



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	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Bond Review	\$100.00
Driveway Permit (New)	\$100.00
Driveway Permit (Any Modifications)	\$50.00
Encroachment Agreements	\$100.00
Retaining Walls within Public Rights-of-Way and/or Easements	3 rd 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	\$300.00



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Subdivision	
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

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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/ 4 th 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
Land Disturbance Permit (non-structural)	\$100.00 per 1/2 acre disturbed
Revisions	
w/ 3rd revision & each thereafter	Original Fee
Post Facto Fees	
Minor work without a permit (<i>Applies to minor projects such as residential additions, signage, driveway expansions, etc.</i>)	Required permit + \$50.00 to base fee per permit
Major work without a permit (<i>Applies to major projects such as commercial, industrial developments, land disturbance activities and other major activities as determined by the Development Administrator.</i>)	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	\$175 per vehicle

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motorcycles	
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		



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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 forth 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.	
Adopted	
June 8, 2026	