

Town of Stem
 102 W Tally Ho Road
 PO Box 88
 Stem, NC 27581-0088
zoning@stemnc.org

Zoning Application Fee Schedule
 Effective: July 8, 2026

Permit Type		Fee (in \$)
Administrative Appeal		2,500
Cellular Tower		3,000
Cellular Tower Co-location		500
Concept Plan Review	Up to one (1) acre: Each additional acre:	500 20
Exempt Recombination Plat Review		75
Final Plat Review	For the First Lot: Each Additional Lot:	250 25
Parks and Rec./Public Facilities Fee	Due at Time of Zoning Permit (Per new SFD):	300
Parking/Noise/Misc. Zoning Violations	1st Offense: 2nd Offense: 3rd and Subsequent Offence(s):	75 100 200
Re-Inspection Fee		50
Residential Permits	Accessory Structure Alteration or Addition: Multi Family: +\$50/unit +: Single Family Unit:	80 150 100 250
Sign Fees (In addition to Zoning and Watershed fees)	Wall: Freestanding:	100 150
Site Specific Development Plans/Construction Drawings (Site Plan Review)	Fee (+\$20 an acre): Engineering, if Stormwater Review is Required, Deposit:	500 1,000
Special Events / Street Closings	Actual Cost +:	100
Use Permit (Special & Conditional)	Up to one (1) acre: Each Additional Acre: If stormwater review required (deposit):	500 50 500
Variance	Single Family: All Others, Including Commercial:	1,000 750
Zoning Map Amendment (Rezone)	First Acre: Each Additional Acre:	1,000 50
Zoning Text Amendment		1,000
Zoning Verification Letter		150