

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 INCREASE THE PERMIT (BUILDING AND CODES) FEES; INCREASE THE REVIEW AND RE-REVIEW (STORMWATER/ENVIRONMENTAL COMPLIANCE) FEES; ADD FEES FOR REVISIONS TO APPROVED PLANS, SECONDARY PERMITTEE COVERAGE (NOI), FLOOD ZONE DETERMINATIONS, AND RE-INSPECTIONS FOR FINAL STABILIZATION; ADD A FEE TO REZONING, SUBDIVISION, PRELIMINARY PLAT, AND COMMERCIAL SITE PLAN APPLICATIONS FOR REVIEWS OF TRAFFIC IMPACT ANALYSES; ADD A FEE FOR ISSUANCE OF A POWER AUTHORIZATION LETTER; ADD A FEE FOR A HYDRANT FLOW TEST; TO ESTABLISH AN EFFECTIVE DATE OF NOVEMBER 1, 2017; 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) Establish a review fee for Power Authorization Letters to address the costs associated administering these requests;

(B) Increase rezoning, preliminary plat, and site plan application fees to address increased administrative costs associated with administering the Traffic Impact Analysis ordinance;

(C) Increase grading and permit application review fees and add fees for secondary permittee coverage (Notice of Intent), flood zone determinations, and re-inspections to reflect increased costs in administering the County’s stormwater and floodplain management programs;

(D) Increase building permit fees to pay for increased administrative costs;

(E) Add a fee for hydrant flow tests in order to address administrative costs for providing this service; 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 to modify the following fees within the Building and Codes portion of the table:
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	<i>Fees</i>
Building and Codes	
<i>Permits *</i> <i>(Building/Electrical/Gas/Mechanical/Plumbing)</i>	
\$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
<p>* 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.</p> <p>* Value of commercial construction upfits is determined by the total construction value or contract of the project.</p>	

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Chapter 31, Section 31.01(A) within the York County Code of Ordinances is hereby amended to modify and add the following fees within the Stormwater portion of the table:

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Stormwater / Environmental Compliance	
Grading permits/plan review fee	\$300 per disturbed acre or portion thereof (rounded up to next whole acre)
Plan re-review fee (payable each occurrence)	<p>\$50 – Projects disturbing less than one acre</p> <p>*For sites disturbing more than one acre - \$100 up to a maximum of \$750</p> <p>– Projects disturbing more than one acre. Fee determined per disturbed acre or portion thereof (rounded up to next whole acre).</p>
Revision to approved plan	<p>Individual residential lot one acre or less \$25</p> <p>Total project area one to five acres \$100</p> <p>Total project area five to 20 acres \$200</p> <p>Total project area greater than 20 acres \$300</p>
Projects subject to SCDHEC, NPDES permit	\$125 (check payable to SCDHEC)
Secondary permittee coverage (IL-NOI)	<p>1-5 lots \$25</p> <p>5-20 lots \$50</p> <p>20 more lots \$75</p>

Final Inspection (Re-inspection fee for final stabilization)	\$100
* This fee may be waived if the revision is determined by the Environmental Control Manager to be minor.	

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Chapter 31, Section 31.01(A) within the York County Code of Ordinances is hereby amended to add the following fees within the Subdivision portion of the table:
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Subdivision	
Subdivision construction plans	\$500 plus \$20 per lot
Final plats	\$400 plus \$20 per lot
Preliminary plats	\$300 \$150 for Tier One TIA Review \$300 for 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

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Chapter 31, Section 31.01(A) within the York County Code of Ordinances is hereby amended to add the following fees within the Zoning portion of the table:
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	<i>Fees</i>
Zoning	
Zoning code administrative appeal	\$325
Commercial sign review/compliance	\$100
Commercial site plan review	\$500 \$150 for Tier One TIA Review \$300 for Tier Two TIA Review
Commercial site plan re-review(s)	\$100 for 1st resubmittal \$250 for 2nd resubmittal * \$1,000 for each additional resubmittal
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 for Tier One TIA Review \$350 for Tier Two TIA Review
Sign permit	\$100
Special exception application	\$350
Zoning compliance letter	\$50
Zoning code variances	\$325
* This fee may be waived if the revision is determined by the Zoning & Development Standards Administrator to be minor.	

Chapter 31, Section 31.01(A) within the York County Code of Ordinances is hereby amended to add the following fees within the Engineering and Public Works portion of the table:

Engineering and Public Works Departments	Fee
Roadway re-inspection	\$150
Water and sewer re-inspection	\$100
<i>Maintenance guarantee fund:</i>	
Standard roadway open ditch design	\$5 per foot of roadway
Standard roadway with curb and gutter design	\$3.50 per foot of roadway
Paving bond	\$25 per foot of roadway
Driveway culvert and apron fund	\$700
<i>Signs:</i>	
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

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 November 1, 2017.


Adopted this 5 day of September, 2017.

YORK COUNTY COUNCIL

By:


J. Britt Blackwell, O.D., Chairman
York County Council

Attest:


William P. Shanahan, Jr.
County Manager

First Reading: July 17, 2017
Second Reading: August 21, 2017
Public Hearing: August 21, 2017
Third Reading: September 5, 2017