

To: John McDonough, City Manager

From: Nancy J. Leathers, AICP, Director of Community Development



Date: September 17, 2010 For Submission onto the October 5, 2010 Mayor and City Council Work Session

Agenda Item: **Resolution to Amend the City of Sandy Springs Community Development Fee Schedule**

The resolution being proposed relates to the requirement of public notice signs for land use petitions, such as rezonings, zoning modifications, use permits, and variances. Currently, signs templates are prepared by staff for each individual case and then forwarded to the sign company to be printed. Applicants are then notified when the signs are ready to be picked up and pay directly to the sign company.

Due to concerns raised regarding the legibility, practicality, and function of the current signs provided to applicants during these application processes, it has been determined that there are some changes necessary to the size, color, and cost of the signs provided. The table below details the proposed changes.

Type	Current Color/Size	Current Cost	Proposed Color/Size	Proposed Cost
Rezoning	Yellow/4'x4'	\$94.51	Yellow/3'x3'	\$25.00
Use Permit	Ivory/4'x4'		Ivory/3'x3'	
Zoning Modification	Yellow/4'x4'		Fluorescent Orange/3'x3'	
Variance	Blue/4'x4'		Fluorescent Pink/3'x3'	

The proposed changes are beneficial to staff and applicants as well as the public. Allowing for the use of pre-drawn signs will address some timing concerns staff has for making new case information available to the public. While the size of the proposed signs is slightly smaller, the changes to the colors of the signs allow for clearer signs that will make reading the signs easier for the public. The change in size and the ability for staff to order in bulk also allows for a reduction in the cost that is passed through to applicants.

Staff is requesting that the 50% fee reduction adopted by Council earlier this year not be applied to the public notice sign fee, as is currently the case. Due to the nature of the cost paid by the City, staff finds that this should be a pass-through cost paid directly by the applicants.

This resolution does not propose any increase in existing fees.

Discussion:

At this time, staff is recommending that the fee schedule be amended to add a \$25 fee for public notice signs.

Staff Recommendation:

APPROVAL of a resolution to amend the City of Sandy Springs Fee Schedule.

Alternative(s):

The Mayor and City Council could choose not to approve the proposed resolution.

Concurrent Review:

Wendell K. Willard, City Attorney

Cecil G. McLendon, Jr., Assistant City Attorney

Enclosure(s)

Resolution

Proposed Fee Schedule - Exhibit A

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO AMEND THE CITY OF SANDY SPRINGS COMMUNITY
DEVELOPMENT FEE SCHEDULE**

BE IT RESOLVED by the City Council for the City of Sandy Springs, Georgia while in regular session on October 19, 2010 at 6:00 p.m. as follows:

SECTION 1. That the Mayor and City Council find that from time to time it is necessary to update and amend the City of Sandy Springs Fee Schedule to ensure collection of fees in accordance with the codes and ordinances of the city; and

SECTION 2. That the current Community Development Fee Schedule does not reflect fees related to public notice signs; and

SECTION 3. That the addition of such a fee as a pass through cost to applicants will be at a lower cost that currently charged to applicants and will ensure sufficient notification of land use petitions being requested; and

SECTION 4. The Mayor and City Council do hereby adopt the amendments to the City of Sandy Springs Fee Schedule as shown in the attached Exhibit A.

SECTION 6. That this resolution be effective immediately upon its adoption.

APPROVED AND ADOPTED on this the 19th day of October, 2010.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)



CITY OF SANDY SPRINGS FEE SCHEDULE

PLANNING AND ZONING FEES

Rezoning						
	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
REZONING FROM ANY DISTRICT	AG-1, R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A	\$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
	R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2	\$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
	CUP, NUP, MHP	Any acreage: \$2,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
	MIX	Any acreage: \$1,000 plus \$50 per acre or any portion thereof. Maximum fee = \$10,000				
Use Permit						
USE PERMIT	Mobile Home	\$250				
	All Other Use Permits	\$500				
Modification						
MODIFICATIONS	Any modification request				\$300 plus \$100 for each additional modification request on the same piece of property	
Variances						
MINOR VARIANCE, ADMINISTRATIVE VARIANCE, ADMINISTRATIVE MINOR VARIANCE, PRIMARY VARIANCE, SECONDARY VARIANCE, BUILDING CODE VARIANCE	Single-Family Residential Zoning Districts and AG-1 District for Residential uses only				\$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 or AG-1 Districts				\$350 plus \$100 for each additional variance request	
	All Signs				\$350 plus \$100 for each additional variance request	

