

PLANNING AND ZONING FEE SCHEDULE



102 Town Hall Dr., Leland, NC 28451
www.townofleland.com

Planning & Inspections Department
Phone 910-371-3390 Fax 910-371-1073

Zoning Fees

Residential Structures (New Home Construction) \$50.00

Development Site Plan - Commercial, Industrial, etc. (Note: Graduated Fee)

0-4,999 square feet of Gross Floor Area (GFA) \$800.00
 5,000-10,000 square feet of Gross Floor Area (GFA) \$1000.00
 Additional \$15.00 per 1,000 square feet over 10,000 square feet
 Extension request \$50.00
 Site Plan Revision \$100.00

Rezoning

General Rezoning \$500.00
 Planned Unit Development (PUD) Rezoning \$1,000 + \$5 per acre
 Conditional Rezoning \$1,200 + \$15 per acre

Sign Permits

On-Premise Sign \$75.00
 Temporary Signs (Banners) \$50.00
 Temporary Off-Premise Directional Real Estate Sign \$300.00

Small Cell Wireless Facilities

New facilities, Collocations, Substantial Modifications \$100.00 per facility for the first 5 facilities on an application; \$50 per facility for each additional facility on an application (25 total facilities max per application)

All other Telecommunications Facilities

New facility or Substantial Modification \$750.00
 Collocations \$100.00 per facility

Zoning Text Amendment \$400.00
 Accessory Structure \$35.00
 Change of Use \$100.00
 Customary Home Occupation Permit \$25.00
 Family Care and Group Home \$50.00
 Structural Improvement \$35.00
 Temporary Use Permit \$50.00
 Food Truck \$50.00
 Voluntary Annexation (Annexation, Initial Zoning and Recordation) \$450.00

Subdivision Reviews

Preliminary Plats:

Minor Subdivision \$100.00
 Major Subdivision \$700.00 + \$5 per lot
 Site Specific Plan in a PUD (includes master plan update) \$700.00 + \$5 per lot

Planned Unit Development Master Plan (New)

Less than 50 acres \$700.00
 50-100 acres \$900.00
 More than 100 acres \$1,000 + \$15 per acre

Preliminary Plat and Site Specific Plan in a PUD Revisions (prior to final plat recording):

Staff Review \$100.00
 Board Approval \$200.00

Final Plats:

Exempt \$50.00
 Minor \$50.00
 Major or PUD (without engineer review) \$150.00
 Major or PUD (with engineer review) \$300 + \$10/lot
 Final Plat Revisions (staff review) \$25.00
 Final Plat Extension \$200.00

Performance Guarantees:

New	\$150.00
Extension request	\$50.00
Reduction/Release (with engineer review)	\$500.00
Reduction/Release (without engineering review)	\$100.00

Subdivision Text Amendment \$400.00

Floodplain Development

Flood Zone Verification Letter	\$25.00
Floodplain Development Permit - Residential and Commercial	\$50.00

Board of Adjustment

Variance	\$500.00
Appeal	\$500.00

Documents, Maps, Etc.

Application Resubmissions	50% of Original Fee
Continuances After Advertising	\$50 + Readvertisement costs*
Copies (B & W)	\$.10/page
Copies (color)	\$.50/page
Full Scale Prints (24 x 36)	\$ 10.00 per sheet
Public Information Requests	Cost of Materials
Street Renaming	\$100.00
Zoning Certification Letter (per address or parcel)	\$25.00
Zoning Verification Letter (per address or parcel)	\$50.00
Re-Inspections (Zoning and Subdivision)	\$100.00

General Notes

Any applicant initiated continuance that requires readvertisement, will be billed the cost of advertisements. The repayment of such fees will be set as a condition of any decision.

A written request for a refund of fees prior to the start of planning department services may be submitted by the applicant. 25% of the original amount paid is retained for processing.

There is a \$25.00 fee for returned checks