

FEE SCHEDULE*
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING, PLANNING AND TECHNICAL DIVISIONS
EFFECTIVE JULY 9, 2009

Outsourced Engineering Technical Review

The County outsources its Engineering Technical Review for stormwater management, drainage, grading and associated elements in accordance with its Design Standards Manual. Fees for such review are paid for by the applicant on an hourly basis for time spent in the review by an approved Contractor. Such additional fees are paid directly to the Contractor. Accounting and billing oversight is provided by the County. Engineering Technical Review is required for all applications involving stormwater management review or drainage evaluation, including Major Site Plans, Construction Plans, Infrastructure Plans, Floodplain Studies, Preliminary Plats and Plan Amendments. Fee estimates to be provided to the applicant at the Pre-Application Meeting.

Engineering Technical Review may be required for Rezoning, Comprehensive Plan Amendments and Special Exceptions, where such review is necessary for the adequate consideration of the application by the County.

Zoning Permits, Variances, Appeals, Amendments & Special Permits

Zoning Ordinance Text Amendment	\$1,000
Zoning Permit (including Home Occupation Permit)	\$75
Administrative Permit	\$150
Variance	\$500
Administrative Variance/Modification or any Administrative waiver authorized by ZO	\$200
Appeal to Board of Zoning Appeals	\$500**
Appeal to the Board of Supervisors	\$500**
Sign Package Permit	\$1,000
Sign Permit	Temporary All Others
	\$25 per sign \$50 per sign plus \$2 per square foot
Bio-Solid Fees	
1) Storage facilities annual fee	\$300
2) Spreading fee (paid only for acres spread)	\$2 per acre
Special Permits Categories 1 thru 8	\$500
Special Permits Categories 9 thru 22	\$800
Any Special Permit that is not in a category	\$500
Subdivision Potential Research for all Zoning Districts	\$100
Buildable Lot Determination	\$100
Reissue Valid Subdivision Potential Letter (Regulation or Property Change)	\$25
Administrative Renewal of Special Permit	\$150
Zoning Compliance Letter/Form	\$100 per parcel
Zoning Compliance Letter/Form Involving Proffers	\$250 per parcel

Special Exceptions

Category 1 & 2	\$800 plus \$25 per acre
Category 4 - 8 & 32	\$750
Category 9, 10, 11 & 23	\$1,225
Category 3, 12 - 19, 21, 22 & 24 - 30	\$900

* Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected for completeness or withdrawn prior to review, upon written request, fees may be returned as appropriate or permitted.

**Fee is returned if the appellant prevails.

***Fee includes early grading plan review and land disturbing permit. It covers the total permit for the entire construction activity.

FEE SCHEDULE*
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING, PLANNING AND TECHNICAL DIVISIONS
EFFECTIVE JULY 9, 2009

Category 20	\$900
Category 20 (Residential – 1 lot, Private Individual Sewage System)	\$700
Category 20 (Commercial, Industrial, Residential, Private Sewage System)	\$700 up to 1,000 gpd
Greater than 1,000 gpd	\$700 + \$30 per 1,000 gpd
Category 20 (Telecommunications Facilities)	\$7,000
Category 31	\$1,075
Amendment to Special Exception	50% of current SE fee
Administrative Renewal of Special Exception	\$150
Special Exception Extension/Renewal	50% of current SE fee
Any Special Exception that is not in a category	\$875

Comprehensive Plan

Comprehensive Plan Amendment (Requiring rezoning)	50% of current rezoning fee
Comprehensive Plan Amendment (No rezoning required)	\$1,600
Comprehensive Plan Compliance Review (15-2-2232 VA Code)	\$800

Postponement of any Public Hearing by Applicant After Advertisement \$150

Rezoning

Historical District	No Fee
Rural Agriculture/Rural Conservation	\$550
Rural Residential	\$1,250 plus \$40 per acre
Residential 1, 2, 3, 4 Village	\$1,250 plus \$150 per acre
Town House/Garden Apartment/Mobile Home Park	\$1,450 plus \$150 per acre
Commercial 1, Village Commercial	\$1,250 plus \$150 per acre
Commercial 2, 3	\$1,250 plus \$150 per acre
Industrial	\$1,250 plus \$150 per acre
Planned District	\$2,150 plus \$150 per acre
Proffer Amendment (Not involving significant modifications to the Concept Development Plan or Proffer Statement)	\$1,600 or 50% of current rezoning fee, whichever is less
Amendment to Approved Rezoning (Substantive changes, e.g. to the Concept Development Plan, Proffered Conditions and Traffic Impact Analysis – does not include changing Zoning districts or categories)	50% of current rezoning fee

Site Plans

Waiver of Site Plan	\$100
Minor Site Plan	
Residential	\$500 plus \$50 per unit
Non-Residential	\$500 plus \$50 per acre
Telecommunications	\$1,500
Amendment (No additional acreage)	\$500
Major Site Plan	

* Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected for completeness or withdrawn prior to review, upon written request, fees may be returned as appropriate or permitted.

**Fee is returned if the appellant prevails.

***Fee includes early grading plan review and land disturbing permit. It covers the total permit for the entire construction activity.

