

# CDD Fees Update

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# This Evening's Presentation . . .

- **Staff work on the fees update as of March 21st.**
- **Comparison of proposed fees with fees in other localities.**
- **Impact of proposed fees on development in Albemarle – case studies.**
- **Remaining timeline for completion of fees update.**
- **Questions?**

# Staff Work as of March 21st . . .

- **Developed tentative calculations for updates to existing fees, using the 2008 Board-adopted policy. (Increases are around 10% for most items).**
- **Identified services related to architectural review => proposed *new* fees, based on relative time required to do the tasks.**
- **Constructed tentative estimate for a new Technology Fee that would help fund replacement for CountyView (CV) software system.**
  - **CDD uses to CV track development. CV is sixteen years old. New system could be integrated across County departments and could streamline development review process. Would be more user friendly than is CV.**

# Staff Work as of March 21st (Cont.) . . .

- **Outreach, Part I: Sent emails to A-mail recipients, as well as anyone who has done building and/or planning work with CDD in past two years, alerting them of proposed changes, link to docs, and feedback box.**
- **Roughly 700 webpage visits, but only one comment. Deadline for comments was February 26, 2021.**
- **Outreach, Part II: January 19<sup>th</sup> – met with reps from the Blue Ridge Home Builders Assoc., Free Enterprise Forum, Southern Development, and Great Eastern; January 21<sup>st</sup> – met with reps from SELC and the PEC.**
- **Two major considerations gained from Part II Outreach:**
  - **Group desired fee comparisons with additional jurisdictions.**
  - **Participants wondered about impact on projects => case studies.**

# Comparison with Other Localities . . .

- **Examined other Virginia jurisdictions' development-related fees in order to determine if updated levels of *existing* fees, and proposed *new* fees, are reasonable.**
  - **Looked at Fairfax, Montgomery, and Roanoke counties (for technology fee), Alexandria (for ARB-type fees), and Charlottesville (as our next-door neighbor example).**
  - **Examined general fees in Hanover, Henrico, James City County, and Roanoke County. These localities were identified as comparables.**

# Comparison with Other Localities (Cont.)

<u>Fee Category</u>	<i>Proposed</i> <u>Albemarle</u> <u>Fee (\$)</u>	<u>Avg. Non-</u> <u>Albemarle</u> <u>Fee (\$)</u>
Bldg. Permit - SFD	1,160.00	670.00
Bldg. Permit - Commercial Bldg.	2,050.00	10,124.60
Site Plan - SFD - Initial	1,580.00	1,304.00
Site Plan - Comm. Bldg. - Initial	3,020.00	806.40
Rezoning App. - Residential	2,958.00	1,792.75
Rezoning App. - Commercial	2,958.00	1,348.05
Subdivision - Prelim. Plat	1,360.00	789.60
Subdivision - Final Plat	1,301.00	598.50
<i>Average of These Fees</i>	<i>2,048.38</i>	<i>2,179.24</i>

