

**Appendix B: Land Development Application Fees**

Table B-1. Land Development Application Fees - Traffic Data Collection								
Traffic Data Collection			Fee Schedule					
Reference	Description	Unit of Measurement	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5
			Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027
<b>Intersection Turning Movement Counts (including U-turns, pedestrians, bicycles and trucks) – Using Video</b>								
1	Counts less than 12-hours duration	Hour	\$45	\$53	\$55	\$57	\$59	\$62
2	Counts of 12 hours or more duration	Hour	\$40	\$47	\$49	\$51	\$53	\$55
<b>Roundabout Turning Movement Counts (including U-turns, pedestrians, bicycles and trucks) – Using Video</b>								
3	Counts less than 12-hours duration	Hour	\$50	\$59	\$61	\$64	\$66	\$69
4	Counts of 12 hours or more duration	Hour	\$45	\$53	\$55	\$57	\$59	\$62
<b>Pedestrian and Bicycle Data (signalized intersection, all marked and unmarked crosswalks)</b>								
5	Counts less than 12-hours duration	Hour	\$40	\$47	\$49	\$51	\$53	\$55
6	Counts of 12 hours or more duration	Hour	\$35	\$41	\$43	\$44	\$46	\$48
<b>Pedestrian and Bicycle Data (mid-block/pathway/un-signalized intersection/unmarked crosswalk) per Location</b>								
7	Counts less than 12-hours duration	Hour	\$38	\$45	\$46	\$48	\$50	\$52
8	Counts of 12 hours or more duration	Hour	\$35	\$41	\$43	\$44	\$46	\$48
<b>Traffic volumes, Speed &amp; Vehicle Classification Data (bi-directional, 2- lane roadway) – Using Tubes</b>								
9	First full day (24-hour count)	Day	\$133	\$156	\$163	\$169	\$176	\$183
10	Two full days (48-hour count)	EA	\$190	\$223	\$232	\$242	\$251	\$261
11	Additional days (up to 5 additional days)	Day	\$58	\$68	\$71	\$74	\$77	\$80
12	Complete seven-day count	Week	\$478	\$562	\$584	\$608	\$632	\$657
<b>Traffic volumes, Speed &amp; Vehicle Classification Data (bi-directional, 2- lane roadway) – Using Sensors</b>								
13	First full day (24-hour count)	Day	\$228	\$268	\$279	\$290	\$301	\$313
14	Two full days (48-hour count)	EA	\$328	\$385	\$401	\$417	\$434	\$451
15	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
16	Complete seven-day count	Week	\$838	\$985	\$1,024	\$1,065	\$1108	\$1,152
<b>Traffic volumes, Speed &amp; Vehicle Classification Data (bi-directional, multi-lane &gt;2-lane roadway) – Using Sensors</b>								
17	First full day (24-hour count)	Day	\$350	\$411	\$428	\$445	\$463	\$481

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Traffic Data Collection			Fee Schedule					
Interm No.	Description	Unit of Measure-ment	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5
			Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027
18	Two full days (48-hour count)	EA	\$480	\$564	\$587	\$610	\$635	\$660
19	Additional days (up to 5 additional days)	Day	\$168	\$197	\$205	\$214	\$222	\$231
20	Complete seven-day count	Week	\$1,130	\$1,328	\$1,381	\$1,436	\$1,494	\$1,554
<b>Traffic Volumes Data (bi-directional) – Using Sensors</b>								
21	First full day (24-hour count)	Day	\$188	\$221	\$230	\$239	\$249	\$258
22	Two full days (48-hour count)	EA	\$288	\$338	\$352	\$366	\$381	\$396
23	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
24	Complete seven-day count	Week	\$788	\$926	\$963	\$1,002	\$1,042	\$1,083
<b>Speed Data (bi-directional) – Using Sensors</b>								
25	First full day (24-hour count)	Day	\$275	\$323	\$336	\$350	\$364	\$378
26	Two full days (48-hour count)	EA	\$375	\$441	\$458	\$477	\$496	\$516
27	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
28	Complete seven-day count	Week	\$875	\$1,028	\$1,069	\$1,112	\$1,157	\$1,203
<b>Driveway Counts Data (bi-directional)</b>								
29	Counts less than 12-hours duration	Hour	\$33	\$38	\$40	\$41	\$43	\$45
30	Counts of 12 hours or more duration	Hour	\$25	\$29	\$31	\$32	\$33	\$34
31	Complete seven-day count	Week	\$2,930	\$3,443	\$3,581	\$3,724	\$3,873	\$4,028
<b>Spot Speed Distribution Data</b>								
32	Bi-directional count	Hour	\$68	\$79	\$82	\$86	\$89	\$93
33	Speed count by direction	Hour	\$68	\$79	\$82	\$86	\$89	\$93
34	Speed count by lane	Hour	\$68	\$79	\$82	\$86	\$89	\$93
<b>Travel Time Data (bi-directional)</b>								
35	Travel time per run	Mile	\$24	\$28	\$29	\$31	\$32	\$33
<b>Origin-Destination Data per Direction</b>								
36	Field observation	Hour	\$115	\$135	\$141	\$146	\$152	\$158
37	Equipment	Hour	\$20	\$24	\$24	\$25	\$26	\$27
<b>Queue Data per Approach</b>								
38	Field observation	Hour	\$90	\$106	\$110	\$114	\$119	\$124
39	Aerial (Drones, etc.)	Hour	\$300	\$353	\$367	\$381	\$397	\$412

