

# 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	
Open Space Development Site Plan	\$200.00
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)
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### 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
Commercial Alterations, Change of Occupancy, Upfit reviews	\$100.00
Customary Home Occupation Permit	\$25.00
Family Care and Group Home	\$50.00
Residential Additions and Residential Alterations	\$35.00
Temporary Use Permit	\$50.00
Food Truck	\$50.00

## 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
Extension Request	\$50.00

### 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
Master Land Use Plan Amendment	\$250

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

Staff Review	\$100.00
Board Approval	\$200.00
Extension Request	\$50.00

**Final Plats:**

Exempt	\$50.00
Minor	\$50.00
Major or PUD	\$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	\$100.00
Release	\$100.00

Subdivision Text Amendment	\$400.00
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**Floodplain Development**

Flood Zone Verification Letter	\$25.00
Pre-construction activity	\$50.00
Structural activity	\$100.00

**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 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 retain for processing.

There is a \$25.00 fee for returned checks