EXHIBIT A

Variances (continued)		
CONCURRENT VARIANCES	Residential Districts: R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, NUP, CUP, MHP	\$250 plus \$50 for each additional concurrent variance requested on the same piece of property
	AG-1, R-6, TR, A, A-L, O-I, C-1, C-2, M-1A, M-1, M-2, MIX and Nonresidential Uses in Residential Districts listed above	\$350 plus \$100 for each additional concurrent variance requested on the same piece of property
	All Signs	\$350 plus \$100 for each additional request
WASTE HAULER COLLECTION TIME VARIANCE	\$50	
ADMINISTRATIVE APPEAL TO DIRECTOR'S INTERPRETATION	\$50 (includes interpretations by the Public Works Director)	
Other		
REVISIONS	Rezoning or Use Permit	\$150 for each submittal of a revision
	Modification	\$100 for each submittal of a revision
	Variance	\$100 for each submittal of a revision
PUBLIC NOTICE SIGNS	Rezoning, Use Permit, Zoning Modification, Primary Variance, and Secondary Variance	\$25
ADMINISTRATIVE PERMIT	Type	Fee
	Festival/Event (horseshow, music festival, etc.)	\$50 plus \$10 per day
	Events, Outdoors Seasonal (Christmas trees, pumpkins, etc.)	\$50
	Roadside Vendors	\$50 plus \$10 per day
	Roadside Produce Stand	\$50
	Temporary Structure	\$50
	Swimming Pool (Public or Private)	\$50
	Guest House	\$50
	Adult Establishment	\$25
	All Other Administrative Permits	\$25
ZONING CERTIFICATION LETTER	Fee	
	\$30	
Sign Permits		
MINIMUM SIGN PERMIT FEE	\$50	
TEMPORARY SIGN PERMIT	Fee	
	\$50 per sign permit	

EXHIBIT A

SIGNS BASED ON VALUATION	Signs (valuation per square foot) Wall mounted Free-standing	\$50 \$100
SIGN PERMIT FEES BASED ON VALUATIONS	Total Valuation	Fee
	\$1 to \$500	\$23.50
	\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.50 for each additional \$100, or fraction thereof, to and including \$2,000
	\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
	\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
	\$50,000 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
	\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
	\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
	\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof

