



Planning Fees 2015 - 2016

Effective July 1, 2015

1. Zoning Compliance Certificate	\$ 52.00
2. Zoning Conformity Letter	\$ 26.00
3. Rezoning	\$360.00
4. MUPD Rezoning (Cost of Technical Review Plus)	\$825.00
5. Special Use Permit	\$360.00
6. Conditional Use District Rezoning	\$360.00
7. Land Use Plan Amendment	\$360.00
8. Zoning Text Amendment	\$390.00
9. Subdivision Regulation Amendment	\$390.00
10. Home Occupation Fee	\$ 26.00
11. Commercial Site Plan	
½ acre or less	\$310.00
Less than 1 acre	\$440.00
Over 1 acre	\$440.00/acre
12. Variance/Appeal	\$360.00
13. Petition for Annexation	\$390.00
14. Signs	
Temporary	\$ 52.00
Non Residential – Free Standing	\$105.00
Non Residential – Wall Sign	\$105.00
Minor Modification (change of 25% or less to an existing sign)	\$ 52.00
15. Flood Plain Determination	
With Building Permit	\$ 16.00
Without Building Permit	\$ 26.00
Non Residential – Free Standing	\$155.00
16. Petition to Abandon Street Row	\$310.00

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17. Zoning Inspection Fees

Engineering Plan Review	\$125.00 per hour
Field inspection	\$105.00 per hour

18. Subdivision Application Fees

Minor Subdivision (1-5 lots)	\$105.00/Lot
Major Subdivision	
i. 6 to 10 lots	\$1,800.00
ii. 11 to 20 lots	\$2,600.00
iii. 21 to 30 lots	\$3,100.00
iv. 31 to 40 lots	\$3,600.00
v. 41 or more lots	\$100.00/lot

19. \$1.50 foot for inspection for each linear foot of water, wastewater, and roadway construction.

20. Recreation fees in lieu of dedication. \$1,030.00/Lot

21. Stormwater Control Plan Review

\$150.00/acre of site or subdivision to be reviewed with a minimum of \$250.00 per application and a maximum limited to the Town's cost of engineering review plus 10%. This fee shall be paid at preliminary site plan review or subdivision construction plan submittal.

Source: Adopted 2015-2016 Town of Pittsboro Budget

Access Fees for Water/Sewer 2015-2016

Single-family Houses

Collected at issuance of Zoning Permit

Four Bedroom House

Water	\$ 6.25 x 120 gpd x 4 bdr =	\$3,000.00
Sewer	\$11.30 x 120gpd x 4 bdr =	\$5,424.00
Total		\$8,424.00

Three Bedroom House

Water	\$ 6.25 x 120 gpd x 3 bdr =	\$2,250.00
Sewer	\$11.30 x 120gpd x 3 bdr =	\$4,068.00
Total		\$6,318.00

Two Bedroom House

Water	\$ 6.25 x 120 gpd x 2 bdr =	\$1,500.00
Sewer	\$11.30 x 120gpd x 2 bdr =	\$2,712.00
Total		\$4,212.00

One Bedroom House

Water	\$ 6.25 x 120 gpd x 1 bdr =	\$ 750.00
Sewer	\$11.30 x 120gpd x 1 bdr =	\$1,356.00
Total		\$2,106.00

Meter Fee - ¾-inch water meter = \$ 285.00

(All other size meters will be charged to the requesting entity at the cost of the meter to the Town)

Deposit \$ 50.00

Adopted Budget FY 2015 - 2016

- F. Access Fees. This fee is designed to compensate the Citizens of Pittsboro for their investment in the Water and Wastewater treatment facilities. The access fees will be collected at the time a zoning compliance certificate is applied for from the Town of Pittsboro. The fee will be based on the volume of capacity needed according to the North Carolina Administrative Code T15A:02H.0200 and will be charged at the following rates:

<u>Water</u>	<u>Wastewater</u>
\$6.25/gallon/day	\$11.30/gallon/day

- G. Capital Recovery Fee. This fee is established as a financial mechanism to recoup the funds needed to construct and maintain major artery/outfall lines, which serve the Town's water and Wastewater systems, and will be paid by the property developer making the improvement before approval of the final plat or site plan.

No extension of time associated with Preliminary Plats will be approved by the Town Board of Commissioners without payment-in-full of all Capital Recovery fees associated with the development.

Should off-site improvements be necessary to develop a parcel of real estate or a tract of real estate, these improvements will be at the developer's expense, consistent with the Street and Utility Specification of the Town and with the approval of the Town Board. The Capital Recovery Fee Schedule (per net acre to be developed) for FY 2015-2016 is as provided below:

<u>Zoning District</u>	<u>Water</u>	<u>Reuse Water</u>	<u>Wastewater</u>
R-10	\$2,470	\$2,470	\$3,700
R-12	\$2,040	\$2,040	\$3,060
R-15	\$1,610	\$1,610	\$2,470
RA & RA 2	\$1,400	\$1,400	\$2,140
O & I	\$2,470	\$2,470	\$3,700
Multifamily/PUD/MHP	\$3,600	\$3,600	\$5,400
C-1	\$4,340	\$4,340	\$6,530
C-2	\$3,000	\$3,000	\$4,500
M-1	\$3,000	\$3,000	\$4,500
M-2	\$3,850	\$3,850	\$5,790
Planned Devt. District	\$3,850	\$3,850	\$5,790

- H. Connection Fees. These fees are charged to the individual lot that has water and wastewater available to the respective lots and will be the **actual cost** for the connection and any associated extension of the Town's Utility System.

Individual lots requesting connection will pay an Access Charge and a pro-rated Capital Recovery Fee based on the zoning district in which it is located.

Estimates for the work to be performed will be obtained by the Town and provided to the entity requesting connection. Fifty-percent of the total amount of the costs associated with the connection, including applicable fees, will be paid to the Town before the work is performed with the remainder to be paid in full before the service, water or wastewater, is provided.