

Chapter 50 - PLANNING

Sec. 50-A FEES

Sec. 50-A-1 Fees for Subdivision Plats

The following fee schedule is hereby established for subdivision plats, which fees shall be made payable to the County Treasurer by certified check or cash as prescribed herein:

1. Thirty dollars per lot upon submittal of preliminary plat.
2. Four hundred dollars for plat and engineering plan review by the County Engineer upon submittal of preliminary plat. This fee shall reimburse the County for performance by the County Highway Department of the following:
 - a. Plat review;
 - b. Preliminary plan review and comment;
 - c. Final plan review and comment;
 - d. One inspection each of subgrade, aggregate, surface and drainage;
 - e. Final field inspection and acceptance documentation; and
 - f. County engineer, or his designee, attendance at one concept plan meeting and one zoning hearing.

Any further meetings or additional field inspections beyond those listed above shall be invoiced at a cost to the developer of \$50.00 per hour.

3. Thirty dollars per lot upon submittal of final plat.

(Ord. No. 1992-12, 5-20-1992; Ord. No. 1996-31, § 1, 11-20-1996)

Sec. 50-A-2 Fees for Zoning Action Applications

The following fees shall apply to applicants for appeals, variations, zoning map amendments, zoning text amendments, special use permits, and planned developments:

1. Subject to the determination of the Planning Director, one of the following fees for planning, zoning and building department review of the application shall apply:

Level 1	\$400.00
Level 2	\$1,600.00
Level 3	\$3,000.00

In determining which Level above shall apply, the Planning Director shall estimate the anticipated amount of time the Department will devote to the application. The Planning Director shall make this fee determination within seven working days of a request by an applicant for said determination. This fee shall be payable at the time an application for zoning action is filed with the County. Further, the Planning Director may subsequently determine that the initial fee Level was inadequate to the work load actually required of staff, and may require that the balance of a higher-Level fee is payable by the applicant. Failure to remit this fee shall render an application incomplete, and no further action on the application shall occur until the fee is paid;

2. In addition to the Department review fee, the applicant for any of the zoning actions set forth above shall reimburse the County for its real costs for: public notification, Hearing Officer (\$350 base fee for Variations, \$450 base fee for all other zoning applications, plus additional authorized costs incurred by Hearing Officer), production of transcripts, and any outside consultants retained by the County for review and evaluation of the application. Reimbursement of these costs to the County shall be made within 14 calendar days of the date of notification of said costs to the applicant from the County. Failure to reimburse the County for these costs shall result in action on the zoning application, or on any related required County permit, being suspended;
3. Any individual(s) or entity may request that a public hearing on a zoning application be re-opened after said public hearing has been concluded, provided such request is submitted in writing and received by the Planning, Zoning and Building Department along with the appropriate fee set forth below no later than 24 hours prior to the meeting at which the Committee of the County Board is scheduled to make a recommendation on the zoning application. Receipt of such a request and fee shall not guarantee that the hearing will be re-opened; it shall be the right of the Planning and Zoning Committee of the County Board, or the full County Board, to determine whether or not the public hearing should be re-opened for additional testimony and exhibits. If the hearing is not re-opened, or if it is determined by the Committee or County Board that the fee is not appropriate, the fee shall be reimbursed:

Variations	\$450.00
Special uses, zoning map amendment, zoning text amendment, planned development	\$550.00

4. In the case of an application for a zoning action received from any unit of local government or school districts, the fees listed above shall be waived.
5. The fees set forth herein shall be double for any application for a zoning action that would have the effect of correcting a violation(s) of any provision of the DeKalb County Zoning Ordinance.
6. Zoning Permits (parking lots, home occupation, etc.) \$50

(Ord. No. 1991-36, 9-28-1991; Ord. No. 1992-26, § 1, 7-15-1992; Ord. No. 1998-22, § 1, 7-15-1998; Ord. No. 2003-14, § 1, 5-21-2003; Ord. No. 2003-29, § 1, 11-19-2003; Ord. No. 2004-14, § 1, 3-17-2004; Ord. No. 2004-24, § 1, 6-16-2004; Ord. No. 2015-14, 12-16-2015)

Sec. 50-B PLANNING COMMISSION

Sec. 50-B-1 Creation Authorized

The County Board may create a Planning Commission as authorized by state statute.