TOWN OF MOUNT PLEASANT

FEES and CHARGES SCHEDULE

Adopted by Town Board of Commissioners on: January 5, 2009

Last Amended: June 22, 2020
Effective: July 1, 2020

Town of Mount Pleasant
Fees and Charges Schedule

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Town of Mount Pleasant
Administrative Charges

Copies	$0.10/sheet
Faxes	$0.10/sheet
Notary Fee (No charge if Town related)	$5.00 per document

Requirements for Notary Service

1. All documents must be completed prior to notarization. If you have questions about the documents, please consult an attorney. We are unable to provide legal advice concerning the documents.

2. A valid, government issued photo ID for each person signing the document.

3. Document must have the proper notarial certificate for notary to sign. We cannot by law add the information to the document.

4. Fee is $5 per document if not Town business. Items concerning Town business are free.

5. Notary reserves the right to refuse notarizing any document he/she feels uncomfortable signing for any reason.

Municipal Code Copies	
Entire Code	$0.10/sheet
Supplements	$1.00/sheet
Non-Sufficient Funds (NSF)/Returned Check Fee	$35.00
Administrative charges for applying Liens to Property (per occurrence)	$50.00
Administrative charges for Code Enforcement when fined	$50.00
Administrative charges for Town demolition organization	10% of demolition fee
Code Enforcement (high grass liens):	
Less than 1 acre*	$100.00 per occurrence
More than 1 acre*	$100.00 per acre per occurrence

**Property size is determined by Cabarrus County Tax Record total listed acreage, regardless of the structures and paved areas located on site.*

Credit Card Convenience Fee	3.5% of amount charged to card

Town of Mount Pleasant
Planning Services

In addition to the fees below, applicants must comply with all bonding requirements established by the Town.

APPLICATIONS FOR BOARD OF COMMISSION AND/OR PLANNING & ZONING/BOARD OF ADJUSTMENT REVIEW

Zoning Map Amendment	$400.00 plus advertising and notification costs
Text Amendment Fee	$400.00
Land use plan amendment	$400.00
Conditional Use Permit	$500 plus $5.00 per acre
Conditional District Rezoning	$500.00 plus$10 per acre plus advertising and notification costs
Amendments to conditional zoning districts	$500.00
Vested Rights Certification	$400.00
Vested Rights Extension	$150.00
Variance - Residential	$300.00
Variance– Non-Residential	$400.00
Appeal from a Final order, Decision or Interpretation	$250.00
Appeal of Planning and Zoning Board Decision to Elected Body	$50.00 plus advertising and notification costs
Certificate of Non-conformity Adjustment	$100.00
Street, Alley or Right-of-way closing	$300.00
Voluntary Annexation Petition	$100.00

Town of Mount Pleasant
Planning Services
(continued)

PUBLICATIONS:

Historic Town Homes (History)	$ 15.00
Copy of UDO	$50.00
Zoning Map or Land Use Map	$20.00

New Construction (Zoning Clearance Approval/Permit):	
Single Family	$25.00
Multi-family (5 units or less)	$100 $50.00+$5.00/unit
Multi-family (more than 5 units)	$300.00 or $0.05/sf whichever is greater
Commercial	$250 plus $10 per acre
Industrial	$250 plus $25 per acre
Grading (only)	$50

Additions, accessory, Up fits: (Zoning Clearance Approval/Permit):	
Residential	$25.00
Commercial Addition/Accessory	$100.00
Commercial Up fit	$50.00
Industrial Addition/Accessory	$100
Industrial Up fit	$50.00

Temporary Permits:	
Temporary Construction Trailer	$75.00
Temporary Use Permit	$25.00
Temporary Power Compliance	$0.00 (fire fee may apply)

Sign Permits:	
Wall Mounted, Projecting, or Canopy	$50.00
Banner ADD Type 3	$25.00
Ground Mounted	$50.00
Outdoor Advertising	$200.00
Change of Panel	No Charge

