

PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

TEXT AMENDMENT ZONING ORDINANCE	\$475.00
<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	\$250.00 per hour with a two (2) hour minimum
ANNEXATION	Ten (10) acres or less - \$250.00 / Greater than ten (10) acres - \$250.00 plus \$1.00 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	\$475.00
<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)	\$400.00 (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	\$600.00
TO: R-3, R-4	\$650.00
TO: MFR OR, INST, C-1, C-2	\$700.00
TO: C-3, M-1	\$825.00
TO: PUD	\$1,000 plus \$1.00 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.	
ZONING CONDITION MODIFICATION	\$400.00
<i>Required functions for zoning condition 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; amend official zoning map.	
REVISED ZONING SITE PLAN REVIEW FEE	\$200.00
CONDITIONAL USE	\$500.00
<i>Required functions for conditional use:</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.	

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VARIANCE, ZONING	\$500.00	
<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	\$100.00	
<i>Required functions for variance, administrative:</i> Review application for completeness; review for compliance with local requirements; issue written decision.		
APPEAL OF ADMINISTRATIVE DECISION	\$650.00	
<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	\$50.00	
<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	\$400.00 plus \$200.00 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 \$200.00 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	\$75.00 (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)	\$25.00	
<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	\$400.00	
<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*
		*plus \$200.00 per re-submission after one (1)
LAND DEVELOPMENT INSPECTION	\$85.00 per hour with a two (2) hour minimum	
EROSION SEDIMENT CONTROL TERTIARY	\$250.00 per lot	

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FEE FOR ANY DEDICATION	\$150.00
RE-INSPECTION FEE	\$100.00
RE-SUBMISSION FEE ON DEVELOPMENT PLANS	\$200.00
SOIL EROSION FEE	\$100.00 per disturbed per acre
SANITARY SEWER DOWNSTREAM ANALYSIS	\$1,500.00
WASTEWATER PUMP STATION (EACH)	\$1,500.00
HYDRAULIC WATER MODEL	\$1,500.00
OIL AND GREASE SEPARATOR OR GREASE TRAP	\$500.00
AS-BUILT WATER-SEWER REVIEW	\$500.00 plus \$10.00 per acre
AS-BUILT STORMWATER AND ROADS REVIEW	\$700.00 plus \$25.00 per acre