BUILDING PERMIT FEES

Permit Fees																																																									
ADMINISTRATIVE FEE	\$25 for all new permit applications submitted																																																								
BUILDING VALUATION	Building permits will be calculated based on the two tables below																																																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Use</th> <th style="width: 40%;">Valuation per square foot (or otherwise noted)</th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td style="text-align: right;">\$40</td> </tr> <tr> <td> Private Garages</td> <td style="text-align: right;">\$15</td> </tr> <tr> <td> Patio Cover, Deck, Balcony</td> <td style="text-align: right;">\$10</td> </tr> <tr> <td> Enclosed Patio, Sunroom, Screened Room</td> <td style="text-align: right;">\$15</td> </tr> <tr> <td> Shed Storage Building</td> <td style="text-align: right;">\$15</td> </tr> <tr> <td>Apartment Houses</td> <td style="text-align: right;">\$45</td> </tr> <tr> <td>Auction Room, Dance Center, Exhibit Room, Courtrooms, Public Building, Stadium, Auditorium</td> <td style="text-align: right;">\$60</td> </tr> <tr> <td>Banks</td> <td style="text-align: right;">\$70</td> </tr> <tr> <td>Bowling Alleys</td> <td style="text-align: right;">\$40</td> </tr> <tr> <td>Churches</td> <td style="text-align: right;">\$50</td> </tr> <tr> <td>Fences (value per linear foot)</td> <td></td> </tr> <tr> <td> 3' to 7' in height</td> <td style="text-align: right;">\$1</td> </tr> <tr> <td> Over 7' in height</td> <td style="text-align: right;">\$2</td> </tr> <tr> <td>Fire Stations, Police Stations</td> <td style="text-align: right;">\$50</td> </tr> <tr> <td>Homes for the elderly</td> <td style="text-align: right;">\$54</td> </tr> <tr> <td>Hospitals</td> <td style="text-align: right;">\$85</td> </tr> <tr> <td>Hotels and Motels</td> <td style="text-align: right;">\$50</td> </tr> <tr> <td>Industrial Plants</td> <td style="text-align: right;">\$30</td> </tr> <tr> <td>Jails</td> <td style="text-align: right;">\$70</td> </tr> <tr> <td>Libraries</td> <td style="text-align: right;">\$53</td> </tr> <tr> <td>Offices, Medical Offices</td> <td style="text-align: right;">\$50</td> </tr> <tr> <td>Pools (value per square foot)</td> <td style="text-align: right;">\$20</td> </tr> <tr> <td>Public Garages</td> <td style="text-align: right;">\$25</td> </tr> <tr> <td>Restaurants, Drinking Establishments</td> <td style="text-align: right;">\$60</td> </tr> <tr> <td>Retaining Wall (value per linear foot)</td> <td></td> </tr> <tr> <td> 8' or less in height</td> <td style="text-align: right;">\$10</td> </tr> <tr> <td> More than 8' in height</td> <td style="text-align: right;">\$20</td> </tr> </tbody> </table>	Use	Valuation per square foot (or otherwise noted)	Dwellings	\$40	Private Garages	\$15	Patio Cover, Deck, Balcony	\$10	Enclosed Patio, Sunroom, Screened Room	\$15	Shed Storage Building	\$15	Apartment Houses	\$45	Auction Room, Dance Center, Exhibit Room, Courtrooms, Public Building, Stadium, Auditorium	\$60	Banks	\$70	Bowling Alleys	\$40	Churches	\$50	Fences (value per linear foot)		3' to 7' in height	\$1	Over 7' in height	\$2	Fire Stations, Police Stations	\$50	Homes for the elderly	\$54	Hospitals	\$85	Hotels and Motels	\$50	Industrial Plants	\$30	Jails	\$70	Libraries	\$53	Offices, Medical Offices	\$50	Pools (value per square foot)	\$20	Public Garages	\$25	Restaurants, Drinking Establishments	\$60	Retaining Wall (value per linear foot)		8' or less in height	\$10	More than 8' in height	\$20
	Use	Valuation per square foot (or otherwise noted)																																																							
	Dwellings	\$40																																																							
	Private Garages	\$15																																																							
	Patio Cover, Deck, Balcony	\$10																																																							
	Enclosed Patio, Sunroom, Screened Room	\$15																																																							
	Shed Storage Building	\$15																																																							
	Apartment Houses	\$45																																																							
	Auction Room, Dance Center, Exhibit Room, Courtrooms, Public Building, Stadium, Auditorium	\$60																																																							
	Banks	\$70																																																							
	Bowling Alleys	\$40																																																							
	Churches	\$50																																																							
	Fences (value per linear foot)																																																								
	3' to 7' in height	\$1																																																							
	Over 7' in height	\$2																																																							
	Fire Stations, Police Stations	\$50																																																							
	Homes for the elderly	\$54																																																							
	Hospitals	\$85																																																							
	Hotels and Motels	\$50																																																							
	Industrial Plants	\$30																																																							
	Jails	\$70																																																							
	Libraries	\$53																																																							
	Offices, Medical Offices	\$50																																																							
Pools (value per square foot)	\$20																																																								
Public Garages	\$25																																																								
Restaurants, Drinking Establishments	\$60																																																								
Retaining Wall (value per linear foot)																																																									
8' or less in height	\$10																																																								
More than 8' in height	\$20																																																								

