



MEMORANDUM

To: Mayor and City Council

From: Steve Foote, AICP
Community Development Director

Date: September 12, 2016

Subject: **Revised Fee Schedule for Community Development**

BACKGROUND

Staff has presented to the City Council a proposal to initiate Occupational Tax Certificate inspections and an amendment of the contract with Clark Patterson Lee to provide these services. This service represents an expansion of the current contract and to cover the cost of performing this function a new fee is recommended.

ANALYSIS

Attached to this memo is a copy of the Community Development Fee Schedule with proposed edits shown. The proposed change is noted on page 2 under "Construction Permit Fees, Other Fees". A fee of \$125 is recommended to cover this service and will provide for the initial inspection and one follow-up inspection. If additional inspections are necessary to complete the review process a re-inspection fee of \$75 will be assessed (per inspection). Other staff proposed edits to the fee schedule are included in 'red' and are primarily adjustments, corrections, and clarifications.

These other minor edits include:

1. Inserting processes that are not currently listed (Appeals, Special Exceptions)
2. Referencing a fee currently included in the Sign Code.
3. Specifying that the Building retaining wall fee applies to an Engineer review.
4. Move In As-Is fee is listed formally. Previously this fee was arrived at by combining several individual fees. This line items is added because it is related to the Occupational Tax Certificate inspection process.
5. Creating a fee of \$250 for the issuance of a Temporary Certificate of Occupancy.

RECOMMENDATION

Approve the resolution revising the Community Development Fee Schedule identified as Exhibit A.

**STATE OF GEORGIA
CITY OF DUNWOODY**

RESOLUTION 2016-XX-XX

**A RESOLUTION AMENDING THE COMMUNITY DEVELOPMENT FEE SCHEDULE
FOR THE CITY OF DUNWOODY**

WHEREAS, the Charter of the City of Dunwoody authorizes the City to provide for the general health, safety and welfare of the citizens of the City; and

WHEREAS, the Charter of the City of Dunwoody further authorizes the City to provide for planning, signage and development within the City of Dunwoody; and

WHEREAS, the City of Dunwoody previously passed, adopted, and revised a Planning and Zoning Fee Schedule; and

WHEREAS, as a result of current practice for inspections and added functions of the Community Development Department therefor, the Mayor and City Council wish to revise the Planning and Zoning Fee Schedule; and

WHEREAS, such amended fees are presented in an updated Fee Schedule attached hereto and incorporated herein by reference as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Dunwoody, while in session on September 12, 2016, as follows:

SECTION 1. That the amended schedule of fees for Community Development in the City of Dunwoody, as attached hereto and incorporated herein as Exhibit A, is hereby adopted; and

SECTION 2. That the staff is hereby authorized and directed to implement the Schedule of Fees herein; and

SECTION 3. That Exhibit "A" is hereby incorporated and made a part of this Resolution as if fully set forth herein and shall be available to the public in the City Clerk's office and the office of the Director of Community Development during the City's business hours.

SO RESOLVED AND EFFECTIVE, this the 12th day of September, 2016.

Approved:

Denis L. Shortal, Mayor

Attest:

Sharon Lowery, City Clerk
Seal

**CITY OF DUNWOODY, COMMUNITY DEVELOPMENT - FEE SCHEDULE
EXHIBIT A**

Zoning Fees						
	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
REZONING FROM ANY DISTRICT	Any R (single family) district	\$500	\$1,000	\$1,500	\$2,000	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	Any RM (multi-family), Mixed Use, Commercial or Industrial District	\$750	\$1,500	\$2,000	\$2,500	\$3,000 plus an additional \$50 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	PD	Any acreage: \$2,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
SPECIAL LAND USE PERMIT	Home Occupation	\$250				
	All Other Use Permits	\$500				
MODIFICATIONS	Any modification request			\$300 plus \$100 for each additional modification request on the same piece of property		

Variances		
Variances / Appeals / Special Exceptions	Single-Family Residential Zoning Districts	\$250 plus \$50 for each additional variance request on the same piece of property
	Multi-Family Districts, Non-Residential Districts, and Commercial Uses in Residential	\$350 plus \$100 for each additional variance request
	All Signs	\$350 plus \$100 for each additional variance request. For appeal costs see Section 20-26.C4

Other		
SPECIAL ADMINISTRATIVE PERMIT	\$250 plus \$50 for each additional request reviewed concurrently on the same property	
ADMINISTRATIVE PERMIT	Event Type	Fee
	Temporary Outdoor Seasonal Sales (Christmas trees, pumpkins, etc.)	\$50
	Temporary Outdoor Sales	\$50 plus \$10 per day
ZONING CERTIFICATION LETTER	Fee	
	\$30	
PRELIMINARY PLAT	Use	Cost Per Unit
	Residential	\$350 plus \$5 per lot
	Commercial	\$350 plus \$5 per acre
FINAL PLAT	\$350 plus \$5 per lot	
MINOR SUBDIVISION	\$350	

