FEE SCHEDULE 2026-2027

Residential & Non-Residential Plan Review*	
Preliminary Site Development Plan Review (Concept Plan Major & Minor)	$600.00
Major Subdivision & Construction Document Preliminary Review (Article 7.7-1)*	
0 to 10 acres	$2,000.00 plus $350.00 per total acre
10+ acres	$2,500.00 plus $375.00 per total acre
Minor Subdivision Review (Article 7.7-2)	
Residential - 4 lots or less created	$250 for the first lot or unit plus $150.00 for each additional lot or unit
Non-Residential	$500
Final Subdivision Plat Review (Preliminary Plat & Final Plat)	
Per Map	$600.00 plus $75 per lot or unit
Fee In Lieu	See Article 21
Revisions	
Minor (4 lots or less)	$250.00
Major (5 or more lots & Non-Residential)	$500.00
Excessive (determined by the Development Administrator)	1/3 of the total original review fee
Resubmittals	
Minor (w/ 4th plan submittal & each submittal thereafter)	$250.00
Major (w/ 4th plan submittal & each submittal thereafter)	$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee per submittal
Two or more years dormant	Re-payment of fees from current fee schedule
***Additional Engineering and Stormwater Fees apply.**	

Engineering & Stormwater Fees	
Engineering	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Bond Review	$100.00
Driveway Permit (New)	$100.00
Driveway Permit (Any Modifications)	$50.00
Minor Right-of-Way Encroachment Agreements (small, low-impact installations)	$100.00
Major Right-of-Way Encroachment Base Fee – projects up to 50 linear feet (large or more complex construction projects)	$1,000.00
Major Right-of-Way Encroachment – projects greater than 50 linear feet	$1,000.00 Base Fee + $0.37 per linear foot
Road Crossing/Cut	$500.00 per crossing
Restoration/Security Bond	Determined by Town Engineer or designee
Retaining Walls within Public Rights-of-Way and/or Easements	3rd Party Review -TBD Upon Submittal (Approx. $1,000.00 per wall)

Storm Water Review Fees (if Article 19 is triggered)	
Floodplain Development & Certification Permit	$2,500.00 plus $100.00 per total acre
Minor– Stormwater Review	$250.00 plus $150.00 per total acre
Major Construction Documents - Stormwater Review	$2,500.00 plus $100.00 per total acre
Surcharge per on-site detention facility	$1,000.00
Appeal of PCSWO	$1,000.00

Zoning Amendment Fees	
Text Amendment – Development Ordinance	$600.00
Vested Rights Zoning Permit - Major Subdivision	$300.00
Vested Rights Zoning Permit -Minor Subdivision	$250.00
Conventional - Zoning Map Amendment (General Rezoning)	
Less than 2 acres	$600.00
2-10 acres	$800.00
Greater than 10 acres	$1,500.00 plus $75 per total acre
Conditional Zoning (CZ) - Zoning Map Amendment (Article 5.4)	
Less than 2 acres	$1,000.00
2-10 acres	$1,400.00
Greater than 10 acres	$2,400.00 plus $100 per total acre
Board of Adjustment Request (Quasi-Judicial)	
Appeal Request	$600.00
Variance Request	$600.00
Special Use Permit Request (Quasi-Judicial)	
Less than 2 acres	$600.00
2-10 acres	$1,000.00
Greater than 10 acres	$1,800.00 plus $50 per total acre
Revisions	
Any modifications to Zoning Amendment submittal.	$250.00 per revision submittal

Administrative Planning & Zoning Fees	
Zoning Permits (Article 7.5)	
Residential - New Construction	$150.00 per unit
Residential - New Construction for Multi-Family (Apartments only)	$150.00 plus $75.00 per unit
Residential - Accessory Structure, Additions, Interior Upfit	$75.00 each
Pool Installation Permit	$150.00
Use Permit - Permanent & Accessory (Non-Residential)	$50.00 per use
Home Occupation Use Permit (Article 10.1-21)	$75.00
Temporary Use Permit	$50.00