EXHIBIT A

BUILDING VALUATION	Use	Valuation per square foot (or otherwise noted)
	Schools	\$50
	Service Stations	\$40
	Stores/Shopping Centers	\$35
	Warehouses, Mini Storage, Maintenance Buildings	\$20
	Signs (valuation per square foot)	
	Wall mounted	\$50
	Free-standing	\$100
Tenant Improvements Additions: Major: 40% of the original Tenant Building Area Valuation Minor: 20% of the original Tenant Building Area Valuation <i>Additions to dwelling unit fees shall be based on 50% of the valuation table when said addition area does not exceed 50%</i>		
<p>The following valuation shall be used for electrical, mechanical, plumbing, and building permits in which square footage is not an applicable determinant to calculate building valuation:</p> <p style="margin-left: 20px;">a. Total job cost based on valuation up to and including \$5,000 will incur minimum permit fee of \$50</p> <p style="margin-left: 20px;">b. Total job cost based on valuation that exceeds \$5,000 will incur \$50 minimum permit fee plus \$5.00 for each additional \$1,000 or fraction thereof</p>		
PERMIT FEES BASED ON VALUATIONS	Total Valuation	Fee
	\$1 to \$500	\$23.50
	\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.50 for each additional \$100, or fraction thereof, to and including \$2,000
	\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
	\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
	\$50,000 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000

EXHIBIT A

PERMIT FEES BASED ON VALUATIONS	Total Valuation	Fee
	\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
	\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
	\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof
Permit or Fee Type		Fee
OTHER FEES	Fence or retaining wall site plan review	\$100 per review
	Minor Site Review Fee	\$100
	Minor Permit Fee (includes site review)	\$100
	ARC/MRPA River Corridor Certificate Application	\$250 for a single lot, made payable to the Atlanta Regional Commission (ARC) OR the amount specified in the Rules and Regulations, Section IV.A of the Metropolitan River Protection Act. (ARC payments must be in the form of a cashier's check or money order)
	Inspections outside of normal business hours	\$75/hour (min 2 hours)
	Reinspection fees	\$50/ per inspection trip
	Residential or commercial site plan review	\$350
	Mobile Home and Utility Set-up	\$90
	Demolition Permit	\$100
	Final Certificate of Occupancy	\$50
	Temporary, conditional and partial certificate of occupancy AND for each 30-day extension	\$200
	Utility Reconnect Inspection Fee	\$25
	Architectural Review Fee	50% of base permit fee
Building Permit Re-submittal review (assessed for the second and subsequent re-submittal of plans)	\$200	

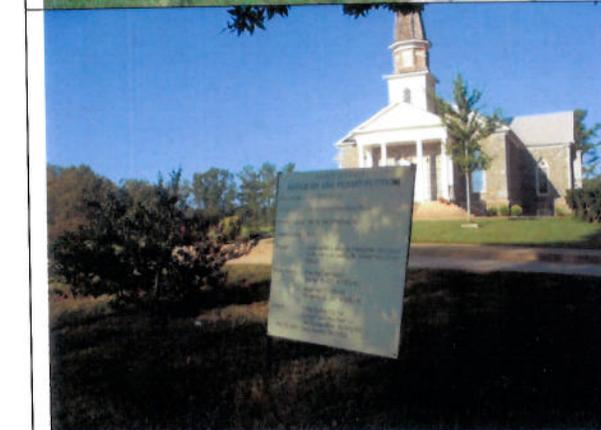
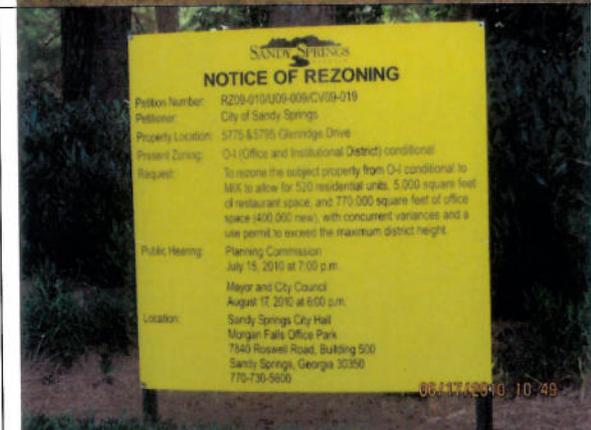
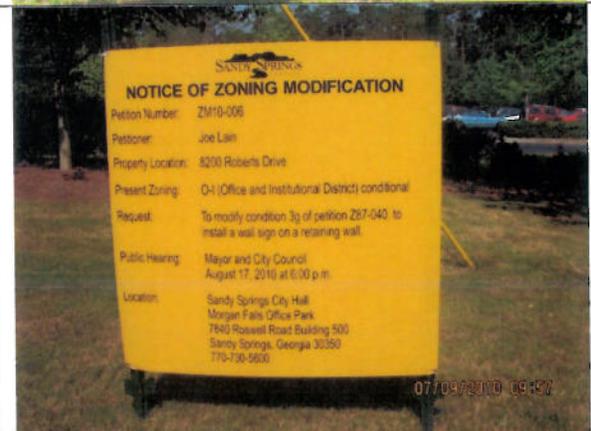
DEVELOPMENT PERMIT FEES

