

CHAPTER 27 - LAND USE DEVELOPMENT¹¹

Footnotes:

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Cross reference— Erosion and sediment control, ch. 7; subdivisions, ch. 19; water and sewer systems, ch. 22; zoning, ch. 25; PUD district ordinance, app. A.

Sec. 27-1. - Fee schedule.

<i>SUBDIVISIONS (Chapter 19)</i>	
<i>Minor subdivisions (9 lots or less)</i>	<i>\$75.00 + \$15 per lot</i>
<i>Family divisions, boundary line adjustments, vacations, etc.</i>	<i>\$50.00</i>
<i>Vacations requiring public hearing</i>	<i>\$200.00 *</i>
<i>Major subdivisions 3 10 lots or greater</i>	<i>\$125.00 \$150.00 + \$10.00 \$15.00 per lot</i>
<i>Large lot subdivisions 5 to 15 acres Subdivision Waiver</i>	<i>\$10.00 per lot \$150.00</i>
<i>ZONING PERMITS (Chapter 25)</i>	
<i>Single-family dwellings, temporary events</i>	<i>\$35.00</i>
<i>Multi-family dwellings</i>	<i>\$35.00 per unit</i>
<i>Docks, piers, etc. (2 or less slips)</i>	<i>\$50.00</i>
<i>Docks, piers, etc. (3 or greater slips)</i>	<i>\$50.00 + \$5.00 per slip</i>
<i>All other accessory uses</i>	<i>\$25.00</i>
<i>Additions to primary structures</i>	<i>\$35.00</i>
<i>Signage</i>	<i>\$40.00</i>
<i>Small Cell Facilities</i>	<i>\$100.00 each for up to five small cell facilities \$50.00 for each additional small cell facility on one permit application</i>
<i>SITE PLAN REVIEW (Chapter 25)</i>	
<i>Planned developments</i>	<i>\$250.00 + \$10.00 per acre</i>
<i>All others</i>	<i>\$200.00 + \$10.00 per acre</i>
<i>PUBLIC WATER & SEWER REVIEW (CHAPTER 22/§ 22-36(D))</i>	
<i>Public water & sewer (residential)</i>	<i>\$200.00 + \$5.00 per structure/unit</i>
<i>Public water or public sewer (residential)</i>	<i>\$100.00 + 2.50 per structure/unit</i>
<i>Public water & sewer (commercial/industrial)</i>	<i>\$200.00 + \$5.00 per 1,500 sq. ft. of floor space</i>

	<i>of structures</i>
<i>Public water or sewer (commercial/industrial)</i>	<i>\$100.00 + \$2.50 per 1,500 sq. ft.</i>
REZONINGS * <i>(Chapter 25)</i>	
<i>Planned developments</i>	<i>\$300.00 + \$10.00 per acre</i>
<i>Residential/agricultural</i>	<i>\$250.00 + \$5.00 per acre</i>
<i>Commercial & industrial</i>	<i>\$250.00 + \$5.00 per acre</i>
SPECIAL USE PERMITS * <i>(Chapter 25)</i>	
<i>Planned developments and conformance review</i>	<i>\$300.00 + \$5.00 per acre</i>
<i>Residential/agricultural</i>	<i>\$250.00 + \$5.00 per acre</i>
<i>Commercial & industrial</i>	<i>\$250.00 + \$5.00 per acre</i>
BOARD OF ZONING APPEALS * <i>(Chapter 25)</i>	
<i>Appeal</i>	<i>\$200.00</i>
<i>Variance</i>	<i>\$200.00</i>
EROSION & SEDIMENT CONTROL & STORMWATER <i>(Chapter 7)</i>	
<i>Agreement in lieu of plan for ESC</i>	<i>\$100.00</i>
<i>ESC plan review</i>	<i>\$200.00 + \$20.00 per acre</i>

FEE TYPE	Registration/Coverage 9VAC25-870-820— Coverage under General Permit for discharge of stormwater from construction activities	Modification/Transfer 9VAC25-870-825	Annual Permit Maintenance 9VAC25- 870-830
General/Stormwater Management— Detached single-family home construction with land disturbance acreage less than five (5) acres (agreement in lieu of plan).	\$209.00 (state portion \$0)	\$0.00	\$0.00
General/Stormwater Management—	\$290.00 (state portion	\$20.00 (No state	\$50.00 (No

Small construction activity/land clearing (areas within common plans of development or sale) with land disturbance acreage less than one (1) acre, except single-family detached.	\$81.00)	portion)	state portion)
General/Stormwater Management— Small construction activity/land clearing (sites or areas within common plans of development or sale) with land disturbance acreage greater than or equal to one (1) acre but less than five (5) acres.	\$2,700.00 (state portion \$756.00)	\$200.00 (No state portion)	\$400.00 (No state portion)
General/Stormwater Management— Large construction activity/land clearing (sites or areas within common plans of development or sale) with land disturbance greater than or equal to five (5) acres but less than ten (10) acres.	\$3,400.00 (state portion \$952.00)	\$250.00 (No state portion)	\$500.00 (No state portion)
General/Stormwater Management— Large construction activity/land clearing (sites or areas within common plans of development or sale) with land disturbance greater than or equal to ten (10) acres but less than fifty (50) acres.	\$4,500.00 (state portion \$1,260.00)	\$300.00 (No state portion)	\$650.00 (No state portion)

General/Stormwater Management— Large construction activity/land clearing (sites or areas within common plans of development or sale) with land disturbance greater than or equal to fifty (50) acres but less than one hundred (100) acres.	\$6,100.00 (state portion \$1,708.00)	\$450.00 (No state portion)	\$900.00 (No state portion)
General/Stormwater Management— Large construction activity/land clearing (sites or areas within common plans of development or sale) with land disturbance greater than or equal to one hundred (100) acres.	\$9,600.00 (state portion \$2,688.00)	\$700.00 (No state portion)	\$1,400.00 (No state portion)
ADDITIONAL FEES			
Zoning compliance letter		\$75.00	
Manufactured, home park (Chapter 10)		\$35.00 + \$3.50 per lot	
Re-inspect failed inspection		\$100.00	

Prior to the initiation of an application for any of the above land use approvals by the owner of the subject property, the owner’s agent, or any entity in which the owner holds an ownership interest greater than 50 percent, the applicant shall produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid, unless otherwise authorized by the treasurer.

When a joint application/permit is sought for both a rezoning and a special use permit, only the higher fee shall be charged.

***Applicant must pay all legal advertisement fees. Staff will prepare ad for the applicant and deliver to newspaper(s) of local circulation. Applicant is responsible for contacting and paying the newspaper for the advertisement. If the applicant is a private citizen, not a**

business, the applicant must set up payment for the ad prior to the deadline date stated on the advertisement notice. If payment is not made to the newspaper prior to the deadline date, the ad will not be run and the application will not be heard at the scheduled hearing.

Application/permit fees are non-refundable regardless of whether the application/permit is approved, denied, or withdrawn.

Application fees are hereby waived for the following:

- (1) Franklin County School Board.
- (2) Fire and rescue companies serving Franklin County.
- (3) Any agency, board or division acting in the name of the Board of Supervisors of Franklin County.

(Ord. of 8-19-03; Res. No. 18-06-05, 6-21-05; Amend. of 3-25-08(6); Res. No. 10-06-2014, 6-17-14; Ord. No. 12-02-16, 2-17-16; **Ord. No.**)

July 9, 2018