

CLARKE COUNTY

PLANNING DEPARTMENT APPLICATION FEES

2010 December 21



<u>Zoning Map Amendment</u>	\$ 4000 per acre or portion of
Amendment to less intense district	½ Zoning Map Amendment Fee
<u>Amendment to Rezoning Proffers</u>	½ Zoning Map Amendment Fee
<u>Text Amendment</u>	\$ 6000
(Comprehensive Plan; Zng Ord; Subd Ord)	
<u>Appeals to Board of Supervisors</u>	\$ 2500
<u>Special Use Permit</u>	
for property zoned commercial/indus.	\$ 2500 for each disturbed acre or portion thereof + Site Plan Fees
for property zoned AOC, FOC, Res.	\$ 825 + Site Plan Fees
Amendment	½ Regular Fee
<u>Site Development Plan</u>	
for property zoned commercial/indus.	\$ 5000 + \$ 250 /required parking space
for property zoned AOC, FOC, or residential or for non-profit uses	\$ 2500 + \$ 250 /required parking space
Amendment by Planning Commission	½ Regular Fee
by Planning Administrator	¼ Regular Fee
<u>Major Subdivision</u> (3 or more new lots)	\$ 4000/lot, plus \$ 300 for each road sign & pole set as needed
<u>Minor Subdivision</u> (one or two new lots)	\$ 4000 plus \$ 300 for each road sign & pole set as needed
<u>Boundary Line Adjustment</u>	\$ 500 plus \$ 2750 for each DUR transferred
<u>Maximum Lot Size Exception</u>	\$ 1500
requiring Planning Commission approval	
<u>Subdivision Ordinance Waiver</u>	\$ 1250
<u>Vacation of Plat</u>	\$ 1825
<u>Board of Zoning Appeals</u>	\$ 750 (fee refunded if appeal upheld)
<u>Board of Septic & Well Appeals</u>	\$ 750
Review of blasting plans	\$1250
<u>Septic and Well Applications</u>	
Sewage Disposal (all forms)	\$ 270 (plus VDH fee: \$425 [letter & permit]) = \$ 695, all paid to VDH
Well Water Supply	\$ 185 (plus VDH fee: \$300) = \$485, all paid to VDH
Walkover Fee	\$ 80 paid to VDH
<u>Land Disturbance Permits</u>	
<u>Erosion & Sediment Control Plan</u>	\$ 500 per plan + \$ 100/acre of disturbed area
for site plans, major subdivisions, or non-residential land disturbances of 10,000 sq ft or more (not including agricultural activities)	
<u>Agreement in lieu of Erosion & Sediment Control Plan</u>	\$ 250 per plan
for residential land disturbances of 10,000 sq ft or more	
E&S compliance inspection of either of above plans	1 st visit: \$125; 2 nd : \$250; 3 rd : \$500; 4 th : \$1000; etc.
<u>Minor Land Disturbance Permit</u>	\$ 50
for any disturbance of less than 10,000 sq ft	
<u>Stormwater Constructions Permits</u>	
Large Construction Activity (five acres or more of land clearing)	\$ 360*
Small Construction Activity (one acre up to five acres of land clearing)	\$ 216*
Minor Construction Activity (2,500 sq ft up to one acre of land clearing)	\$ 144*

<u>Sign Permit</u>	\$ 20 per sq/ft
<u>Certificate of Appropriateness</u> for property zoned commercial or industrial	\$ 100
for property zoned AOC/FOC/Residential or for non-profit uses	\$ 50
<u>Zoning Determination Letter</u> (identification of property zoning and permitted uses requiring interpretation of county regulations)	\$ 150
<u>Zoning Certification Letter</u> (identification of property zoning and permitted uses)	\$ 100
<u>Zoning Permit</u>	
Structure not requiring a building permit	\$ 100
Temporary Family Health Care Structure	\$ 100*
Residential Structure	
New principal structure	\$ 300
Accessory structure or heated addition	\$ 200
Unheated additions (porches/decks)	\$ 100
Initial review of Home Occupation / Business License	\$ 100
Commercial Structure	
New principal structure or any addition with sq ft increase of 15% or more	\$ 750
Accessory structure or any addition with sq ft increase of less than 15%	\$ 500
<u>Stream Buffer Mitigation Plan</u>	\$ 150
<u>Land Evaluation & Site Assessment (LESA)</u>	\$ 250
<u>New Structure Addresses</u>	\$ 130

Acreage, square foot, or parking space numbers are rounded to next whole number for determination of fee.

Collection and Expense Reimbursement Payment of all applicant fees and charges shall be made to the Treasurer of Clarke County at the time of application for actions pertaining to zoning and subdivision matters. Fees and expenses for professional review of application materials by county consultants shall be reimbursed to the County at cost. An administrative fee of \$30* shall be charged for reimbursements not received within 30 days of first payment notice (VA Code §58.1-3958). The County may require a deposit for professional consulting service fees to be paid at application submittal.

Fee Discount The Planning Application Fees shall be 25% of the stated fees for a Retail Business in the AOC and FOC Zoning Districts that is limited to the sale of: (1) fresh fruit and vegetables, (2) apiary products, (3) food items that are processed or baked, (4) dairy products, (5) egg, fish, and meat items, (6) cut plants and flowers, and/or (7) gallon size or smaller container plants, where all such products are raised, grown, processed, and/or baked in Clarke County or counties adjoining Clarke County.

Fee Waiver The Board of Supervisors may waive fees in whole or in part for hardship or other unique reasons justifying relief. The Board of Supervisors or Planning Commission, at no cost to the landowner, may initiate zoning Ordinance Amendments. The Board of Supervisors has granted waivers for the following circumstances:

1. Zoning Application for housing for low/moderate income elderly citizens developed by a non-profit entity;
2. Zoning Applications for volunteer emergency service provider uses;
3. Zoning Applications for municipal water storage uses;
4. Zoning Applications for County-owned recreational uses; and
5. Special Use Permit/Site Plan Applications for nursery, day care, or pre-school uses operated by a non-profit entity in an existing structure.

Refund Withdrawal of application before Planning Commission (or other review bd.) sets public hearing on request = 50% refund
Withdrawal of application before Board of Supervisors sets public hearing on request = 25% refund

Republication Costs If the County has published a request in accord with public notice requirements and the applicant fails to meet their obligation for providing notice by posting signs and/or sending legal notice to adjoining property owners, the additional costs of republishing the request shall be paid by the applicant in addition to standard fees paid.

* Fee amount set by Code of Virginia or Virginia regulation.