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<b>Parking Occupancy Data</b>								
40	Field observation	Hour	\$40	\$47	\$49	\$51	\$53	\$55
<b>Delay Data per Approach</b>								
41	Field observation	Hour	\$90	\$106	\$110	\$114	\$119	\$124
42	Equipment	Hour	\$83	\$98	\$101	\$106	\$110	\$114
<b>Gap Data per Approach</b>								
42a	Field observation	Hour	\$50	\$59	\$61	\$64	\$66	\$69
43	Equipment	Hour	\$43	\$51	\$53	\$55	\$57	\$59
<b>Saturation Flow Rate Data per Approach</b>								
44	Field observation	Hour	\$50	\$59	\$61	\$64	\$66	\$69
45	Equipment	Hour	\$43	\$51	\$53	\$55	\$57	\$59
<b>Video Data per Intersection/Location</b>								
46	Counts less than 12-hours duration	Hour	\$16	\$19	\$20	\$20	\$21	\$22
47	Counts of 12 hours or more duration	Hour	\$14	\$16	\$17	\$18	\$19	\$19

Table B-2. Land Development Application Fees - Traffic Warrant Study					
Traffic Warrant Study	Fee Schedule				
Traffic Warrant Study Type	Base Year	Year 1	Year 2	Year 3	Year 4
	May 1, 2024 - April 30, 2025	May 1, 2025 - Apr 30, 2026	May 1, 2025 - Apr 30, 2026	May 1, 2024 - April 30, 2025	May 1, 2025 - Apr 30, 2026
Traffic Signal Warrant Study (Signal Justification Report)	\$27,253	\$32,027	\$33,308	\$34,641	\$36,026
Multi-Way Stop Control Warrant Study	\$19,277	\$22,654	\$23,560	\$24,503	\$25,483
Crosswalk Warrant Study	\$21,496	\$25,262	\$26,273	\$27,323	\$28,416

Table B-3. Land Development Application Fees - Zoning	
Application Type	Fee Schedule
Appeal (APPL)	\$350.00
Certificate of Appropriateness	\$60.00
Certificate of Appropriateness – Administrative	\$60.00
Commission Permit (CMPT)	\$6,990.00
Comprehensive Plan Amendment (CPAM)	\$1,600.00 for the first 200 acres + \$7.50 per acre for each acre over 200 <sup>2</sup>
Special Exception for Error in Location (SPEL)	\$460.00
Final Development Plan (FIDP)	\$12,010.00
<b>Rezoning (ZMAP or ZRES<sup>1</sup>)</b>	

