

AN ORDINANCE

TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 31, ENTITLED COUNTY POLICIES: SECTION 31.01, RATES, FEES AND CHARGES FOR ZONING APPEALS, APPLICATIONS FOR VARIANCES, REZONING REQUESTS, PERMITS, INSPECTIONS, PLAN REVIEWS AND OTHER APPLICATIONS, PROCEDURES AND SERVICES RENDERED BY THE YORK COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE YORK COUNTY ENGINEERING DEPARTMENT, SUBSECTION (A), IN ORDER TO CLARIFY THE APPLICATION OF FEES TO ACREAGE INVOLVED IN A REVISION TO AN APPROVED PLAN; TO ADD AN APPLICATION FEE FOR A DETENTION WAIVER OR ENVIRONMENTAL COMPLIANCE VARIANCE; TO INCREASE THE FEE FOR WATER AND SEWER RE-INSPECTIONS; TO REVISE THE NAMES OF MAINTENANCE GUARANTEE FUND TO IMPROVEMENT GUARANTEE FUND, AND DRIVEWAY CULVERT AND APRON FUND TO DRIVEWAY ACCESS FEE; TO INCREASE THE FEES FOR THE IMPROVEMENT GUARANTEE FUNDS AND DRIVEWAY ACCESS; TO REMOVE FEES APPLICABLE TO STANDARD ROADWAYS AND FOR PAVING BONDS; TO OTHERWISE REFORMAT SECTION 31.01(A); TO HOLD A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1. Legislative findings.

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

1.1 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30(9), (14) and (17), S.C. Code Ann., as amended and to exercise such other powers as may be authorized for counties under S.C. Code Ann. Sections 4-25-10 et seq., 6-29-710 et seq., and 6-29-1110 et seq., as amended.

1.2 Council finds that this ordinance will:

(A) Resolve a discrepancy between fees identified in §31.01(A) and fees identified in Appendix 1 of Chapter 154;

(B) Provide an application fee for a detention waiver or a variance from design standards for Stormwater Management in order to address the costs associated with staff processing and administering such requests;

(C) Address the increased costs of road construction and materials by increasing the bond amount required for roads to be dedicated to the County;

(D) Address the increased costs for materials and construction for the Public Works Department to install culverts and aprons for driveways;

(E) Clarify the fee for water and sewer re-inspection, which is identified as \$150 in Chapter 154 Appendix 1; and

(F) Promote the public health, safety, order, and general welfare.

SECTION 2. Code of York County Amended.

CHAPTER 31: COUNTY POLICIES

SECTION 31.01 RATES, FEES AND CHARGES FOR ZONING APPEALS, APPLICATIONS FOR VARIANCES, REZONING REQUESTS, PERMITS, INSPECTIONS, PLAN REVIEWS AND OTHER APPLICATIONS, PROCEDURES AND SERVICES RENDERED BY THE YORK COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE YORK COUNTY ENGINEERING DEPARTMENT.

Chapter 31, Section 31.01(A) within the York County Code of Ordinances is hereby amended and now reads as follows:

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Building and Codes	Fees
<i>Permits</i> ^{1,2} (Building/Electrical/Gas/Mechanical/Plumbing)	
\$500 to \$1000	\$17 minimum
\$1,001 to \$50,000	\$7 per \$1,000 for each \$1,000 over minimum
\$50,001 to \$100,000	\$360 for first \$50,000 plus \$6 for each additional \$1,000
\$100,001 to \$500,000	\$660 for first \$100,000 plus \$5 for each additional \$1,000 or fraction thereof
Over \$500,000	\$2,660 for first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof
Permit transfer	\$30
Commercial plan review fee	Half of the building permit fee
Permit refund	\$30
Building Board of Adjustment appeal	\$300
Safety inspection	\$50
Building inspection re-inspection	\$50 for 1st re-inspection
	\$75 for each additional required inspection

Mobile home moving permit	\$50
Mobile home retirement of title	\$150
Structure moving permit	\$50
Mobile home permit	\$300
Demolition permit	\$50 for 0 to 100,000 cu/ft, \$.50 per 1,000 cu/ft for 100,001 cu/ft and over
Planning	
	<i>Fees</i>
Zoning/tax map	\$5
York County maps (color)	\$10
Land use plan (per sheet)	\$5
Land use plan color copy (per sheet)	\$30
Stormwater / Environmental Compliance	
	<i>Fees</i>
Land Disturbance Permit/Plan Review Fee	\$300 per disturbed acre or portion thereof (rounded up to next whole acre).
Plan Re-review Fee ³	\$50 – Projects disturbing less than one acre. \$100 – Projects disturbing one acre and greater. Fee is per disturbed acre or portion thereof (rounded up to next whole acre) (up to a maximum of \$750)
Revision to approved plan	\$25 - Individual residential lot one acre or less. \$100 - Total project area one acre to less than five acres. \$200 - Total project area five acres to less than 20 acres. \$300 - Total project area greater than 20 acres.
Resource Remediation Fee ⁴	\$50 per disturbed acre (rounded up to next whole acre).
Application for Detention Waiver or Variance from Stormwater Requirements ⁴	\$300

