

**PLANNING DEPARTMENT  
STAFF**

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*Deputy Town Manager/Planning Director*

Wayne Herron

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*Senior Planner*

Becky Partin

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*Senior Planner*

Aaron Tucker

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2022

**FEE SCHEDULE**

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TOWN OF CORNELIUS

**PLANNING  
DEPARTMENT**

**PLANNING DEPARTMENT HOURS**

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Monday thru Friday      8:30-5:00 PM

**Town of Cornelius**  
PO Box 399  
21445 Catawba Avenue

Cornelius, North Carolina 28031  
Phone (704) 896-2461  
Fax (704) 896-2462

[www.cornelius.org/planning](http://www.cornelius.org/planning)

## Permits and Variances

Special Use Permit (SUP)	\$500
SUP Amendment	\$250
Variance Request	\$350
Watershed Variance	\$500
Architectural Variations:	
Major	\$250
Minor	\$100
House Move (on/off property; \$1000 bond req'd)	\$150
Temporary Use Permit	\$25
Building Permits:	
Res.- new house	\$50
Res.- additions, accessory structures	\$25
Res.- all others (demo, upfit, piers)	\$10
Non-res. - upfit	\$75
Sign Permits	
Single Business	\$25
Multi-tenant Building	\$50
Banner	\$50
Home Occupation	\$35
Transient Occupancy	\$100

## Publications

Color Maps (or plans):	
34" x 44" (1:1100 scale)	\$15
22" x 34" (1:1600 scale)	\$10
LDC Book	\$25
Miscellaneous:	
24" x 36" page copies	\$1/pg

## Rezoning Petitions

Conditional Zoning	\$1,250
Conditional Zoning Amend.	\$625
General Rezoning	\$1,000

### Site Plans

(For Const. Docs/Admin. Approvals)

Commercial or Mixed Use:	
Under 10,000 Sq. Ft.	\$250
10,000-29,999 Sq. Ft.	\$500
30,000-49,999 Sq. Ft.	\$750
50,000+ Sq. Ft.	\$1,000

### Subdivision Applications

Construction Documents	\$250
Major Subdivision Final Plat	\$100
Minor Subdivision Final Plat	\$50
All Other Plats	\$50

## Other

Appeal of Zoning Decision	\$250
Text Amendment	\$400
Zoning Verification Letter	
1 SF Residence	\$50
Commercial	\$100
Traffic Impact Analysis (TIA) Fee:	
When applicable, a fee equal to an estimate of consultant fees submitted by the Town's transportation consultant for preparation of the TIA to Planning Staff. Upon the applicant's agreement and payment in full to the Town for the projected cost estimate, the Town shall release the work to the consultant. Any additional services incurred by the transportation consultant in addition to the MOU must be approved by Planning staff, and agreed to and paid for by the applicant, prior to performance of the additional work.	