Review Fees		
	Use	Cost Per Unit
CONCEPT PLANS	Residential	\$350 plus \$5 per lot
	Commercial	\$350 plus \$5 per acre
EXCAVATING AND GRADING PERMIT	Residential	\$200
	Commercial	\$200
LAND DISTURBANCE PERMIT	Use	Cost Per Unit
	Residential	\$350 plus \$20 per lot <i>Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans</i>
	Commercial	\$350 plus \$20 per acre <i>Additional review fee of \$200 assessed for the second and subsequent re-submittal of plans</i>
FINAL PLAT	\$350 plus \$5 per lot	
MINOR SUBDIVISION	\$350 plus \$5 per lot	
Permit Fees		
CLEARING AND GRUBBING	\$350 administrative fee in addition to the applicable fees below	
LAND DEVELOPMENT	Inspection	Cost Per Unit
	Road Vert. & Sect.	\$16 per linear foot
	Curb and Gutter	\$6.50 per linear foot
	Base and Paving	\$25 per linear 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
	Administrative Fee of \$25	
	Erosion Control	Cost Per Unit
	Residential	\$200 per lot
	Other	\$700 per acre
	Permit Fees	Cost Per Unit
Street Name Markers/Intersection	\$75 per intersection	
Traffic Signs/Intersection	\$65 per intersection	

EXHIBIT A

LAND DEVELOPMENT	Land Disturbance Permit	Fee
		LDP
	Fees for Development 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
UTILITY ENGINEERING PERMIT FEE	Administrative Fee	\$25
	Application Fee	\$200
	Permit Inspection Fee	\$0.2663 per foot of wire or cable (including existing pipe), pipe, or miscellaneous installed - (minimum fee \$50.00)
	Water and Sewer (in right-of-way or on public property/easement)	\$425

Current Public Notice Signs





NOTICE OF REZONING

Petition Number: _____

Property Location: _____

Request: _____

Public Hearing(s): Planning Commission
_____ at 7:00 p.m.

Mayor and City Council
_____ at 6:00 p.m.

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

For additional information, please contact Planning and Zoning at 770-730-5600 or visit www.sandyspringsga.org.

Background Color: Yellow

Text Color: Black



NOTICE OF VARIANCE

Petition Number: _____

Property Location: _____

Request: _____

Public Hearing(s): Board of Appeals
_____ at 7:00 p.m.

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

For additional information, please contact Planning and Zoning at 770-730-5600 or visit www.sandyspringsga.org.

Background Color: Pink

Text Color: Black



NOTICE OF ZONING MODIFICATION

Petition Number: _____

Property Location: _____

Request: _____

Public Hearing(s): Mayor and City Council
_____ at 6:00 p.m.

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

For additional information, please contact Planning and Zoning at 770-730-5600 or visit www.sandyspringsga.org.

Background Color: Orange

Text Color: Black



NOTICE OF USE PERMIT

Petition Number: _____

Property Location: _____

Request: _____

Public Hearing(s): **Planning Commission**
_____ at 7:00 p.m.

Mayor and City Council
_____ at 6:00 p.m.

Location: **Sandy Springs City Hall**
Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

For additional information, please contact Planning and Zoning at 770-730-5600 or visit www.sandyspringsga.org.

Background Color: Ivory

Text Color: Black