Projects subject to SCDHEC NPDES Construction General Permit	\$125 (check payable to SCDHEC)
Secondary permittee coverage (IL-NOI)	\$25 - 1 to 5 lots \$50 - 6 to 20 lots \$75 - 21 or more lots
Final Inspection (Re-inspection fee for final stabilization)	\$100
Subdivision	
	<i>Fees</i>
Subdivision construction plans	\$500 plus \$20 per lot
Final plats	\$400 plus \$20 per lot
Preliminary plats	\$300 \$150 - Tier One TIA Review \$300 - Tier Two TIA Review
Preliminary plats re-review	\$100 per occurrence
Plat approvals/exemption	\$20 per lot
Revisions to an approved plat	\$75
Subdivision code variances	\$325
Compliance letters	\$50
Subdivision code administrative appeal	\$325
Utility Plan review (project located in a municipality but utilizing County utilities)	\$300
Zoning	
	<i>Fees</i>
Zoning code Administrative Appeal	\$325
Commercial sign review(permanent signs)	\$100
Commercial site plan review	\$500 \$150 - Tier One TIA Review \$300 - Tier Two TIA Review
Commercial site plan re-review(s)	\$100 - 1st resubmittal \$250 - 2nd resubmittal -\$1,000 - for each additional resubmittal ⁵
Utility plan review (projects located within a municipality but utilizing County utilities)	\$300
Commercial zoning compliance	\$100
Communication tower application	\$1,500

Home occupation letter	\$50
Power Authorization Letter	\$50
Public service use application	\$325
Residential zoning compliance	\$50
Rezoning	\$750 - Single use development. \$1,500 - Multiple use development. \$2,500 - Planned development \$150 - Tier One TIA Review \$350 - Tier Two TIA Review
Sign permit (includes permanent and temporary signs)	\$100
Special exception application	\$350
Zoning compliance letter	\$50
Zoning code variances	\$325
Engineering and Public Works Departments	
	<i>Fees</i>
Roadway re-inspection	\$150
Water and sewer re-inspection	\$150
Improvement guarantee fund: streets, initial design	\$55 per foot of roadway
Driveway access fee ⁶	\$1,100
Driveway access extension fee ⁷	\$200 per 4 foot section
Signs:	
Stop sign	\$100
Speed limit sign	\$100
End of county maintenance sign	\$100
Street name sign	\$150
Dead end sign	\$100
Hydrant Flow Test Application	\$150

Notes:

1. Value of new residential or commercial construction is determined by the adopted International Code Council (ICC) Building Valuation Data, Square Foot Construction Costs on July 1st of each year.
2. Value of commercial construction upfits are determined by the total construction value or contract of the project.
3. This fee may be waived if the revision is determined by the Stormwater Administrator to be minor.
4. Fee applicable to new proposed Chapter 152 – Stormwater Management and Sediment Control Ordinance revisions presently being read by York County Council at the time of this §31.01 revision.
5. This fee may be waived if the revision is determined by the Zoning & Development Standards Administrator to be minor.
6. Subdivisions/developments that utilize curb and gutter designed roads or are light commercial/industrial streets are exempt from this fee.
7. Requires approval from Public Works; limited to 8 additional feet maximum

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SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time, and place of such hearing at least fifteen (15) days in advance of such hearing and before final legislative action is taken for the adoption of this ordinance.

SECTION 4. Severability.

The provisions of this ordinance are hereby declared to be severable, and if any provision or section of this ordinance is declared to be unconstitutional or unenforceable by the final order of a court of competent jurisdiction, such declaration shall not affect the constitutionality, legality, or enforceability of any other section or provision of this ordinance, which shall be deemed severable, valid, enforceable, and effective.

SECTION 5. Repeal of inconsistent sections and ordinances.


All sections of the York County Code of Ordinances and all York County ordinances in conflict with this ordinance are hereby amended to the extent of such conflict.

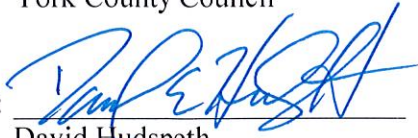
SECTION 6. Effective date.

This ordinance shall take effect upon adoption.

Adopted this 15 day of July, 2019.

YORK COUNTY COUNCIL

By: 
Michael Johnson, Chairman
York County Council

Attest: 
David Hudspeth
Interim County Manager

First Reading: April 1, 2019
Second Reading: April 15, 2019
Public Hearing: June 17, 2019
Third Reading: July 15, 2019