**Table B-3. Land Development Application Fees - Zoning**

<b>Application Type</b>	<b>Fee Schedule</b>
Residential <sup>4</sup>	\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 <sup>2</sup>
Nonresidential <sup>4</sup>	\$27,720.00 for the first 200 acres + \$140.00 per acre for each acre over 200 <sup>2</sup>
Rezoning to Planned Development – Rural Village (PDRV) Zoning District	\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 contained in the village center (total acreage minus the acreage contained in conservancy lots) <sup>2</sup>
Additional submission, fourth, and each subsequent	\$1,560.00
Rezoning (ZRTD) - Zoning Conversion to the current Zoning Ordinance within the Route 28 Tax District	\$2,380.00
<b>Sign Permits</b>	
Temporary or Residential	\$10.00
Commercial	\$235.00
<b>Zoning Permits and Zoning Inspections</b>	
Residential	\$165.00
Child Care Home	\$200.00
Commercial	\$210.00
Zoning Inspections	\$80.00
<b>Special Exceptions (SPEX)</b>	
Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas <sup>6</sup>	\$15,750.00
Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas <sup>6</sup>	\$6,570.00
Approval of use with no land disturbance	\$5,955.00
Zoning Ordinance modifications specified to be processed as Special Exceptions other than modifications under Section 10.10.04.C	\$10,805.00
Additional submissions, third and each subsequent	\$2,560.00
Special Exceptions pursuant to the 1972 Zoning Ordinance that are considered only by the Board of Supervisors (no Planning Commission recommendation required).	
Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas <sup>6</sup>	\$8,215.00
Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas <sup>6</sup>	\$3,425.00
Approval of use with no land disturbance	\$3,105.00
Special Exceptions, Sign Development Plan (SIDP) to the Board of Supervisors	\$5,120.00
Special Exception for Parking Adjustment to the Board of Supervisors	\$5,120.00
<b>Special Exceptions, Minor (SPMI)</b>	
Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas <sup>6</sup>	\$8,215.00
Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas <sup>6</sup>	\$3,425.00
Approval of use with no land disturbance	\$3,105.00
Approval of Child Care Home use	\$350.00
Modification of additional use regulations in Chapter 4 and setbacks from roads in Section 7.04.02.B.2	\$1,870.00
Modification of additional use regulations in Section 4.04.08 Child Day Center and Child Day Home	\$350.00

**Table B-3. Land Development Application Fees - Zoning**

Application Type	Fee Schedule
<b>Zoning Concept Plan Amendment or Proffer Amendment (ZCPA or ZRAM<sup>3</sup>)</b>	
Residential <sup>4</sup>	\$26,230.00
Nonresidential <sup>4</sup>	\$20,575.00
Residential deck into yard or buffer <sup>4</sup>	\$350.00
<b>Zoning Ordinance Modification (ZMOD or ZRMD<sup>5</sup>)</b>	
Residential <sup>4</sup>	\$13,315.00
Nonresidential <sup>4</sup>	\$12,610.00
Residential deck into yard or buffer <sup>4</sup>	\$350.00
Adoption of a Comprehensive Sign Package or other modification of sign regulations under the 1972 Zoning Ordinance pursuant to §523 of the 1972 Zoning Ordinance	\$5,120.00
Amendment of an approved Comprehensive Sign Package under the 1972 Zoning Ordinance pursuant to §523 of the 1972 Zoning Ordinance	\$2,285.00
<b>Zoning Correspondence (ZCOR)</b>	
Proffer Determination	\$690.00
Zoning Verification	\$485.00
Vesting Determination	\$1,035.00
Buffer Adjustments and Modifications (WAIZ)	\$1,190.00
Administrative Modification	\$1,190.00
Parking Adjustment (administrative and by Special Exception to BZA)	\$1,190.00
Zoning Variance (VARI)	\$805.00
Sign Development Plan (SIDP) to the BZA	\$805.00
<sup>1</sup> ZRES – Rezoning (residential component) subject to Code of Virginia §15.2-2303.4. effective July 1, 2016 <sup>2</sup> Calculated to the nearest one-hundredth acre (e.g., 100.15) <sup>3</sup> ZRAM – Proffer amendment (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016 <sup>4</sup> Fee (residential vs. nonresidential) based on the proposed use or modification. The residential fee would apply to any ZCPA that proposes a change to a residential component. The residential fee would apply to any modification in a residential zoning district. <sup>5</sup> ZRMD – Zoning modification (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016 <sup>6</sup> For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County’s on-line geographic database WEBLOGIS: Floodplain; Mountainside OD 1993; Steep Slope; Limestone OD; and Wetlands Model.	