FEE SCHEDULE*
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING, PLANNING AND TECHNICAL DIVISIONS
EFFECTIVE JULY 9, 2009

Residential	\$5,000 plus \$250/unit plus \$20/address unit
Non-Residential	\$5,000 plus \$400/disturbed acre, plus \$20/address unit
Telecommunications	\$3,000 plus \$2,000 if no Special Exception
Additional fee for 3 rd and subsequent submission, excluding signature sets	\$750 flat fee
Amendment (no additional acreage or additional units)	\$1,000
Waiver of any Zoning Ordinance requirement, including landscaping, in conjunction with site plan approval	\$200 per requirement requested to be waived

Subdivisions

Preliminary Plats:	1 st Submission	\$2,500 plus \$120 per lot
	2 nd Submission	Fee included above
	3 rd & Subsequent Submissions	\$400 Flat fee
Preliminary Plat Extension		1 st \$100 – 2 nd 50% of base fee
Preliminary Plat Amendment	Minor	\$1,000
	Major	50% of current fee

Final Construction/ Infrastructure Plans		
Residential:	1 st Submission	\$5,000 plus \$250 per lot
	2 nd Submission	Fee included above
	3 rd & Subsequent submissions	\$600 Flat Fee
	Signature Set	No Fee
Non-Residential	1 st Submission	\$5,000 plus \$400 per disturbed acre
	2 nd Submission	Fee included above
	3 rd & Subsequent submissions	\$600 Flat Fee
	Signature Set	No Fee
Approved Construction Plans (Subsequent Amendments)		\$1,000 plus \$50 per lot
Landscape Plan Waiver (Director)		\$150
Final Plats (includes GIS addressing fee):	1 st Submission	\$1,000 plus \$80 per lot
	2 nd Submission	Fee included above
	3 rd & Subsequent submissions	\$400 Flat Fee
	Signature Set	No Fee
Final Plat Extension		50% of Base Fee
Administrative Subdivisions (includes GIS Addressing Fee)		\$600 plus \$60 per lot
Boundary Adjustment (includes Health Department charge)		\$650
Family Transfer (includes GIS Addressing Fee)		\$600 plus \$60 per lot
Large Lot (Divisions greater than 50 acres) (includes GIS Addressing Fee)		\$500 plus \$110 per lot
Non-Residential Division		\$600 plus \$60 per lot
Appeal of the Subdivision Approval/Denial		\$500
Subdivision Plat Amendment, Easement Plat, Utility Plat		\$300
Deed/Plat of Vacation/Rededication		
	1-5 lots	\$200
	6-24 lots	\$300

* Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected for completeness or withdrawn prior to review, upon written request, fees may be returned as appropriate or permitted.

**Fee is returned if the appellant prevails.

***Fee includes early grading plan review and land disturbing permit. It covers the total permit for the entire construction activity.

FEE SCHEDULE*
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING, PLANNING AND TECHNICAL DIVISIONS
EFFECTIVE JULY 9, 2009

Over 25 lots	\$400
Resubdivision	See Preliminary & Final Plat Fees & Final Construction Plan Fees
Waiver of Subdivision or Zoning Ordinance Regulation (BOS & PC)	\$350
Waiver of Subdivision or Zoning Ordinance Regulation (Administrative)	\$200
Subdivision Ordinance Text Amendment	\$550

Agricultural & Forestal District

Agricultural & Forestal District Application	\$100 per parcel
Agricultural & Forestal District Withdrawal	\$100 per parcel

Streets

Street Sign Application (GIS fee)	\$30 plus cost of sign
Street Name Change (Cost of sign will be reimbursed if not approved) (GIS fee)	\$30 plus postage, advertising and sign cost
Street Resolutions/VDOT Acceptance into State System	\$500 plus \$400 per street segment
Street Inspection	\$300 per inspection request

Technical Review Fees & Permits

Traffic Impact Analysis Review	\$1,000
Private Pond Review	\$400
Floodplain Determination Letter	\$25
Floodplain Study (Requires FEMA processing)	\$500
Private Streets (Subdivision Plans)	
Base Fee (Up to 500 Feet)	\$500
Plus additional length greater than 500 feet	\$0.50 per additional foot
Design Standards Modification request (SWM and E&S)	\$300
Minor Floodplain Alteration	\$1,000
Drainage Study (Normally a driveway crossing the floodplain)	\$400
Hydrogeological Study	\$750
E&S Plan Review	\$200 plus \$50 per acre
Land Disturbing Permit	
Early Grading Permit (\$25,000 maximum)***	\$4,000/disturbed acre
Single-Family Dwelling Erosion & Sediment Control Fee	\$200
All Others (\$15,000 maximum)	\$200 plus 10% of E&S Bond
Erosion & Sediment Control Reinspection	1 st None – Subsequent \$250
Supplemental Land Disturbing Plan	\$750 + \$250 per disturbed acre
Land Disturbing Reinstatement Fee (Result of Stop Work Order)	50% of original permit fee
Wetland Mitigation/Restoration Plans	\$2,500 plus \$250 per disturbed acre
Review of Preliminary Soils Report	
Less than 3 acres	\$325
3 to 30 acres	\$750
Greater than 30 acres	\$750 plus \$25 per acre in excess of 30 acres
Type 1 Soil Map & Report	

* Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected for completeness or withdrawn prior to review, upon written request, fees may be returned as appropriate or permitted.

**Fee is returned if the appellant prevails.

***Fee includes early grading plan review and land disturbing permit. It covers the total permit for the entire construction activity.

FEE SCHEDULE*
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 ZONING, PLANNING AND TECHNICAL DIVISIONS
EFFECTIVE JULY 9, 2009

Less than 3 acres	\$325
3 to 30 acres	\$750
Greater than 30 acres	\$750 plus \$25 per acre in excess of 30 acres
Bonds	
Initial Bond Estimate Review	
Bonds up to \$300,000	\$450
Bonds greater than \$300,000	\$900
Reduction or Release	\$500 per request

* Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected for completeness or withdrawn prior to review, upon written request, fees may be returned as appropriate or permitted.

**Fee is returned if the appellant prevails.

***Fee includes early grading plan review and land disturbing permit. It covers the total permit for the entire construction activity.