



## Planning and Zoning Fee Schedule

The following fee schedule for the Planning and Zoning Department was adopted by the Town of Magnolia Springs Town Council on February 22, 2022. All fees are payable at the time of application. No application will be processed until all applicable fees have been paid.

Application	Fee
Rezoning	\$500.00
Small Scale Planned Development/Final Development Plan	\$500.00 for 20 acres or less, plus \$15.00 for every acre over 20
Large Scale PRD Conceptual Plan	\$500.00, plus \$10.00 per acre
Conditional Use	\$250.00
Special Exception	\$250.00
Zoning Variance	\$250.00
Highway Setback	\$250.00
Appeal To Board of Adjustment	\$125.00
Annexation	\$300.00
Site Plan Review	\$250.00
Site Plan Modification	\$125.00
Land Use Certificate	
(a) Residential	\$25.00 per dwelling
(b) Accessory Structure and Related Structures	\$25.00 per structure
(c) Commercial and Industrial	\$25.00 per 1,000 gross square feet of floor area
(d) Signs	\$25.00 per sign
(e) Land Disturbance	\$25.00 per activity

Application	Fee
Preliminary Plat	\$250.00 plus \$80.00 per lot
Final Plat	\$150.00 plus \$70.00 per lot
Preliminary Plat (E.T. area)	\$125.00 plus \$40.00 per lot
Final Plat (E.T. area)	\$75.00 plus \$35.00 per lot
Manufactured Housing Park Site Plan	\$250.00 plus \$80.00 per lot
Subdivision Variance	\$250.00
Easement/Right-of-way Vacation	\$250.00
Road Construction Inspection	\$1.25 per Linear Foot of Road
Road Construction Inspection (E.T. area)	\$.50 per Linear Foot of Road

**Note: If the actual cost of inspection exceeds these fees the developer will be responsible for the difference in charges at time of final plat approval. If the fees exceed actual cost the developer will be reimbursed. Prior to signing the final plat, the developer/owner must also submit applicable Probate recording fee to be filed with the plat by the Highway Department.**