

Bryan County  
Board of Commissioners

Community Development



**BRYAN COUNTY  
2023 SUBDIVISION AND ZONING FEE SCHEDULE  
REVISED**

<b>APPLICATION</b>	<b>FEE</b>
<b>ZONING</b>	
Comprehensive Plan Land Use Map Amendment	\$250.00 + \$10 per acre (\$2,500 max)
Rezoning Application	\$500.00 +\$10 per acre (\$2,500 max)
PUD Application less than 1000 acres	\$1,000.00 plus \$25.00 per acre
PUD Application greater than 1000 acres	\$1,000.00 plus \$25 per acre for the first 1,000 acres plus \$10 for every acre over 1,000
Amendment to Zoning Conditions	\$500
Preliminary Development Plan	\$500+\$10 per acre
Final Development Plan	\$150+\$10 per acre
Conditional Use Permit (single-family)	\$150.00
Conditional Use Permit (MF and commercial)	\$200.00
Variance	\$150.00
Administrative Appeal	\$150.00
Public Hearing Re-Advertising Fee	\$100.00
Preliminary Site Plan Review	\$250.00
Administrative Relief	\$50.00
Zoning Verification	\$25.00
Design Modification	\$100.00
Building Elevation Review	\$100.00
Master Sign Plan Review	\$150.00
Special Event	\$100.00
Temporary Event	\$50.00
<b>COMMUNICATION TOWER</b>	
New Tower (Administrative Approval)	\$1,000.00
Co-location (Administrative Approval)	\$250.00
New Tower (Requiring Conditional Use Permit)	\$2,000.00
Co-location (Requiring Conditional Use Permit)	\$500.00
<b>SUBDIVISION</b>	
Sketch Plat (Staff level review)	\$150.00
Sketch Plat (Public Hearing)	
Single-Family residential	\$150.00 + \$15.00 per lot
Multi-Family Residential	\$150.00 + \$15.00 per lot
Non-Residential	\$150.00 + \$15.00 per lot
Sketch Plat re-review	\$100 for each additional review after two reviews
Final Plat	\$165.00 + \$15.00 per lot
Minor Subdivision	
Subdivision served by new private road	\$250.00
Subdivision served by existing private/public road	\$100.00
Subdivision served by easement	\$100.00

# Bryan County Board of Commissioners



## Community Development

APPLICATION	FEE
Combination Plat	\$50.00
Conveyance Plat	\$100.00
Lot Line Adjustment	\$50.00
Plat Correction	\$50.00
Dedication Plat	\$25.00
Appeal (Engineering)	\$100.00
<b>GRADING/CONSTRUCTION PLANS</b>	
Land Disturbance Permit	\$25.00 per acre
Clearing and Grading Permit**	\$250.00 + \$25 per acre
NPDES Permit	\$80.00 per disturbed acre (\$40.00 to state of Georgia \$40.00 to Bryan County)
Construction Plans (Subdivision)	
Single-Family Residential	\$200.00 + \$50.00 per lot
Multi-Family Residential	\$200.00 + \$50.00 per lot
Non-Residential	\$200.00 + \$77.00 per acre
Construction Plans (Site Development)	\$200.00 + \$50 per acre
Construction Plan Re-review fee	\$100 for each review after two reviews
Construction Plans Major Amendment	\$150
<b>SOIL EROSION AND SEDIMENT CONTROL****</b>	
<b>ADMINISTRATIVE FINE</b>	<b>\$1000.00</b>
<b>MISCELLANEOUS</b>	
Record Drawings	\$100 after two reviews
Road Abandonment***	\$100.00
Road Name Change (if public hearing required)	\$100.00
Traffic Impact Analysis (outside consultant)*****	\$2500.00
Traffic Design Analysis (outside consultant)*****	\$2000.00

\*\* If a clearing and grading permit is applied for separately, this fee applies. This fee includes the applicable LDP fee, which is a one-time fee. .

\*\*\* Requestor is responsible for title search and cost of preparing all necessary legal documents

\*\*\*\* Fines are per day. Fines shall accrue until site is in compliance and impacts have been mitigated. County may also pursue civil remedies in Magistrate's court. Violators are also subject to fines as identified in Chapter 111 "Bryan County Soil Erosion and Sedimentation Control Ordinance."

\*\*\*\*\* Fee includes a maximum of two reviews. \$500 will be charged for each additional review.