

FY21 Schedule of Zoning and Subdivision Development Fees – Town of Youngsville, NC		
Zoning Compliance		
Certificate of Compliance		\$30.00
Change of Use		\$30.00
Home Occupation Permit		\$105.00
Temporary Zoning Permit		\$30.00
Zoning Compliance Permit – Non-Residential		\$300.00
Zoning Compliance Permit – Residential Accessory Structure		\$65.00
Zoning Compliance Permit – Residential Multi-Family		\$105.00/unit
Zoning Compliance Permit – Residential New Construction		\$105.00
Sign Permit		\$80.00
Sign Permit – Billboard		\$300.00
Sign Permit – Temporary		\$30.00
Site Plan Review		
Preliminary Plat – Major Subdivision		\$300.00
Final Plat – Major Subdivision		\$200.00
Final Plat – Minor Subdivision		\$150.00
Site Plan Review	1,001 – 5,000 sq ft	\$300.00
	5,001 – 10,000 sq ft	\$400.00
	10,001 – 20,000 sq ft	\$500.00
	Over 20,000 sq ft	\$750.00
Sketch Plan		\$200.00
Exempt Plat		\$75.00
Development Agreement		\$600.00
Zoning Amendments and Special Use Permits		
Conditional Zoning		\$750.00
Zoning Map Amendment		\$525.00
Zoning Ordinance Text Amendment		\$525.00
Special Use Permit		\$525.00
Board of Adjustment Cases		
Appeal		\$325.00
Variance		\$325.00
Miscellaneous Fees		
Floodplain Development Permit		\$130.00
Reinspection Fee		\$30.00
Zoning Letter		\$30.00
Telecommunications Towers/Collocations		
New Tower		\$6,500.00
Collocation Lease Negotiation Fee (Existing Tower)		\$5,000.00
Stealth Tower		\$5,000.00

Consulting Fees	
Traffic Impact Analysis. An applicant shall deposit funds sufficient to reimburse the Town for all reasonable costs of consultant.	100% of costs
Consulting Engineer Review. This is to fund the reimbursement costs incurred by the Town of Youngsville for any Consulting Engineer to review and provide comments/recommendations on development plans. This would include (but is not limited to, the review of site and subdivision plans, review of proposed stormwater facilities, field inspections, construction drawings, meetings, and special projects. These fees will be due upon invoice.	Fee is actual cost from Engineer.
Town Attorney Review. This is to fund the reimbursement costs incurred by the Town of Youngsville for the Town's Consulting Attorney that are above and beyond those costs covered by the retainer agreement. This would include (but is not limited to) the review of legal documents, preparation for court cases, and meetings. Those fees will be due upon invoice.	Fee is actual cost from attorney.
Planning Consultation Fee. An applicant shall reimburse the Town for professional planning time on potential development activities that are more than an hour consultation that may or may not lead to an application for zoning and subdivision development activities.	\$100/hour