Town of Mount Pleasant
Planning Services
(continued)

Miscellaneous:	
Driveway Permit (*Appendix D of UDO*)	No Charge
Home Occupation Permit	$25.00
Change of Use Permit	No Charge
Architectural Review	$50.00
Architectural Review Appeal of Planning & Zoning Board Decision	$250.00
Re-review (after 3 submittals)	$200.00+$5.00 per acre
Zoning Verification/ABC letter	$25.00
Fine for Construction without a permit	Double permit fee
Re-advertising Fee (due to action by applicant)	Cost of advertisement
Special Meeting Requests	$500.00
Certificate of Compliance for Change of Occupant	$10.00
Street Name Change Petition	Cost of advertisement +new street sign(s).

PLATS:

Subdivisions:	
Conveyance / Exempt Plat	No Charge
	$10.00 per new lot
Minor Subdivision	$25.00 plus $5 per lot
Preliminary Plat Review – Major Subdivision	
Up to 25 lots	$250.00
26-50 lots	$500 plus $5 per lot (over 25)
more than 50 lots	$750.00 plus $5 per lot (over 50)
Preliminary Plat - Applicant Appeal to Elected Board	$75.00
Preliminary Plat – Minor Revision (No Board hearing Required)	$200.00
Preliminary Plat – Major Revision (Board Hearing Required)	$400.00
Construction Plans	
less than 2 acres	$175.00
2-10 acres	$300.00
10-25 acres	$400.00
over 25 acres each additional acre	$50.00
Final Plat Review – Major Subdivision	$150.00 per map
(If a third submittal is required an additional review fee will be collected)	
Letter of Credit Review	$100.00 + Engineers Cost
(Includes partial release requests)	
Time Extension for Plat Approval	$100.00

Town of Mount Pleasant
Engineering

All Engineering Fees Will Be Assessed at cost plus 10% administration

Town of Mount Pleasant
Fire Safety

All Fire and Safety Fees Are Based On Cabarrus County Fee Schedules

https://www.cabarruscounty.us/government/departments/emergency-management/fire-marshal/Documents/Fire_Marshal_Fee_Fine_Schedule.pdf

Town of Mount Pleasant
Solid Waste & Recycling

Single Family Residential & Multifamily 6 Units or Less

Town of Mount Pleasant Garbage Containers:	
1st Garbage Container	No Charge
Additional Garbage Containers (Limited to 3 Containers Per-Building)	$60.00 deposit per Container
Rollout Garbage Collection:	
Standard Collection (One Container)	No Charge
Additional Containers	$10/month/cart
White Goods and Furniture	No Charge (up to 3 items/ bi-weekly pick-up)
Bulk Waste Materials (see Solid Waste Guidelines)	No Charge 3'x3'x3' pile under 75lbs./bi- weekly pick-up)
Brush and limbs	No Charge (once a week at scheduled pick-up)
Leaf Pick-up	No Charge (during scheduled pick-ups)
Recycling	$2.75/cart /month

Commercial and Churches

Rollout Service is Available for Light Office Trash (Limited to 3 Containers Per- Building)	Same as Residential
Dumpster Service Required For Large Commercial Generators	Not Provided

Multifamily Residential Greater Than 6 Unit

Dumpster Service is required for All	Not Provided

Refer to Solid Waste Guidelines

Solid Waste Guidelines

Rollout Garbage Collection

Garbage should be placed in appropriate bags and placed within a Mount Pleasant rollout container. Containers other than Mount Pleasant containers will not be picked up. No garbage should be placed on top or beside of the container. Recyclables and yard waste should not be placed in a garbage container. Hazardous household waste or dead animals must not be set out for garbage collection. Containers should be placed out the morning or night before scheduled collection. Pick-up is on Friday of each week at the curb before or at 6:00am. Rollout containers should be placed within 2 feet of the road. Rollout containers should not be placed next to mailboxes, or other permanent fixtures. Roll out containers should have at least 3 feet clearance in all directions. Wheels of rollout containers should be away from the road. (The lid hinge should be placed away from the road.) Place everything in the roll out container. Additional containers must be rented from the Town; the Town is only responsible for providing one container per active household. All collection is curbside. However, special arrangements can be made at Town Hall for elderly and disabled residents with a letter from a doctor. The Town does not provide rollout garbage collection for multifamily housing with more than 6 units, or large commercial generators. The Town reserves the right not to pick-up any items that it deems to be too large or unsafe.

