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 Town Hall
 1122 Dills Bluff Road
 James Island, SC 29422

SERVICE TYPE		FEE
A. ZONING PERMITS		
1	Temporary Zoning Permit Fee	\$50.00
2	Protected/Grand Tree Removal Permit (Zoning Permit)	\$25.00
3	Residential Land Disturbance	\$25.00
4	Residential Zoning Permit	\$25.00
B. COMMERCIAL and INDUSTRIAL		
1	Up to 5,000 SF building size	\$50.00
2	greater than 5,000 SF building size	\$75.00
C. ZONING AND COMPREHENSIVE PLAN AMENDMENTS		
1	Zoning Map Amendments [Rezoning]	\$150.00 + \$10/acre
2	Planned Development (PD) Zoning District	
	a. Less than 10 acres	\$300.00 + \$10/acre
	b. 10-99 acres	\$1000.00 + \$15/acre
	c. 100 acres or greater	\$1500.00 + \$20/acre
3	Amendment to existing Planned Development text	\$300.00 + \$2/acre
4	Sketch Plan Amendment	\$300.00 + \$2/acre
5	ZLDR Text Amendments	\$250.00
6	Comprehensive Plan Amendments	\$250.00
D. SITE PLAN REVIEW		
1	Limited Site Plan Review	\$50.00
2	up to 5,000 SF building size.	\$250.00
3	greater than 5,000 SF building size.	\$500.00
E. BOARD OF ZONING APPEALS		
1	Appeals of Zoning Related Administrative Decisions	\$250.00
2	Special Exceptions	\$250.00

	3	Zoning Variances	\$250.00
	4	Protected/Grand Tree Removal Zoning Variances	\$250.00 + \$50.00
F.	ADDRESSING		
	1	Street Name Change	\$50.00
	2	Street Sign	\$200.00
G.	SIGNS		
	1	Billboards	Site Plan Review + \$50.00
	2	Wall Signs (per use)	\$50.00
	3	Free Standing Sign	\$50.00
	4	Agricultural Sign	\$20.00
H.	SUBDIVISION PLATS		
	1	One Lot or Exempt Plat	\$50.00
	2	2-10 Lots or Minor Subdivision Plat	\$100.00 + \$10/lot
	3	11 or more Lots or Preliminary Plat for Major Subdivision	\$200.00 + \$10/lot
	5	Final Plat	\$100.00 + \$10/lot
	6	Public Improvement(s) Review (Engineering)	\$10/lot
	7	Appeals of Subdivision Related Administrative Decisions	\$250.00

FEE SCHEDULE NOTES

Town Council may waive all or a portion of the above fees upon submittal of a request to Council and subsequent approval at a public meeting of Town Council

If any type of zoning application/permit is required in order to bring properties that have current zoning violations into compliance with the Town of James Island Zoning and Land Development Regulations Ordinance, the zoning application/permit fees shall be doubled.

Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance. If an applicant requests a variance for removal of more than one Protected/Grand tree, each additional Protected/Grand tree shall require an additional fee.