# Case Studies . . .

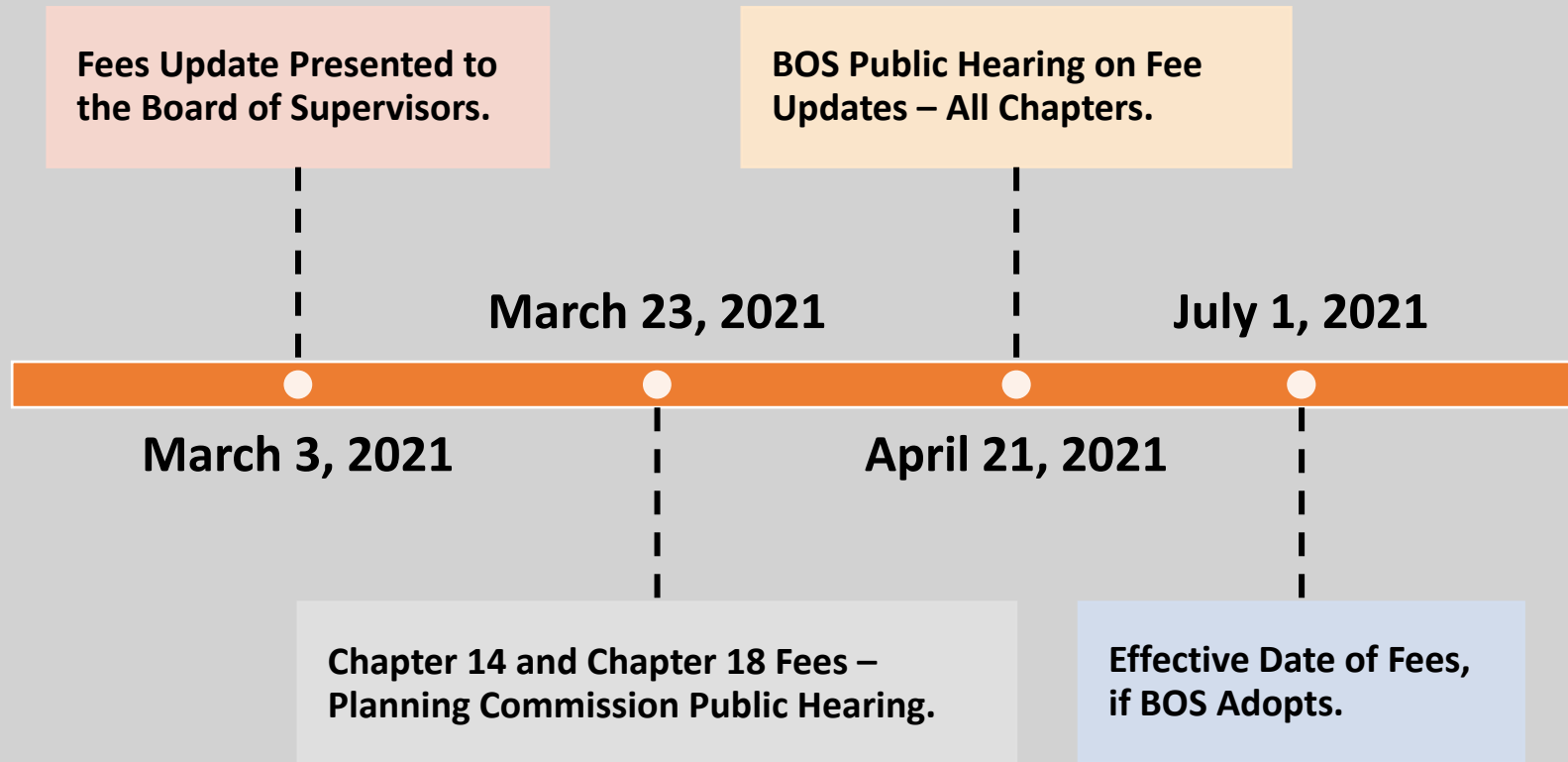
- Examined a set of six recent developments in Albemarle.
- Looked at fees that were charged for these projects;
- Staff calculated the levels that would be charged under proposed changes to *existing* fees as well as *all* proposed *new* fees.
- For each of the six developments, determined difference in total actual fees vs. total proposed fees.

# Case Studies (Cont.) . . .

<u>Project</u>	<u>Type</u>	<u>Total Fees (Current)</u>	<u>Total Fees (Proposed)</u>	<u>Increase</u>	<u>Est. or Act. Assess. Val.</u>	<u>Incr. as % of Assess. Val.</u>
999 Rio Road East	Rezoning	\$8,347	\$10,159	\$1,812	\$448,100	0.40%
1538 Oakencroft Circle	SFD - ca. 2,500 SF	\$2,705	\$3,630	\$925	1,071,340	0.09%
2704 Poorhouse Road	SFD - ca. 2,500 SF	\$1,129	\$1,844	\$715	413,000	0.17%
810 Stargazer Lane	TH - Affordable	\$934	\$1,403	\$469	308,700	0.15%
601 5th Street Landing	Commercial Bldg.	\$18,586	\$24,272	\$5,687	2,341,695	0.24%
1576 Avon Street Ext.	Commercial Bldg.	\$17,884	\$23,177	\$5,293	2,366,400	0.22%
					Average =	0.21%



# Timeline for Completion of Update . . .



# Proposed Motions

Motion #1: “The Planning Commission recommends that the Albemarle County Board of Supervisors approve STA2021-00001 as presented.”


Motion #2: “The Planning Commission recommends that the Albemarle County Board of Supervisors approve ZTA2021-00001 as presented.”




Questions?

# For Additional Information, Please visit . . .


<https://www.albemarle.org/government/community-development/community-development-fees>



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# Reserve Slides