

PLANNING FEES

Zoning:

Type	Fee	Notes
Zoning / Development Permit	\$100.00	\$200 Work without permit
Rezoning Petition	500 plus \$10 per acre	
Conditional District Rezoning Petition	\$750 plus \$10 per acre	
Text Amendments	\$500.00	
Special Use Permit	\$600.00	
Special Use Permit for Manufactured Housing Class B & C	\$400.00	\$800 work without permit
Appeals/Interpretations	\$400.00	
Variance Request	\$400.00	
Sign Permit	\$50 for first sign \$50 for each additional sign in application plus trade inspection fee	
Zoning Verification Letter	\$100.00	
Wireless Telecommunications Facility Applications Examination	\$5,000.00	
Supplemental Wireless Telecommunications Facility Application Fee	\$2,500.00	
Administrative Setback Modifications	\$250.00	
Development Name Change	\$500.00	
Work prior to permit/application	Double the original fee	

Subdivision Review:

Type	Fee	Notes
Master Plan	\$600 plus \$10 per lot	3rd and subsequent reviews 50% of Original
Construction Plan	\$500 plus \$10 per lot	3rd and subsequent reviews 50% of Original
Construction Plan Revisions After Signature Set	\$50 per sheet	
Final Plat	\$200 plus \$10 per lot	3rd and subsequent reviews 50% of Original
Minor Subdivision Plat	\$400 plus \$10 per lot	3rd and subsequent reviews 50% of Original
Exempt and Easement Plat	\$100.00	3rd and subsequent reviews 50% of Original
S/D Development Permit	\$100.00	
HOA Document Review	Actual Cost of Attorney Review	

Site Plan Review:

Type	Fee	Notes
Minor Development Plan	\$100.00	
Development Plan - Residential	\$600 plus \$10 per unit	3rd and subsequent reviews 50% of Original
Construction Plan - Residential	\$500 plus \$10 per unit	3rd and subsequent reviews 50% of Original
Minor Site Plan	\$300.00	3rd and subsequent reviews 50% of Original
Development Plan - Non-residential	\$600 plus \$10 per acre	3rd and subsequent reviews 50% of Original
Construction Plan - Non-residential	\$500 plus \$10 per acre	3rd and subsequent reviews 50% of Original
Plan re-review fee (plan amendments, plan review beyond 2nd submittal)	50% of original for each subsequent review	
Construction Plan Revisions After Signature Set	\$50 per sheet	
Site Plan Final Plat	\$100 + \$10 per acre	3rd and subsequent reviews 50% of Original
Fire Prevention Plan Review	\$50	
Minor Architectural Design Review	\$200.00	Referral to DRB \$300/ \$400 work without permit
Major Architectural Design Review	\$500.00	\$1000 Work without permit
Minor Architectural Elements	\$100.00	\$200 Work without permit

Historic Preservation Review:

Type	Fee	Notes
Demolition COA	\$200.00	\$400 Work without permit
Minor Work COA	\$25.00	\$50 Work without permit
Major Work COA	\$50.00	\$100 Work without permit
Major Work COA Additions/ New Construction	\$100.00	\$200 Work without permit
Re-Review for Time Extension	\$25.00	\$50 Work without permit
Grave Removal/ Relocation	\$500.00	
Late COA Fee	N/A	

Documents:

Type	Fee	Notes
UDO	\$50.00	
US-1 Corridor Plan	\$25.00	
NC-98 Bypass Corridor Plan	\$25.00	
Open Space & Greenway Master Plan	\$25.00	
Manual of Specifications, Standards & Design	\$25.00	
Historic District Guidelines	\$50.00	2018 update \$50
Pedestrian Plan	\$25.00	
Bicycle Plan	\$25.00	
Community Plan	\$50.00	
Downtown Renaissance Plan	\$50.00	
Transportation Plan	\$25.00	
Documents on CD	\$10.00	

Maps:

Type	Fee	Notes
Zoning, Jurisdiction, Corporate Limits, Streets, Floodplains, Active Developments, and Transportation Plan (34" x 44" or 24" x 36")	\$30.00	

Copies:

Type	Fee
Letter, Legal	\$.25 per sheet
11 x 17	\$1.00 per sheet
18 x 24	\$3.00 per sheet