

CITY OF HOSCHTON  
STATE OF GEORGIA

RESOLUTION R-21-14

A RESOLUTION OF THE HOSCHTON CITY COUNCIL REVISING THE FEE SCHEDULE  
OF ZONING AND DEVELOPMENT-RELATED FEES AND ESTABLISHING A COST  
RECOVERY REQUIREMENT FOR LAND-DISTURBANCE AND DEVELOPMENT PLAN  
REVIEW

- WHEREAS; The City of Hoschton does not charge property taxes to its property owners and therefore has few revenues incoming to defray the city's costs of various services; and
- WHEREAS; The City of Hoschton has contracted with a professional planner and professional civil engineering firm complete reviews of plans for land disturbance and development permits; and
- WHEREAS; The City Council finds that it is necessary and reasonable to revise the fee schedule and to charge applicants the full costs of the city as it pertains to review of land disturbance and development permits;

Now, therefore, it is RESOLVED AS FOLLOWS:

1.

The fee schedule attached to this resolution, as revised, is hereby adopted.

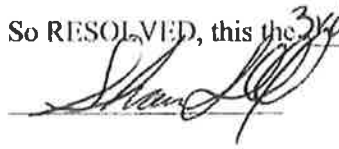
2.

The City Clerk is directed to institute a cost recovery system for land disturbance and development plan reviews.

3.

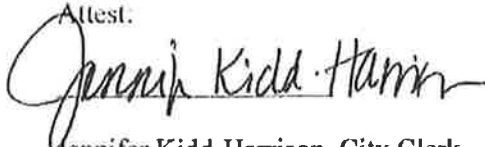
The consulting planner and consulting city engineer are directed to keep track of time worked on review of land disturbance and development plan reviews and to provide such information to the City Clerk or designee for each project review. If the city's cost of reviewing land disturbance and/or development plans exceeds that which is collected per the attached fee schedule, the city clerk or designee shall invoice the applicant for the balance due, and the balance due shall be required to be paid prior to issuance of the land disturbance or development permit.

So RESOLVED, this the 3<sup>rd</sup> day of June, 2021.



Shannon Sell, Mayor

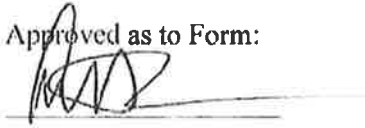
Attest.



Jennifer Kidd-Harrison, City Clerk



Approved as to Form:



Abbott S. Hayes, Jr., City Attorney

## PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

<b>TEXT AMENDMENT ZONING ORDINANCE</b>	<b>\$475.00</b>
<b>Required functions of a text amendment to zoning ordinance:</b> 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.	
<b><u>APPLICATION TYPE</u></b>	<b><u>MINIMUM FEE AND EXPLANATION OF COST</u></b>
<b>PRE-APPLICATION CONFERENCE</b>	\$250.00 per hour with a two (2) hour minimum
<b>ANNEXATION</b>	<b>Ten (10) acres or less - \$250.00 / Greater than ten (10) acres - \$250.00 plus \$1.00 per acre</b>
<b>Required functions of an annexation:</b> 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.	
<b>DE-ANNEXATION</b>	<b>\$475.00</b>
<b>Required functions of a de-annexation:</b> 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.	

<b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	<b>\$400.00 (local processing fee)</b>
<b>Required functions of a DRI:</b> 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.	

<b>REZONING (AMEND OFFICIAL ZONING MAP)</b>	
<b>TO: A, R-1, R-2</b>	<b>\$600.00</b>
<b>TO: R-3, R-4</b>	<b>\$650.00</b>
<b>TO: MFR OR, INST, C-1, C-2</b>	<b>\$700.00</b>
<b>TO: C-3, M-1</b>	<b>\$825.00</b>
<b>TO: PUD</b>	<b>\$1,000 plus \$1.00 per acre</b>
<b>Required functions for rezoning:</b> 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.	
<b>ZONING CONDITION MODIFICATION</b>	<b>\$400.00</b>
<b>Required functions for zoning condition modification:</b> 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.	
<b>REVISED ZONING SITE PLAN REVIEW FEE</b>	<b>\$200.00</b>

## PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

<b>CONDITIONAL USE</b>	<b>\$500.00</b>
<b>Required functions for conditional use:</b> 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.	
<b>VARIANCE, ZONING</b>	<b>\$500.00</b>
<b>Required functions for variance:</b> 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.	
<b>VARIANCE, ADMINISTRATIVE</b>	<b>\$100.00</b>
<b>Required functions for variance, administrative:</b> Review application for completeness; review for compliance with local requirements; issue written decision.	
<b>APPEAL OF ADMINISTRATIVE DECISION</b>	<b>\$650.00</b>
<b>Required functions of an appeal:</b> Assemble record; prepare legal advertisement for public hearing; review for compliance; provide for notification to applicant.	
<b>OFFICIAL LETTER OF ZONING CONFIRMATION</b>	<b>\$50.00</b>
<b>Required functions of an official letter confirmation:</b> Verify zoning; review property description and prepare and disseminate letter.	
<b>CERTIFICATE OF ZONING COMPLIANCE (SITE SPECIFIC)</b>	<b>\$250.00</b>
<b>Required functions of a certificate:</b> Verify zoning; review property description; review as-built survey for compliance with various codes and prepare and disseminate letter.	
<b>SUBDIVISION PLAT, PRELIMINARY</b>	<b>\$600.00 plus \$20.00 per lot; plus \$200.00 per re-submission after one (1)</b>
<b>Required functions for preliminary subdivision plat:</b> Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; final notice.	
<b>SUBDIVISION PLAT, FINAL, MAJOR SUBDIVISION</b>	<b>\$1,500 plus \$10.00 per lot (five or more homes)</b>
<b>Required functions for final major subdivision plat:</b> 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.	
<b>SUBDIVISION PLAT, FINAL, MINOR SUBDIVISION</b>	<b>\$75.00 (four or less homes)</b>
<b>Required functions for final minor subdivision plat:</b> Review application for completeness and compliance; final notice (note: includes lot combinations and boundary line adjustments).	
<b>RETRACEMENT SURVEY (REVIEW)</b>	<b>\$25.00</b>
<b>Required functions for survey review:</b> Review plat to determine whether a final plat is required; issue letter of exemption if plat is not required.	
<b>DEDICATION OF PUBLIC STREETS OR LAND</b>	<b>\$400.00</b>
<b>Required functions for street or land dedications:</b> Public works inspection; prepare resolution of acceptance; release of applicable maintenance or performance bond(s); city council meeting.	

**PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA**

<b>DEVELOPMENT PERMIT</b>	
	<b>PLANNING</b> \$500.00 plus \$20.00 per acre*
	<b>WATER</b> \$500.00 plus \$20.00 per acre*
	<b>SEWER</b> \$500.00 plus \$20.00 per acre*
	<b>STORMWATER</b> \$500.00 plus \$20.00 per acre*
	*Fees for all plans submitted after 2 <sup>nd</sup> review will be the amount invoiced by the City's Engineer and will be paid by developer/owner.
<b>LAND DISTURBANCE PERMIT</b>	
<b>SOIL EROSION FEE</b>	<b>\$100.00 PER DISTURBED ACRE</b>
<b>NPDES (CITY SHARE)</b>	<b>\$40.00 PER DISTURBED ACRE</b>
<b>EROSION SEDIMENT CONTROL TERTIARY</b>	\$250.00 per lot
<b>WATER &amp; SEWER REVIEW FEES</b>	
<b>SANITARY SEWER DOWNSTREAM ANALYSIS</b>	\$1,500.00
<b>WASTEWATER PUMP STATION (EACH)</b>	\$1,500.00
<b>HYDRAULIC WATER MODEL</b>	\$1,500.00
<b>OIL AND GREASE SEPARATOR OR GREASE TRAP</b>	\$500.00
<b>AS-BUILT WATER-SEWER REVIEW</b>	\$500.00 plus \$10.00 per acre
<b>AS-BUILT STORMWATER AND ROADS REVIEW</b>	\$700.00 plus \$25.00 per acre