



PLANNING AND ZONING FEE SCHEDULE 2023

Zoning

Item	Fee
Residential Zoning Permit	\$100
Accessory Use/Structure Zoning Permit	\$50
Commercial/Industrial Zoning Permit	\$200
Zoning Determination Letter (floodplain determination, zoning interpretation, home occupation certification, etc.)	\$200
Zoning Verification/Confirmation Letter (verify zoning, setbacks, etc.)	\$100
Agricultural Structure Zoning Permit	\$50
Rezoning	\$3000 for first acre plus \$100/ acre for each additional acre or fraction thereof *
Proffer Amendment	\$3000 *
Zoning Text Amendment	\$2000*
911 Addressing Fee	\$100 (anytime a new address is required)

Use Permits

Item	Fee
Conditional Use Permit	\$2000 for first acre of proposed use area plus \$50/acre for each additional acre or fraction thereof *
Conditional Use Permit for Agricultural Uses in R-1 (Residential) Zoning District	\$500*
Manufactured Home Use Permit	\$350

Supplemental Use Permit fees

Item	Fee
Telecommunication Tower Third-party Review	Actual Consultant Expense
Public Utility & Renewable Energy Facility Reviews	Actual Consultant Expense

Plat Approvals (Subdivisions, Adjustments, Easements, Etc.)

Item	Fee
Subdivision- Minor	\$800 + \$150 per lot; plus \$300 per road sign and pole set as required.
Subdivision- Major, Preliminary	\$2,000 + \$150 per lot *
Subdivision- Major, Final Plat	\$500 + \$50 per lot per lot plus \$300 per road sign and pole set as required.
Final Road Construction Plans (1st Submittal)	\$1500 + \$50 per disturbed acre
Final Road Construction Plans Resubmittal (after 2nd submittal)	\$250 per each additional submittal needed
Boundary Survey, Easement Plat	\$100
Rearrangement of Lot Lines	\$350
Variation from Ordinance (Waiver)	\$300
<u>Performance Guaranty/Surety Review</u>	\$300
<u>Performance Guaranty/Surety Release or Reduction Request</u>	\$300

Site Plans

Item	Fee
Site Plan- Administrative	\$40
Site Plan- Minor	\$1000 + \$150 per disturbed acre
Site Plan- Full	\$1500 + \$150 per disturbed acre *
Site Plan Resubmittals (after 2nd submittal)	\$300 per each additional submittal needed
Site Plan Amendment (Administrative)	\$300
Site Plan for Temporary Use (Fireworks, Christmas Trees etc.)	\$100

Comprehensive Plan

Item	Fee
Comprehensive Plan Amendment	\$2000*
Section 15.2-2232 Compliance Review	\$1,000*

Agricultural & Forestal Districts

Item	Fee
Agricultural and Forestal District- New District	\$250
Agricultural and Forestal District- Addition	\$100
Agricultural and Forestal District- Withdrawal	\$350 *

Variances

Item	Fee
Variance (heard by the Board of Zoning Appeals)	\$600*
Appeal (heard by the Board of Zoning Appeals)	\$600*
Modification (Administrative)	\$350

Erosion & Sediment Control/Land Disturbance

Item	Fee
Erosion & Sediment Control Plan	\$300 + \$100 per disturbed acre
Plan Amendment/Modification	\$300
SFD- Agreement in Lieu of Plan	\$300 for first six (6) Months + \$100 per renewal
SFD Bond (not a fee)	\$2,500 for first acre + \$500 per additional disturbed acre
Re-inspection fee	\$50
Land Disturbance Permit	\$500 plus \$150 per disturbed acre
Working without a Permit	\$200 for first acre or less + \$100 per additional acre.

Other

Item	Fee
Deferrals/Continuance/Tabling	\$300 (if re-advertised)
Architectural Review (Administrative)	\$200
Architectural Review (Heard by the ARB)	\$500 *
Sign Permit	\$50 + \$2 per square foot
Work without Permit (permit after the fact-signs, E&S, Zoning etc.)	\$100
Notary Fee	\$5 per page

Materials

Item	Fee
Copy of Current Comprehensive Plan	Printed- \$75, CD- \$15 (Available online at no cost)
Copy of Current Capital Improvements Plan	Printed- \$35, CD- \$10 (Available online at no cost)