

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE
WITH REGARD TO ARTICLE 11—ADMINISTRATION
(SECTION 11.2.1-ZONING APPLICATION FEES)

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Section 11.2.1 of Article 11 of the UDC establishes the zoning application fees applicable to rezoning requests, conditional use permits, special use permits, variances, appeals, zoning verification letters, and other development applications processed by Hall County; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Section 11.2.1 and recommended revisions to update and clarify the County's zoning application fee schedule; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Section 11.2.1; and

WHEREAS, the proposed amendments revise Section 11.2.1, including Table 11.2.1, to establish an updated schedule of zoning application fees and related administrative provisions governing zoning applications, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Section 11.2.1 of Article 11 of the Hall County Unified Development Code is hereby amended by deleting the existing provisions of Section 11.2.1 in their entirety and substituting in lieu thereof the provisions attached hereto as **Exhibit "A,"** which are incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 11 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

Jennifer Rivera, County Clerk

(SEAL)

APPROVED AS TO FORM:

Justin R. Lawhon, County Attorney

Sec. 11.2. Review Process and Procedures

11.2.1. Zoning Application Fee

A. General

Fees for the administration of the zoning regulations must be collected prior to action by any commission, board, or final action by an administrative official. An application will not be considered complete until the required fee is paid.

Application Fees

1. Application filing fees for rezoning and conditional use applications are as established in Table 11.2.1.
2. Additional fees will be assessed as follows:
 - a. Site plan review of mobile home parks:
 - i. \$0.10 per linear foot of new streets proposed, and
 - ii. \$5.00 per mobile home space proposed.
 - b. Determination of unclassified uses: none.
 - c. Zoning Verification Letter: \$25.
 - d. Appeals to the Board of Commissioners: \$200.

B. Refund of Application Fees

Refunds for zoning application fees to the county will be processed as follows:

1. Rezoning.
 - a. Withdrawal prior to notification of adjacent property owners by public advertisement will result in a refund of 50 percent of the application fee.

- b. Withdrawal after notification of adjacent property owners by public advertisement but prior to the required public hearing will result in a refund of 25 percent of the application fee.
2. Variance, special use, and conditional use permits.
 - a. Withdrawal prior to notification of adjacent property owners by public advertisement will result in a refund of 50 percent of the application fee.
 - b. Withdrawal after notification of adjacent property owners by public advertisement: none.
3. No refunds will be issued for any application which was withdrawn after a public hearing.

Table 11.2.1. Fees for Applications Submitted to the Planning Commission

Rezoning Applications		
Acres	Zone To: V-C, R-1-L, R-1, AG, AR-1, AR-2	Zone To: R-TF, R-X, R-MF, O-I, S-S, H-B, I-1, I-2, Planned Development, MHP, P-C, M-U
0-5	\$300	\$450
5-10	\$400	\$550
10-20	\$600	\$750
20-100	\$1,000	\$1,500
>100	\$1,000 + \$30 per acre or part thereof, not to exceed \$2,500	\$1,500 + \$30 per acre or part thereof, not to exceed \$3,000
Special Use and Conditional Use Permit Applications		
Acres	Zoning Districts V-C, R-1-L, R-1, AG, AR-1, AR-2	Zoning Districts R-TF, R-X, R-MF, O-I, S-S, H-B, I-1, I-2, Planned Development, MHP, P-C, M-U
0-5	\$250	\$350
5-10	\$350	\$450
10-20	\$500	\$650
20-100	\$750	\$1,000
>100	\$750 + \$25 per acre or part thereof, not to exceed \$2,000	\$1,000 + \$30 per acre or part thereof, not to exceed \$2,500
Variance Applications		
<u>V-C, R-1-L, R-1, AR-1 & AG</u>		<u>R-TF, R-MF, R-X, M-U, O-1, S-S, H-B, I-1, I-II, PRD, POD, PCD, PID, and MHP</u>
<u>\$350</u>		<u>\$400</u>