Commercial - New Construction	$250.00
Commercial - Accessory Structure, Additions, Interior Upfits not requiring site plan review	$100.00 each
Sign Permits (Article 17)	
Permanent Wall Sign	$75.00 per sign
Permanent Free-Standing Sign (Monument, etc.)	$125.00 per sign
Temporary Sign Permit (Banners, Feather Flags, etc.)	$25.00 per sign
Master Sign Plan (Article 17.10)	$200.00
Certificate of Zoning Compliance (Zoning Compliance Inspection)	
Residential Zoning Compliance Inspection – New Construction	$150.00 per unit
Residential – Accessory Structures & Additions Requiring Site Plan Review	$50.00 each
Commercial Zoning Compliance Inspection – New Construction & Additions Requiring Site Plan Review	$200.00
Commercial – Accessory Structures/Additions Requiring Site Plan Review	$75.00
w/ 4th inspection & each inspection thereafter	Original fee plus $50.00 for each inspection thereafter
Letter of Zoning Compliance (Zoning Verification Letter)	$75.00
Miscellaneous Fees	
Chicken Permit	$25.00
Demolition Permit - Residential	$50.00 per structure
Demolition Permit – Non-Residential	$100.00 per structure
Development Agreement (Article 7.15)	$8,500.00
Special Events & Temporary Structures Permit	$50.00
Tree Disturbance Permit (Article 11.10)	$150.00 plus $150.00 per ½ acre disturbed
Land Disturbance Permit (non-structural)	$150.00 plus $150.00 per ½ acre disturbed
Revisions	
w/ 3rd revision & each thereafter	Original Fee
After the Fact Permit Fees	
Minor work without a permit (*Applies to minor projects such as residential additions, signage, driveway expansions, etc.)*	Required permit + $50.00 to base fee per permit
Major work without a permit (*Applies to major projects such as commercial, industrial developments, land disturbance activities and other major activities as determined by the Development Administrator.)*	Required permit + $300.00 to base fee per permit

Copies & Maps	
Copies	$0.50 per page
Maps (color)	
A Size (8.5 X 11)	$1.00
B Size (11 x 17)	$5.00
C Size (17 x 22)	$10.00
D Size (22 x 34)	$15.00
E Size (34 x 44)	$20.00
Custom Maps	$35.00 per hour rounded to ¼ hour

Police Department	
Wrecker Services	
Vehicles 8,500 pounds or less (including passenger vans and motorcycles	$175 per vehicle
Waiting time after the first hour of arrival	$10 per hour
Winching service	$30 per vehicle
Motorcycle towing (in addition to basic towing)	$10
Tire Change	$60 per vehicle
Out of gas	$60 per incident
Unlock Vehicle	$45 per vehicle
Gate Fee (if applicable) - Transport trucks, car haulers, and large equipment	$25
Tarp Fee	$10
Motorist Assist / Disabled Vehicles under 8,500 pounds	$75 7:00 am to 7:00 pm
	$85 7:00 pm to 7:00 am
Storage	$25 per day
Clean up of debris or spilled cargo requiring more than 30 min to secure and remove	$25 per hour
Towing more than one motorcycle	$130 apportioned between each vehicle owner
Service charges for vehicles larger than 8,500 pounds or subject to Asset Forfeiture Evidence Holds	$250
Miscellaneous Fees	
Fingerprint Card	$15.00 for each card
Report Copies	No charge for reports only a few pages in length. The Town's per-page fee may apply for large printing requests.
Solicitation Permit	$150.00
Amplified Sound Permit	$10.00

Parks & Recreation		
Vendor Fees for Events		
Retail vendors (Flat rate/event)	$25 - $50 (dependent upon event)	
Food truck vendors (Flat rate/event)	$25 - $75 (dependent upon event)	
Park Rental Fees		
	Resident	**Non-Resident**
Shelter A	$30	$50
Shelter D / Heath Guion Shelter	$50	$70
Picnic Pods	$20	$30
Park Staff Fee for Large Reservations		
	Charge per hour	
Hourly Basis	$15.00 per staff member per hour	
Event and Program Participation Fee		
Range is based on event type	$0-$35	
Other Fees		
Government Agency Fee	$25	
Lot Rental Fee	$75/month	
Food truck permit	$50	

Miscellaneous Fees	
Returned payment fees	
Returned check fees	$35 (maximum fee as set by NC G.S. 25-3-506)
Returned payment fee, other than checks	Actual Town costs

Fee Schedule Revisions:
Town Council Authority
The Town Council reserves the right to amend any fee amount listed in this schedule through official decision-making processes.
Unlisted Fees
Any fee not explicitly listed herein is officially set at $100.00 or the rate designated most recently by Town Council decision.
Amended
September 14, 2026

Hourly Rates*	
Town Manager	$118.47
Assistant Town Manager/Clerk	$87.46
Engineer	$100.10
Associate Engineer	$68.85
Stormwater Compliance Manager	$63.71
Planning & Zoning Director	$84.49
Planner I	$47.77
Planning Technician	$43.18
Code Enforcement Officer	$51.30

**Rates calculated using salary and benefit amounts effective July 2026.*