

# Commission on Local Government

## Estimate of Local Fiscal Impact

2022 General Assembly Session

**Bill:** Kory

**Special Session:**

**Patron:** Kory

**Date:** 1/21/2022

In accordance with the provisions of §30-19.03 of the Code of Virginia, the staff of the Commission on Local Government offers the following analysis of the above-referenced legislation:

### Bill Summary:

Comprehensive plan; public hearing. Requires a local planning commission to hold a public hearing as part of the process for determining whether certain proposed features or facilities are substantially in accord with a locality's comprehensive plan. Existing law makes such hearings optional.

### Executive Summary:

Localities have evaluated a negative fiscal impact ranging from \$0 - \$5,000.

Most localities stated that they already held hearings during the comprehensive plan process; as such, there would be no fiscal impact in implementing the change. Most other localities reported minimal costs associated with advertising the hearing and providing the necessary facilities and staff to conduct them.

### Local Analysis:

**Locality:** Amherst

**Estimated Fiscal Impact:** \$5,000.00

Every public hearing costs us a minimum of \$800.

**Locality:** Augusta County

**Estimated Fiscal Impact:** \$0.00

Not of concern.

**Locality:** City of Alexandria..

**Estimated Fiscal Impact:** \$0.00

The City estimates that the fiscal impact would be marginal. On most cases, a public hearing would have taken place anyways or been packaged with other approvals. In regards to the solar facility portion of HB648, the City's Planning and Zoning Department would lead the decision if the City wants to waive the requirements for a solar facility. Currently, Planning and Zoning does not waive the height requirements of the building for solar installations to go beyond height limits. There would be a cost associated with adding solar to a building to verify that the project is in substantial conformance to the comp plan.

**Locality:** City of Danville

**Estimated Fiscal Impact:** \$0.00

This would have no impact.

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**Locality:** City of Manassas

**Estimated Fiscal Impact:** \$0.00

There is no fiscal impact to the City of Manassas from this proposed legislation.

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**Locality:** City of Roanoke

**Estimated Fiscal Impact:** \$5,000.00

The City of Roanoke's Planning Commission is already involved in infrastructure capital improvements so this legislation would codify their activities. Possible additional costs would be for legal ad and staff time.

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**Locality:** County of Albemarle

**Estimated Fiscal Impact:** \$0.00

Albemarle County currently holds public hearings as part of its Comprehensive Plan process. This bill would not increase the County's expenditures.

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**Locality:** County of Mecklenburg

**Estimated Fiscal Impact:** \$0.00

There may be a de minimis cost to local governments for facility rentals if such hearings are not held in local government owned facilities, for staff overtime dependent upon the hearing, or commission reimbursement costs.

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**Locality:** County of York

**Estimated Fiscal Impact:** \$1,000.00

This bill would be the cost of the advertising for the public hearing. Approximately \$500 each for 2 ads.

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**Locality:** Montgomery County

**Estimated Fiscal Impact:** \$0.00

This would not have any financial impact to the County. We already have a Planning Commission public hearing for our 2232 reviews for public facilities.

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**Locality:** Norfolk

**Estimated Fiscal Impact:** \$0.00

Estimated impact is negligible.

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**Locality:** Prince George County

**Estimated Fiscal Impact:** \$5,000.00

Prince George County estimates that this would create the need for two additional public hearings annually. The estimated fiscal impact is approximately \$5,000.

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**Locality:** Rappahannock County

**Estimated Fiscal Impact:** \$750.00

The fiscal impact in dollars is related to the cost to properly notice a public hearing, which varies by newspaper market. The impact in time, would be at least a month added to the schedule of some projects to meet § 15.2-2204 requirements.

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**Locality:** Richmond County

**Estimated Fiscal Impact:** \$2,000.00

would add additional cost to the county and the applicant in requiring this public hearing.

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**Locality:** Town of Amherst

**Estimated Fiscal Impact:** \$300.00

Cost of public notice advertising.

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**Locality:** Town of Blacksburg

**Estimated Fiscal Impact:** \$0.00

The Town already has public hearings at the planning commission for the Comprehensive Plan as well as interim changes to the comprehensive plan.

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**Locality:** Town of Christiansburg

**Estimated Fiscal Impact:** \$2,000.00

I would estimate a few hundred for advertisement of the public hearing and additional costs of staff time, Planning Commission time (they are compensated at \$30.00/hour), copies, homepage posting, etc. totaling approximately \$2,000.

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**Locality:** Town of Leesburg

**Estimated Fiscal Impact:** \$5,000.00

The primary cost increase is for advertising the additional public hearings for the Planning Commission

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**Locality:** Town of Marion.

**Estimated Fiscal Impact:** \$0.00

already in place

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**Locality:** Town of Victoria

**Estimated Fiscal Impact:** \$2,500.00

Mandating public hearings for proposed features or facilities will add additional expense for the advertising of the public hearing. The requirement will add more time to the process as well which would add more staffing expenses.

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**Locality:** Town of Warsaw

**Estimated Fiscal Impact:** \$0.00

This is typically part of the process and shouldn't add an additional financial burden.

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**Locality:** Wise County

**Estimated Fiscal Impact:** \$0.00

We already hold these public hearings

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## **Professional and Other Organization**

### **Analysis:**

**Organization:** PDC

This would require additional cost for professional (planning) service and legal counsel. Costs would include the advertisements of the public hearing: \$2,000-\$10,000 depending on requirements for newspaper and other advertisements and signage. Staff personnel 0.25 professional planner/planner tech time at \$7,500.

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