



**2020 Fee Schedule
Planning & Code Enforcement**

**Approved by Council Action on
January 21, 2020**

PLANNING FEES

CERTIFICATES ISSUED BY JOHNSTON COUNTY

Building Permits – Johnston County Building Inspections Department issues building permits following issuance of Zoning permit by the Town of Wilson’s Mills.

Certificate of Occupancy (CO)- Johnston County Building Inspections Department issues upon final building inspections and site plan compliance approval by the Town.

*****All fees and charges relevant to building permits, inspections, and issuance of certificates shall be as adopted by Johnston County’s fee schedule.**

ZONING COMPLIANCE PERMITS (Where construction begins without appropriate permits in place, permit cost shall be doubled)	FEE
Single, Two Family structures and mobile homes	\$100 + \$35 for permits subject to design review
Single Family attached/multi- family (condo, apartments, townhomes, etc.)	\$100 + zoning site plan review fee if applicable
Residential Addition/Accessory structures/Shed/Porch/pool	\$50
Fences	\$25
Non-residential	\$100 + zoning site plan review fee if applicable
Temporary Use/Event Permits	\$100 \$0 for events hosted by charitable organizations that are within the Town’s Planning Jurisdiction
Home Occupation Permits	\$50
Conditional Use Permit Application	\$500
Zoning Verification Letter	\$25
Certificate of Non-Conformity Adjustment	\$50
Driveway Permit (2.17) (If Town-owned street)	\$50
Tree Disturbance Permit (11.10)	\$250 admin fee + Actual cost from any outside consultants or professional services review
Excavation & Encroachment	\$50
On-site Land Clearing and Inert Debris (LCID) Landfill Permit – 2.13-4	\$150 admin fee + Actual cost from outside consultant review to determine surety bond amount + bond administration fee
SIGN PERMITS (Only when obtained separately from primary development permits)	FEE
Permanent Sign	\$100
Outdoor Advertising Sign (Billboard)	\$300
Temporary Sign	\$25
Master Sign Plan (When not submitted with site development plan)	\$400

TELECOMMUNICATIONS TOWERS/COLLOCATIONS	FEE
New Tower, Stealth Tower and Collocation Lease Negotiation Fee (Existing Tower)	Conditional use permit application fee (if applicable) + Actual cost from any outside consultants or professional services
ZONING TEXT AND MAP AMENDMENTS	
Text Amendment	\$500
Zoning Map Amendment	\$500 + \$10/Acre
Vested Rights	\$500
Vested Rights Extension	\$150
BOARD OF ADJUSTMENT	
Variance	\$350
Variance (After the fact)	\$500
Appeal	\$250
ANNEXATIONS	
Voluntary Contiguous Annexation Request	\$0
Voluntary Satellite Annexation Request within the Extraterritorial Jurisdiction (ETJ)	\$0
Voluntary Satellite Annexation Request outside the Extraterritorial Jurisdiction (ETJ)	\$250 + \$250 per ¼ mile outside the Extraterritorial Jurisdiction (ETJ)
SITE PLAN REVIEW (If a 3rd submittal is required, an additional fee will be collected)	
Major Site Plan/Construction Plans Review (See: 7.7-1(A)(1-4) for definition)	\$500 + \$5 per acre
Minor Site Plan Review – Minor Development	\$250 + \$5/acre
Site Plan Amendment	\$200
3 rd submittal	¼ of original cost
MAJOR SUBDIVISION AND PLANNED COMMUNITY REVIEW - 5 or more lots (If a 3rd submittal is required, an additional fee will be collected)	
Sketch Plat/Plan Review	\$100 per sheet per session
Preliminary Plat/Site Development Plan/Construction Plans Review	\$500 + \$25/lot
Preliminary Plat Amendment	\$400
3 rd submittal of Preliminary Plat	¼ of the original cost
Final Plat Review	\$150 per map sheet
3 rd submittal of Final Plat	\$50 per map sheet
MINOR SUBDIVISION REVIEW - 4 lots or less (If a 3rd submittal is required, an additional fee will be collected)	
Preliminary Plat Review	\$200
Preliminary Plat Amendment	\$100
3 rd submittal of Preliminary Plat	\$50
Final Plat Review	\$100
3 rd submittal of Final Plat	\$50

STORMWATER MANAGEMENT FEES		FEE
Stormwater Plan Review less (If a 3rd submittal is required, an additional fee will be collected)		\$200 per disturbed acre (\$1000 minimum)
3 rd submittal of Stormwater Review		¼ of the original cost
Stormwater Facilities Inspection and Maintenance Agreement Administration		\$150
Stormwater Facilities Inspection (if completed by the Town)		\$1,500 per stormwater facility
OTHERS		
Conveyance Plat		\$10 per lot
Exempt/Easement/Recombination Plat		\$50
Floodplain Development Permit (If not part of construction plan review)		\$200
Open Space Fee in Lieu		See Town's Development Ordinance- Section 21.3: Fee in Lieu for calculation formula.
Floodplain Management Document review (Letter of Map Revision (LOMR), Conditional Letter of Map Revision (CLOMR) ect.)		\$100 per form
Transportation Impact Analysis (TIA) Review		Actual Cost from Consulting Engineer Review
Bond Administration Fee		\$200
Special Use Permit Fee		\$500
Livestock and Fowl Permit		\$30
Livestock and Fowl Inspection		\$40
CONSTRUCTION INSPECTION FEES (Fees to be collected upon approval of construction drawings)		
New Streets (public)		\$1.50 per linear foot
Drainage		\$1.00 per linear foot
As-built Review Fee		\$250

CODE ENFORCEMENT FEES	
All Code Violations- Administration Fee (per occurrence)	\$100
Nuisance Abatement – Administration Fee	\$200 Administration fee + actual cost or clean-up or removal

Civil Penalty Fee & Non-payment Penalty

In addition to the general penalties provided in the Town's Code, an ordinance may provide that a violation shall subject the offender to a civil penalty (G.S. 14-4). **The civil penalty is \$50.00.**

A non-payment penalty of \$50.00 for each 30-day period will be added to all civil penalties not paid by the date due.