

ORDINANCE NO. O-2014-__

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF BENTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE ADOPTING A REVISED FEE SCHEDULE FOR PLANNING REVIEW, AND EXEMPTING AGRICULTURAL LAND USE FROM PLANNING REVIEW AND FEES

WHEREAS, Benton County has adopted under Ordinance No. O-2014-__ a fee schedule for planning project review and fees; and

WHEREAS, Benton County has determined it necessary to revise the fee schedule for planning project review and fees in the unincorporated areas of the county; and

WHEREAS, Benton County has determined it necessary to exempt agricultural land use from planning review and fees.

NOW THEREFORE, BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF BENTON, STATE OF ARKANSAS:

ARTICLE 1. That the fees for planning project review required by the current planning regulations shall be determined by Planning Staff and the Planning Board in accordance with the following schedule.

Application/Review Type	Fee
Modification, Variance, or Waiver	
Variance	\$75.00 per variance request
Subdivision	
Minor Subdivision and Family Split- Up to 5 Plats	\$200.00 plus \$50.00/lot upon approval up to a maximum of \$400.00
Major Subdivision – More than 5 Plats- Preliminary Plat	\$500.00
Major Subdivision – Final Plat	\$200.00 plus \$50.00/lot upon approval
Modifications to an Approved Subdivision- Minor Boundary Adjustment-Lot Split or Combination-up to five Plat only	\$100.00 plus \$50.00/lot upon approval up to a maximum of \$300.00
Modifications to an Approved Subdivision- Major Replat- More than five Plats	\$200.00 plus \$50.00/lot upon approval up to a maximum of \$400.00

OLD BUSINESS - ITEM "B"
THIRD READING

Development Master Plan	\$1,500.00 filing fee together with a fee of \$25.00 per lot
Planned Unit Development	\$1,500.00 filing fee for the preliminary plat. An additional \$50.00 per lot shall be collected on presentation of the final plat
PUD/DMP Revisions	Filing fee for revisions shall be \$500.00
Site Plan Review	
Site Plan Review	\$100.00 – construction with a GFA of up to 250 sq.ft. or parking area with five spaces \$300.00 –all other development
Site Plan Review Minor Modification	\$100.00
Site Plan Review Major Modification	\$300.00
Special Development Regulations	
Mobile Home Park	\$200.00
Telecommunication Tower	\$200.00 review fee with an annual fee of \$100.00
Small Wind Energy Project	\$250.00
LUS Wind Energy Project	\$500.00
Temporary Use Permit	\$100.00
Home and Rural Family Occupations	\$100.00
Stormwater Permit	
Stormwater Permit (1 acre or less)	\$50.00
Stormwater Permit (Greater than 1 acre)	\$100.00
Floodplain Permit	
Floodplain Development Permit (1 acre or less)	\$50.00
Floodplain Development Permit (Greater than 1 acre)	\$100.00

ARTICLE 3. Waiver of Fees. Planning review fees for public or quasi-public agencies may be waived upon application to the Benton County Planning and Development Department and approval by the Planning Board.

ARTICLE 4. Severability. If any court of competent jurisdiction finds that any section, clause, sentence, or phrase of this ordinance is invalid or unconstitutional, that finding in no way affects the validity of the remaining portions of this ordinance.

APPROVED:

ROBERT D. CLINARD, COUNTY JUDGE
DATE SIGNED: _____

ATTEST:

TENA O'BRIEN, COUNTY CLERK
SPONSOR: JP Tom Allen
ADOPTED: _____
Votes for: _____ Against: _____
Abstain: _____ Present: _____ Absent: _____

DRAFT