

SCHEDULE OF FEES

SERVICES

FEE

PERMITS

ZONING PERMIT	\$25.00
WATERSHED PROTECTION PERMIT	\$25.00
WATERSHED PROTECTION OCCUPANCY PERMIT	\$25.00
FLOODPLAIN DEVELOPMENT PERMIT	\$50.00

SUBDIVISION PLAT REVIEW

MINOR	\$25.00
MAJOR (PRELIMINARY)	\$75.00

ADMINISTRATIVE SITE PLAN REVIEW

GROUP DEVELOPMENTS	\$50.00
SPECIAL ZONING DISTRICTS	\$50.00
OVERLAY ZONING DISTRICTS	\$50.00

ZONING AMENDMENT PETITION

MAP or TEXT AMENDMENT	\$275.00
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CONDITIONAL USE PERMIT APPLICATION	\$275.00
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BOARD OF ADJUSTMENT VARIANCE REQUEST or APPEAL	\$275.00
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DOCUMENTS

Zoning Ordinance	\$20.00
Subdivision Regulations Ordinance	\$10.00
Land Use Plan	\$20.00

Discussion of changes adopted:

- **Removal of the \$10 Fee for Zoning Consistency Letter:** These letters had largely been replaced in recent years by email correspondence with citizens. When a more formal letter format is required by a citizen, the letters are easily produced from a template. Provision of these documents has been a normal and basic service provided in day-to-day interaction with citizens. The fee was difficult to track consistently and not worth the time and effort of collecting.
- **Elimination of the \$1,500 Fee for Wireless Communications Towers:** Zoning approval of this use is processed as a Conditional Use Permit application; the permit is granted by the Planning Board after quasi-judicial procedure and public hearing. Review for zoning approval purposes is no more intensive or time-consuming than for any other Conditional Use request. Also, NC statutes now specify that fees for application for approval of this specific use shall not exceed reasonable expense for review and processing.
- **Increased Fee to \$275 for Zoning Text Amendment:** This increase is justified due to the significant time, effort and expense of reporting and drafting of these amendments. Notification requirements are not as intensive as for zoning map amendments (rezoning); but approval processes are otherwise congruent. Fees should be the same for all zoning ordinance amendment proposals.
- **Increased Fee to \$275 for Board of Adjustment Variance Request or Appeal:** This process requires legal notice, quasi-judicial proceedings and public hearing, just as is required for Conditional Use Permit requests. The fees for all such processes should be equal. Also, currently legal advertising requirements are actually more stringent for variances/appeals than for Conditional Use requests.
- **Elimination of Fees for Small Printed Documents:** The Zoning and Subdivision ordinances and adopted Land Use Plans are large documents and fees are justified. Smaller documents are inexpensive and easily provided; collection of these small fees have not justified the extra accounting work.