

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 - (Includes up to 3 TRC Reviews)

Open Space Development Site Plan	\$1,500.00
Development Site Plan Review	\$1,500.00
Development Site Plan Minor Modification	\$800.00
Extension Request	\$100.00

Rezoning

General Rezoning	\$1,100.00
Planned Unit Development (PUD) Rezoning	\$1,200.00
Conditional Rezoning	\$1,300.00

Sign Permits

On-Premise Sign	\$100.00
Temporary Signs (Banners)	\$50.00
Temporary Off-Premise Directional Real Estate Sign	\$50.00

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)
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All Other Telecommunications Facilities

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

Other Zoning Applications

Ordinance Text Amendment	\$550.00
Accessory Structure	\$50.00
Commercial Alterations, Change of Occupancy, Upfit Reviews	\$80.00
Home Occupation	\$50.00
Family Care and Group Home	\$50.00
Residential Additions and Residential Alterations	\$20.00
Temporary Use	\$50.00

Effective September 1, 2025

Subdivision Reviews

Preliminary Plats: (Includes up to 3 TRC Reviews)

Major Subdivision	\$1,500.00
Site Specific Plan in a PUD (includes Master Plan Update)	\$1,550.00
Preliminary Plat Minor Modification	\$800.00
Site Specific Plan in a PUD Modification (includes Master Plan Update)	\$850.00

Planned Unit Development Master Plan

Planned Unit Development Master Plan (New)	\$1,800.00
Master Land Use Plan Amendment (Board Approval)	\$1,000.00
Master Land Use Plan Amendment (Staff Approval)	\$400.00

Final Plats:

Exempt	\$100.00
Minor	\$100.00
Major or PUD	\$250.00

Performance Guarantees:

New	\$450.00
Extension Request	\$50.00
Reduction	\$450.00
Release	\$450.00

Floodplain Development

Flood Zone Determination Letter	\$50.00
Floodplain Development Permit - Pre-Development	\$50.00
Floodplain Development Permit - Structural	\$150.00
Map Amendment or Revision Review	\$100

Board of Adjustment

Variance	\$750.00
Appeal	\$750.00

Documents, Maps, Etc.

Renotification after Applicant-Initiated Continuance	\$200.00
Copies (B & W)	\$5.00/page
Copies (color)	\$5.00/page
Full Scale Prints (24 x 36)	\$5.00 per sheet
Zoning Letter (per Address or Parcel)	\$50.00
Re-Inspections (Zoning, Flood and Subdivision)	\$100.00

ABC Licenses (N.C.G.S § 105-113.77 and § 105-113.79)

On-Premises Malt Beverage	\$15.00
Off-Premises Malt Beverage	\$5.00
On-Premises Unfortified Wine, On-Premises Fortified Wine, or Both	\$15.00
Off-Premises Unfortified Wine, Off-Premises Fortified Wine, or Both	\$10.00
Malt Beverage Wholesaler License	\$37.50
(Include breweries that sell to other businesses and distributors)	
Wine Wholesaler License	\$37.50
(Include wineries that sell to other businesses and distributors)	

General Notes

Community Development Block Grant Neighborhood Revitalization (CDBG-NR) projects are exempt from all fees on this Fee Schedule.

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

This fee schedule applies to planning and zoning applications and reviews only. Fees for building permitting and inspections are outlined on a separate schedule.

There is a \$25.00 fee for returned checks.