

Fulton County Planning Commission Subdivision/Land Development Review Policy

Effective October 22, 2024

Purpose

In order to promote orderly growth and development, to assure compliance with local and State regulations, to ensure the coordination of subdivision plans within the County with each other, and to assure consistency of subdivision plans with the Fulton County Comprehensive Plan (2000) and the Fulton County Multi-Municipal Joint Comprehensive Plan (2007), the Planning Commission provides review and comment on each subdivision plan submitted to both the local municipality and to other interested agencies.

Jurisdiction

The Fulton County Planning Commission is required to review and comment on any subdivision submitted to a Fulton County municipality for review and approval under the authority of their municipal subdivision ordinance. This requirement is contained in most municipal subdivision ordinances and in Section 502 (B) of the Municipalities Planning Code. Planning Commission comments are advisory only. Only the municipality may approve or reject a subdivision.

Time Limit

The Municipalities Planning Code (Section 502 (B)) specifies that the local municipality must give the County Planning Commission **30 days** to review and comment on any subdivision. The 30 day review period begins upon receipt of the Application Review form and corresponding fee. **A one-lot subdivision/lot addition that intends to be approved at the next Township meeting must be submitted to the Fulton County Planning Commission at least 10 days prior to the Township meeting.

Fee

The Municipalities Planning Code (Section 502 (B)) specifies that the applicant shall pay a fee to cover the costs of review to the County Planning Commission. Fees will be charged for all subdivisions, land developments, and sewage planning modules. The fees must be received prior to review and comment by the Planning Commission. The assigned plan review fees are as follows:

- **\$45.00 per Residential Plan (1 lot) + \$10.00 per each additional lot**
- **\$70.00 per Commercial Plan + \$10.00 per 1000 square feet**
- **\$20.00 per DEP Form**
- **Fees will not exceed \$1,000.00**

Approval

Once a plan has been reviewed, either the Planning Commission Chairman or a designated representative shall sign each plat indicating that the subdivision proposal has been reviewed by the Fulton County Planning Commission.