Construction Permit Fees																															
ADMINISTRATIVE FEE	\$25 for all new permits and reissue of permits, certificates of occupancy, inspection sheets, and for installation lists when not attached to combination building permits																														
	Building permits will be calculated based on the tables below																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%; text-align: center;">Use</th> <th style="text-align: center;">Permit Fee</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">\$8 per \$1000 of the construction valuation listed below (or otherwise noted) \$6 per \$1000 for Residential</td> </tr> <tr> <td style="text-align: center;">Patio Cover, Deck, Balcony</td> <td style="text-align: center;">\$15 per square foot</td> </tr> <tr> <td style="text-align: center;">Enclosed Patio, Sunroom, Screened Room</td> <td style="text-align: center;">\$30 per square foot</td> </tr> <tr> <td style="text-align: center;">Shed Storage Building</td> <td style="text-align: center;">\$20 per square foot</td> </tr> <tr> <td style="text-align: center;">Fences 6' in height or taller</td> <td style="text-align: center;">\$1 per square foot</td> </tr> <tr> <td style="text-align: center;">Pools (value per square foot)</td> <td style="text-align: center;">\$180 per square foot</td> </tr> <tr> <td style="text-align: center;">Public Garages</td> <td style="text-align: center;">\$47 per square foot</td> </tr> <tr> <td style="text-align: center;">Retaining Wall (value per linear foot)</td> <td></td> </tr> <tr> <td style="text-align: center;">8' or less in height</td> <td style="text-align: center;">\$10 per square foot</td> </tr> <tr> <td style="text-align: center;">More than 8' in height</td> <td style="text-align: center;">\$20 per square foot</td> </tr> <tr> <td style="text-align: center;">Tenant OR Interior Finish Improvements</td> <td style="text-align: center;">\$50 per square foot</td> </tr> <tr> <td></td> <td style="text-align: center;">Vaulation</td> </tr> <tr> <td style="text-align: center;">New One & Two Family Residential</td> <td style="text-align: center;">Use ICC Building Valuation Data Table, latest published edition</td> </tr> <tr> <td style="text-align: center;">New Non-Residential & Multi-Family</td> <td style="text-align: center;">Use ICC Building Valuation Data Table, latest published edition</td> </tr> </tbody> </table>	Use	Permit Fee		\$8 per \$1000 of the construction valuation listed below (or otherwise noted) \$6 per \$1000 for Residential	Patio Cover, Deck, Balcony	\$15 per square foot	Enclosed Patio, Sunroom, Screened Room	\$30 per square foot	Shed Storage Building	\$20 per square foot	Fences 6' in height or taller	\$1 per square foot	Pools (value per square foot)	\$180 per square foot	Public Garages	\$47 per square foot	Retaining Wall (value per linear foot)		8' or less in height	\$10 per square foot	More than 8' in height	\$20 per square foot	Tenant OR Interior Finish Improvements	\$50 per square foot		Vaulation	New One & Two Family Residential	Use ICC Building Valuation Data Table, latest published edition	New Non-Residential & Multi-Family	Use ICC Building Valuation Data Table, latest published edition
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VALUATIONS FOR USES LISTED IN THE ICC BUILDING VALUATION DATA CONSTRUCTION COST TABLE	<p>The following valuation shall be used for the valuation of separate permits pertaining to the same structure:</p> <p>a. Building shell only: 80% of valuation above b. Mechanical only: 15% of valuation above c. Plumbing only: 15% of valuation above d. Electric only: 15% of valuation above</p>																														
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Review Fees		
	Use	Cost Per Unit
LAND DISTURBANCE PERMIT	Residential	\$350 plus \$20 per lot
		Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans
	Commercial	\$350 plus \$20 per acre
		Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans

Permit Fees			
	Inspection	Cost Per Unit	
LAND DEVELOPMENT	Road Vert. & Sect.	\$16 per linear foot	
	Curb and Gutter	\$6.50 per linear foot	
	Base and Paving	\$2.50 per square foot	
	Commercial Driveway	\$0.75 per square foot	
	Storm Drainage	\$20 per linear foot	
	Wastewater	\$22 per linear foot	
	Water Main	\$16 per linear foot	
	Sidewalk	\$2 per square foot	
		Other	
		Permit Fees	Cost Per Unit
		Street Name Markers/Intersection	\$75 per intersection
		Traffic Signs/Intersection	\$65 per intersection
		Land Disturbance Permit (LDP)	Fee
		LDP	\$125
		Fees for Land Disturbance Permits	
		Valuation	Fee
		\$1 to \$5,000	\$300
		\$5,001 to \$20,000	\$300 for the first \$5,000 and \$150 for each additional \$1,000, or fraction thereof
		\$20,001 to \$100,000	\$2,250 for the first \$20,000 and \$100 for each additional \$1,000, or fraction thereof
		\$100,001 to \$250,000	\$10,550 for the first \$100,000 and \$50 for each additional \$1,000, or fraction thereof
	\$250,001 to \$500,000	\$18,050 for the first \$250,000 and \$25 for each additional \$1,000, or fraction thereof	
	\$500,001 to \$1,000,000	\$24,300 for the first \$500,000 and \$15 for each additional \$1,000, or fraction thereof	
	\$1,000,001 and up	\$31,800 for the first \$1,000,000 and \$10 for each additional \$1,000, or fraction thereof	

Sign Permit Fees		
REVIEW FEE		\$15
SIGN PERMIT	Sign Message Area Size	Flat Fee
	1 to 50 square feet	\$50
	51 to 100 square feet	\$100
	101 to 150 square feet	\$150
	151 to 200 square feet	\$200