

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

ORDINANCE NUMBER 22-15

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE V, SECTION 5.7 "HIRING OF PROFESSIONALS TO ASSIST IN EVALUATION OF DEVELOPMENT PROJECTS; ESTABLISHMENT OF FEES AND DEVELOPMENT REVIEW FEE ACCOUNT", 5.7.2 "FEES AND DEVELOPMENT REVIEW FEE ACCOUNT", AND SECTION 5.7.3 (The purpose of this amendment is to update the Planning & Zoning Fee Schedule)

WHEREAS, Dorchester County Ordinance Number 04-13 establishes a fee schedule for the filing of Planning and Zoning applications for items such as variances, special exceptions, rezonings, and land development; and

Whereas, the fee schedule was last updated with Ordinance Number 07-06 in 2007, and

Whereas, the Dorchester County Planning & Zoning Department has established new procedures and processes; and

Whereas, Dorchester County wishes to update the fee schedule to capture updated fees and establish fees for new procedures and processes:

NOW, THEREFORE, BE IT ORDAINED by Dorchester County Council, duly assembled that the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, is further amended by deleting Article V, Section 5.7, Section 5.7.2, and Section 5.7.3 in their entirety including all subsections thereto and substituting in lieu thereof the below section bearing the same number:

Section 5.7 Hiring of Professionals to Assist in Evaluation of Development Projects; Establishment of Fees and Development Review Fee Account

Applications for (a) Subdivision / Development, Preliminary / Construction only Plan Review, Subdivision / Development Final Plan Review, (b) Planned Development District, (c) Zoning Map Amendment / Overlay, (d) Exempt Plat, (e) Sign Permit / Variance, (f) Special Exception, (g) Administrative Appeal and (h) Development Agreements may require professional evaluations by individuals with special architectural, engineering, legal, environmental, construction, soil, hydrological, chemical and other professional expertise. The Assistant County Administrator of Community Services or Director of Planning and Zoning shall determine the scope of services and shall solicit and receive cost estimates therefore. In such event, the Assistant County Administrator of Community Services or Director of Planning and Zoning shall be entitled to employ such professionals and pay their fees and costs

from the applicant's Development Review Fee Account on deposit with the County; provided however, (1) prior to the employment by the Assistant County Administrator of Community Services or Director of Planning and Zoning of any such professional, the professional shall give his, hers or its certification that he, she or it is not currently employed, is not under contract, and will not undertake any work on a project which will or may require a building permit to be issued by Dorchester County; and (2) the Assistant County Administrator of Community Services or Director of Planning and Zoning shall not agree to incur professional fees and costs for a development review in excess of the uncommitted balance in the applicant's Development Review Fee Account.

Section 5.7.2 Fees and Development Review Fee Account

A table of fees shall be established by County Council from time to time and shall be assessed at the time zoning verification is completed or variance or application for special exception to be reviewed for compliance with the provisions of this Zoning Ordinance. This fee shall be paid to Dorchester County upon the filing of an application for such zoning verification, overlay zone, variance or special exception. This fee is intended to defray the customary cost of the time the Dorchester County Planning Staff and County Attorney together with expenses of the Planning Commission and Board of Zoning Appeals for processing, evaluating and acting upon the application for such permit, overlay district, variance or special exception. Until amended, the following fees are imposed:

DEVELOPMENT REVIEW FEES

Subdivision Plan Review

Exempt Plats	\$20.00
Minor Subdivisions	\$35.00/lot
Major Subdivisions	\$500.00 + \$35/lot
Commercial Subdivisions	\$50.00/lot

Site Plan Review (up to three reviews. After 3rd Review, a \$250 rereview fee applies for each submittal)

Commercial/Office/Industrial w/ building	\$250.00 + \$0.06/gross sf (+ \$500 if in a TOD)
Commercial/Office/Industrial w/o building	\$1,000.00
Institutional	\$250.00 + \$0.03/gross sf
Multi-Family	\$500.00 + \$35/unit
Zoning Permit for exempt accessory structures/decks	\$30.00
Cottage Industry	\$50.00
Outdoor Storage Yard	\$1,000.00
Outdoor Event Venue	\$500.00
Cluster Yield Plans	\$500.00

