

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)

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

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 (Includes breweries that sell to other businesses and distributors)	\$37.50
Wine Wholesaler License (Includes wineries that sell to other businesses and distributors)	\$37.50

General Notes

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

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