



## City Council Work Session STAFF REPORT

**MEETING DATE: April 11, 2022**

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### GENERAL INFORMATION

<b>Petition Number:</b>	N/A
<b>Applicant:</b>	Stonecrest Planning & Zoning Department
<b>Project Location:</b>	Planning & Zoning
<b>Proposed Amendment:</b>	Text Amendment to update the Planning & Zoning Fee Schedule
<b>Previously heard</b>	Previous work session was March 14, 2022

### PROJECT OVERVIEW

An ordinance to amend a schedule of fees for zoning and sign permits that was adopted in the Charter of the City of Stonecrest in 2017 provided that the city may provide comprehensive city planning for city land use, signing and outside advertising, and development of zoning. Staff has attached the adopted 2017 fee schedule for review. Currently the website lists a schedule of fees that were presumably edited in November of 2021. Staff is seeking to make updates to the fee schedule to reflect the goods and services provided by the planning & zoning staff. Please see the recommended changes in the chart below:

<b>Rezoning</b> (To the districts listed below from any district)	
<b>RE District</b>	
0 to 5 acres	\$500
5+ to 10 acres	\$1000
10+ to 20 acres	\$1,500
20+ to 100 acres	\$2000
100+ acres	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Max fee = \$10,000
<b>RLG, R-100, R-85, R-75, R-60</b>	
0 to 5 acres	\$300
5+ to 10 acres	\$700
10+ to 20 acres	\$1,000
20+ to 100 acres	\$1500
100+ acres	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Max fee = \$10,000
<b>MHP, RNC, Medium and High- Density Residential Districts, <del>Non-Residential</del>, Mixed-Use Districts.</b>	
0 to 5 acres	\$500



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5+ to 10 acres	\$1,000
10+ to 20 acres	\$1,500
20+ to 100 acres	\$2,000
100+ acres	\$2,500 plus an additional \$20 per acre for any portion thereof over 100 acres. Max fee = \$10,000
<b>C-1, C-2, OI, OD, OIT, M, M-2 Districts.</b>	
<b>0 to 5 acres</b>	<b>\$1,050</b>
<b>5+ to 10 acres</b>	<b>\$1500</b>
<b>10+ to 20 acres</b>	<b>\$2000</b>
<b>20+ to 100 acres</b>	<b>\$2500</b>
<b>100+ acres</b>	<b>\$2750</b>
<b>Comprehensive Land Use Amendment</b>	<b>\$600</b>
<b>Special Land Use Permit</b>	<b>\$400-\$500</b>
<b>Variances</b>	
Residential Single-Family Zoning Districts	\$250 plus \$50 for each additional variance on the same piece of property <b>(maximum of three (3) variances at any one time)</b>
Non-Single-Family Zoning Districts	\$350 plus \$100 for each additional variance on the same piece of property <b>(maximum of three (3) variances at any one time)</b>
<b>Appeal of Variance (includes Administrative)</b>	<b>\$150</b>
<b>ROW Abandonment Application</b>	<b>\$1,500</b>
<b>Sign Variances</b>	
Minor Modification	<b>\$30-\$100</b>
Major Modification	\$250
<b>Zoning Certification Letters</b>	
Zoning Certification	<b>\$100</b>
<b>Zoning Certification Amendment</b>	<b>\$30</b>
GIS Maps >11x17	\$5
<b>Revisions</b>	
Rezoning or Use Permit	\$100 for each submittal of a revision
Modification	\$100 for each submittal of a revision
<b>Administrative Review Fee</b>	<b>\$100</b>
<b>Special Administrative Permit</b>	
Home Occupation or Home-based business	\$25
Festival/Event (horseshow, music festival, etc.)	\$50 plus \$10 per day



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Events, Outdoors Seasonal (Christmas tree, pumpkinseed)	\$50
Roadside Vendor	\$50 plus \$10 per day
Roadside Produce Stand	\$50
Temporary Structure	\$150
Swimming Pool	<del>\$50</del> -\$75
Sexually Oriented Business	\$50
All other Administrative Permits	\$25
<b>Plat Review:</b>	
<b>Preliminary Plat</b>	<b>\$500</b>
<b>Final Plat</b>	<b>\$200</b>
<b>Lot of Record/Combination/Reconfiguration/Subdivision</b>	<b>\$200 + \$5/lot</b>
<b>Public Notice</b>	
All Land Use & Variances and Administrative Appeal Petitions (except Administrative and Minor)	
Signs	\$80
Advertising	\$50
<b>Sign Permit Fees</b>	
Directional Sign/Wayfinding Signs	\$100
Special Event Sign (per sign)	\$100
All other sign permits	\$100
Banner	\$25
<b>Wall Signs</b>	
Under 50 square feet	\$50
50 to 100 square feet	\$75
Over 100 square feet	\$100
<b>Ground Signs</b>	
Under 50 square feet	\$100
50 to 100 square feet	\$150
Over 100 square feet	\$200
<b>Copy Services</b>	
<b>Code of Ordinances- pdf</b>	<b>\$200</b>
<b>Code of Ordinances- unbound with tabs</b>	<b>\$300</b>
<b>Certification of Code of Ordinances</b>	<b>\$15/each</b>



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### **STAFF ANALYSIS**

Staff reviewed fees from City of Decatur, Brookhaven, Tucker, Seminole County and City of Union City to conclude a comparative analysis of the current fee schedule. We found our services are much lower than other municipalities given we have a staff of 3 persons. The demand for the services we provide are frequent and laborious. Staff believe the suggested fees are adequate and just.

### **STAFF RECOMMENDATION**

Staff recommends approval of the text amendment as drafted by staff.