEERING FEES	*See attached Engineering Plan Submittal Form

	FIRE SUPPRESSION REVIEW	\$250.00 major; \$50.00 minor
		*plus \$300.00 per re-submission
<p>PLAN SETS: Submit six (6) full sets of plans unless otherwise indicated by the Zoning Administrator, including the following:</p> <ol style="list-style-type: none"> 1. Site plan of property with boundary survey. 2. Soil erosion and sedimentation control plans. Include in the plan set but note: applicants must submit soil erosion plans to the City of Hoschton. Three (3) sets will be reviewed by the Oconee Soil and Water Conservation District; two (2) sets to the City of Hoschton Engineer, and one (1) set will be reviewed by the City of Hoschton Inspectors. Send NOI and payment to EPD the required fee (\$40.00 per acre of disturbed land), and the City of Hoschton LIA required fee (\$40.00 per acre of disturbed land). 3. Grading plan. 4. Utility plan. 5. Stormwater management plan including the following: <ol style="list-style-type: none"> a. Stormwater concept plan; b. Stormwater management plan including natural resource inventory, existing conditions hydrologic analysis; proposed site plan; post-development hydrologic (downstream) analysis; c. Inspection and maintenance agreement; and d. Performance and maintenance bonds, if applicable. 6. Street improvement plan (for new public or private streets) including the following: <ol style="list-style-type: none"> a. Road profiles and cross-sections as required by the City of Hoschton Zoning Administrator and Engineer; b. Type of subbase; c. Type of paving base d. Type of road paving and type of improvements within the road right-of-way. 7. Landscaping, buffer and tree protection plans. 8. Standard drawings and constructions specifications (as applicable). 		
<p>LAND DISTURBANCE SURETY: Cash, certified check, irrevocable letter of credit or any combination thereof, with the approval of the City of Hoschton Attorney, in the amount of \$3,000.00 per acre of fraction thereof of the proposed land disturbing activity.</p>		
LAND DEVELOPMENT INSPECTION		\$85.00 per hour with a two (2) hour minimum
EROSION	SEDIMENT	CONTROL
SECONDARY/TERTIARY		\$300.00 per lot
RE-SUBMISSION FEE ON DEVELOPMENT PLANS		\$300.00
SOIL EROSION FEE		\$100.00 per disturbed per acre
SANITARY SEWER DOWNSTREAM ANALYSIS		\$1,500.00
WASTEWATER PUMP STATION REVIEW FEE		\$1,500.00 each
HYDRAULIC WATER MODEL		\$1,500.00
OIL AND GREASE SEPARATOR OR GREASE TRAP REVIEW FEE		\$500.00
AS-BUILT SEWER REVIEW (match submittal form)		\$600.00 plus \$25.00 per lot
AS-BUILT STORMWATER AND ROADS REVIEW		\$750.00 plus \$35.00 per lot
AS-BUILT WATER REVIEW		\$500.00 plus \$20.00 per lot