Mineral Resource Extraction	\$1,000.00
Planned Development Districts	
Concept Plan Review	\$250.00
Master Plan Review	
Residential	\$1,000 + \$1.00/unit
Commercial/Office/Industrial	\$1,000 + \$.10/gross sf
Amendment	\$100.00
Rezoning	\$1,000 + \$1.00/lot
Street Name Change	\$85.00
Land Development Waiver Requests	\$50.00

ZONING REVIEW FEES

Rezoning

Up to 2 Lots	\$250.00
Each additional lot	\$25.00
Raw Acreage	\$250.00 + \$10.00/acre
Zoning Text Amendment (Minor)	\$250.00
Zoning Text Amendment (Major)	\$500.00
Future Land Use Map Amendment	\$500.00

Board of Zoning Appeals

Administrative Appeals	\$250.00
Special Exceptions	\$250.00
Variances	\$250.00

PLANNING & ZONING DOCUMENTS

Basic Zoning/Daycare Letter	\$20
Advanced Zoning letter	\$50
Zoning Administrator Determination	\$100
Copy of Zoning & Land Development Standards Ordinance	\$50.00
Copy of Dorchester County Comprehensive Plan	\$35.00

PERMITS

Land Disturbance Permit

Residential (mobile homes only)	n/c
Non-Residential	\$100.00
Temporary Use Permit	\$100.00
Special Event Permit	\$100.00

DEVELOPMENT AGREEMENTS

Deposit


First 500 acres	\$10.00/acre
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Acreage in excess of 500 acres, up to 1,000 acres	\$5.00/acre
Acreage in excess of 1,000 acres, up to 2,000 acres	\$2.00/acre
Acreage in excess of 2,000 acres	\$1.00/acre
Plus time and materials for outside professional review (all direct costs to be paid by the applicant)	
FEE-IN-LIEU	
Fee in Lieu of Planting Trees Required for Mitigation	\$200.00/caliper-inch

5.7.3 The Assistant County Administrator of Community Services or Director of Planning and Zoning, with the assistance of the Business Services Director or their designee, shall establish a trust account to be called the Development Review Fee Account Fund. The Development Review Fee Account Fund is established for the purpose of recovering the actual expense incurred by the County for professional assistance in processing and reviewing applications pertaining to development activity in the County. Upon receipt of an application, the Assistant County Administrator of Community Services or Director of Planning and Zoning shall make a preliminary determination of the professionals, if any, which may be required to assist the Assistant County Administrator of Community Services or Director of Planning and Zoning in their evaluation of the project and the anticipated cost of such services. Prior to commencement of evaluation of the application, the applicant shall deposit with the Assistant County Administrator of Community Services or Director of Planning and Zoning the amount estimated by him for development review fees for professionals. These funds shall be placed in the Development Review Fee Account established herein in the name of the applicant and shall be used by the Assistant County Administrator of Community Services or Director of Planning and Zoning to pay the fees and costs of such professionals. In the event the Assistant County Administrator of Community Services or Director of Planning and Zoning determines that because of a substantial amendment to the application, other changes in the scope of work, a determination that a need exists for additional professional consultants, or if the original estimate does not adequately cover all professional fees and expenses, he shall notify the applicant and the applicant shall deposit with the Assistant County Administrator of Community Services or Director of Planning and Zoning additional funds to replenish the Development Review Fee Account. Upon final determination of the application for a zoning permit, overlay zone, or special exception, the Assistant County Administrator of Community Services or Director of Planning and Zoning shall make an accounting to the applicant and remit to him or her any balance in the account without interest.

This Ordinance shall be effective upon third and final reading.


Approved and adopted on this 25th day of July, 2022.



William R. Hearn, Jr., Chairman
Dorchester County Council

First Reading: June 06, 2022
Second Reading: July 11, 2022
Public Hearing: July 11, 2022
Third Reading: July 25, 2022

ATTEST:



Tracey L. Langley, Clerk of Council