RESOLUTION NO. 11-25-34

A RESOLUTION TO ADOPT REVISION TO FEES ASSOCIATED WITH ZONING MAP AMENDMENT REQUESTS FOR AGRICULTURAL PRESERVATION ZONING DISTRICT

WHEREAS, Maury County is authorized to adopt and enforce Zoning standards and Subdivision Regulations in the unincorporated County pursuant to Tennessee Code Annotated, Title 13, Chapter 7 and Title 13, Chapter 3; and

WHEREAS, consistent with Tennessee Code Annotated, Maury County has adopted a Zoning Resolution and Subdivision Regulations providing for the zoning and development standards and procedures for the development of residential and nonresidential uses in the unincorporated County; and

WHEREAS, Article 8 of the current Zoning Resolution and Article 2 of the updated Zoning Ordinance as well as Article 2 and Appendix A of the Subdivision Regulations authorize the County to collect certain fees in order to assist with the administrative costs associated with the operation, implementation and enforcement of the Zoning Resolution and Ordinance and Subdivision Regulations through the Building and Zoning Department; and

WHEREAS, Maury County has recently adopted an updated Zoning Ordinance with an effective date of January 1, 2026, within which is created a new voluntary Agricultural Zoning District, entitled the Agricultural Preservation (AP) Zoning District, the purpose of which is to support and protect the primary use of land for farming by stabilizing the agricultural land base, including the preservation and protection of valuable agricultural and forestry uses, and lands with significant environmental features and functions, among other purposes; and

WHEREAS, the application of this AP Zoning District to land in the unincorporated County would be voluntary and at the request of the property owner; however, because it would be beneficial to the overall health, safety and welfare of the County to encourage the preservation of agricultural lands, the County Commission desires to exempt this request for a voluntary zoning map amendment from the current application fee associated with the request for a zoning map amendment; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Maury County and its citizens will be served by the adoption of this Resolution and the associated revised Fee Schedule, which is attached hereto and incorporated herein, exempting requests for a zoning map amendment to the AP Zoning District from the application fee.

NOW, THEREFORE, BE IT RESOLVED, that the Maury County Board of Commissioners at its regular meeting on this the 17th day of November, 2025, hereby adopts this Resolution, and the accompanying revised Fee Schedule.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that this Resolution will be effective and enforced on the 1st day of January, 2026.

_____
Sheila K. Butt, County Mayor

_____
Date

Subdivisions		
	Concept Plans	$500
	Preliminary Plats	$300 + $300 per lot
	Construction Plans	Review Fee + $200
S-1	Final Plats (Major & Minor)	$300 + $300 per lot
S-1	Final Plats (Administratively Approved)	$300
S-2	MRPC Appeals and Variance Requests	$500 + $5.00 RMF
S-3	Construction Phase Inspection	Developer Funded
S-4	Surety Reduction Request (Letter of Credit)	Developer Funded
	Construction Plans -Revisions/Resubmittal	Review Fee+ $100
	Other Requests as determined by Staff	$500
Site Plans		
	Preliminary	$500
	Final	$500
SP-1	Final- Residential	$500+ 10 per DU
SP-1	Final - Non-Residential	$500 + $0.02 per SF
	Site Plan Revisions (Administrative)	$300
	Site Plan Revisions (PC Approval)	Same as Final Site Plan
Zoning Amendments		
	Re-Zoning (Base Zoning Change)	$500 + $5 RMF + Site Plan Fees when Applicable
	Re-Zoning (Any District to AP - Agricultural Preservation District)	Free
P-1	Zoning Text Amendment	$500
P-2	PUD Preliminary Development Plan	$500 + $100 per DU+ $0.02 per SqFt of Non-Residential Gross Floor Area
	PUD Final Development Plans	$500+$100 per DU+ $0.02 per SqFt of non-residential gross floor area
S-3	PUD Final Plats	Refer to Subdivision Final Plats
5-4	PUD Construction Plans	Review Fee + $250
	PUD Construction Phase Inspections	Developer Funded
S-4	PUD Surety Reduction Request (Letter of Credit-LOC)	Developer Funded
ZA-1	Construction Plans Revisions	Review Fee+ $100
	Rezoning (Base Zoning Change) Request to Postpone or Defer	$300
	Special Exception Use	$300 + Site Plan Fees When Applicable
Board Of Zoning Appeals		
	Variances	$300 + $5 RMF + Site Plan Fees When Applicable

Appeals	$300

Other Fees

Traffic Study Review	Developer Funded Review Fee
Request for Special Called Meeting of the Maury County Regional Planning Commission	$500 per Request
Request for an Amendment to the Comprehensive Plan	$500 per Request
House Moving from One Location to Another	$300
Copies-Black & White 11x8.5 or 11x14	$0.15 cents per page
Copies-Color 11x8.5 or 11x14	$0.50 cents per page

Notes

S-1	Fees related to the recording of documents are in addition to the above fees.
S-2	This fee will not be charged if the appeal or variance request is made concurrent with another application where fees have been paid
S-3	Amounts are determined after Construction Plans are approved.
-4	Funded from the Developer's Construction Phase Inspection fees to include payments to county consultants.
SP-1	DU=Dwelling Unit. SqFt=Square Feet of Non-Residential Gross Floor Area Proposed
P-1	PUD Final Development Plans shall include Construction Plans as defined in the Subdivision Regulations
RMF	Records Management Fee Approved by County Commission on Aug. 18, 2014.
ZA-1	Requests to postpone or defer: The County pays additional costs for additional advertisements & public notices.