

# Planning and Zoning Fee Schedule

Rates effective 07/01/2023



## Subdivisions

\*All Fees are due when submitting the preliminary plan for review to the Planning Office\*

Reissuance Fee for any of the following after 12 months or if changes are requested - **\$25**

**Major Subdivisions - \$200 per lot**

Major subdivisions - A subdivision of land involving more than four (4) lots or requiring new street construction or right – of – way dedication or requiring utility extension or utility easement dedication

**Minor Subdivisions - \$100 per lot**

Minor Subdivisions – A subdivision of land involving no new street construction or no right-of-way dedication, or no utility extension or utility easement dedication, where four (4) or fewer lots results after the subdivision is completed

**Family Subdivision - \$25 per lot**

Family Subdivision – a Subdivision of land into two (2) or more parcels or lots for the purpose of conveying the resulting parcels or lots to a grantee or grantees who are any degree of lineal kinship to the grantor, or to a grantee or grantees who are within three (3) degrees of collateral kinship to the grantor. Degrees of kinship shall be computed in accordance with G.S. 104A-1.

**Lot Line Adjustment/Recombination - \$0 no fee**

**Commercial Plan Review – Greater than 20,000 Sq Feet \$500**

**Commercial Plan Review – Less than 20,000 Sq Feet \$300**

## Dwelling Unit Fee

Dwelling Unit Fee-Single Family Dwelling	<b>\$500</b>
Dwelling Unit Fee-Multi-Family Structure	<b>\$500 per unit</b>
Detached Garage/Accessory Dwelling Units	<b>\$250 per unit</b>

## **Flood Plain Development Permits**

\*A Flood Plain Development Permit shall be in addition to the subdivision fee if required.

Flood Plain Development Permit Commercial	<b>\$100</b>
Flood Plain Development Permit Residential	<b>\$25</b>
Flood Plain Verification Letter	<b>\$25</b>

## **Sign Permits**

Sign Permit – Permanent	<b>\$2 per square foot (minimum \$50)</b>
Sign Permit – Attached	<b>\$2 per square foot (minimum \$20)</b>
Sign Permit – Temporary	<b>\$25</b>

## **Request for Special Exception, Variance, Appeal, Conditional Use Permit**

Special Exception, Variance, Conditional Use Permit – Commercial	<b>\$400</b>
Special Exception, Variance, Conditional Use Permit – Residential	<b>\$400</b>
Special Exception, Variance, Conditional Use Permit – Multi Family	<b>\$400</b>
Zoning Compliance/Conformance Permit	<b>\$50</b>
Appeal	<b>\$0</b>

The Applicant shall pay \$5 for notification by Certified Return Receipt Requested for each adjoining property. G.S.160A-388

The applicant shall pay the exact fee of a legal ad placed in the local newspaper if required.

## **Request for Re-zonings and Text Amendments**

Rezoning request less than one (1) acre	<b>\$225</b>
Rezoning request between one (1) and three (5) acres	<b>\$350</b>
Rezoning request between four (5) and nine (10) acres	<b>\$475</b>
Rezoning request more than ten (10) acres	<b>\$600</b>
PUD or Conditional rezoning request (1) acre or less	<b>\$325</b>
PUD or Conditional rezoning request (1) and (5) acres	<b>\$450</b>
PUD or Conditional rezoning request (5) and ten (10) acres	<b>\$575</b>
PUD or Conditional rezoning request ten (10) acres	<b>\$700</b>
Text Amendments	<b>\$250</b>

The applicant shall pay the exact fee of a legal ad placed in the local newspaper if required.