*White Goods and Furniture

Large disposable appliances and furniture may be picked up when placed at the edge of the yard, off the street pavement. These items must be drained of all liquids. Nothing should be placed inside the appliance. Cords should be removed or neatly tied in a roll. White goods and furniture must be limited to 3 items bi-weekly on Fridays opposite the recycling pickup dates. (Dates will be posted on the Town's website and water bills.) Larger volume of disposal must be contracted for pick-up by the homeowner. This services is only provided for single family residential and multifamily with 6 units or less. The Town reserves the right not to pick-up any items that it deems to be too large or unsafe.

White goods and furniture include the following:

- Chairs
- entertainment centers (without glass only)
- foot boards
- head boards
- hot water heaters (drained)
- small couches
- small tables

ITEMS that will NOT be picked up:

- Any materials resulting from work performed by a commercial contractor

- Appliances
- Automobile parts including motors, tires (on or off rims), doors, fenders, car seats, batteries, bumpers
- Bricks
- Cardboard boxes. Please cut down to 3 feet by 3 feet (or smaller) pieces and place in the recycling cart for collection
- Central air conditioning or heating units
- Ceramic tile
- Chain link fencing
- Cinderblocks or Concrete
- Computer monitors
- Construction Debris
- Dirt or sand
- Duct or sheet metal materials
- Fencing (wood and/or metal including posts)
- Fire-damaged items
- Freezers
- Grocery carts
- Floor coverings (except carpet/padding installed or removed by homeowner)
- Marble or simulated marble countertops
- Motor oil
- Nails or boards with protruding nails
- Paint & other hazardous waste
- Plaster
- Propane/oxygen tanks
- Railroad ties
- Refrigerators
- Rocks
- Roofing materials, shingles
- Sand
- Sheetrock
- Televisions
- Window air-condition units
- Yard waste

Solid Waste Guidelines

(continued)

***Bulk Trash Materials**

Bulky waste items include lamps, telephones, small hand appliances (no larger than 24" x 24" x 36"), clothes, buckets, plastic containers, and miscellaneous items resulting from cleaning out a garage, attic, storage shed, or closet. Place bulky trash items at the edge of the yard off the street pavement for pick-up on the same day as your regular garbage pick-up *(see schedule for Bulk Waste dates)*. Residential building materials from homeowner repairs/renovations can be placed at curb. Boxes or appropriate personal containers must be used for small loose items. Filled containers should not weigh more than 75 lbs. Bulk trash must be limited to 3 items, 75 lbs. or less, bi-weekly. A container of smaller items is considered one item. Larger volume of disposal must be contracted for by homeowner. Pick-up is regular garbage day. This services is only provided for single family residential and multifamily with 6 units or less. The Town reserves the right not to pick-up any items that it deems to be too large or unsafe.

Bulk waste materials include the following:

small appliances • clothes(must be in a container) • empty buckets • lamps (no bulbs) • doors • carpeting/padding (rolled, tied, no longer than 8 ft, cannot weigh over 75 lbs.)

Bulk waste pick-up is NOT provided for the following items:

computers • televisions • tires • glass • nails• concrete • dirt • stumps • asphalt • light bulbs • asbestos insulation • brick/blocks • shingles • petroleum products • paint cans • liquids of any type • batteries • lawn mowers • bulk metal • plywood • plumbing materials • floor covering •sheetrock, plaster• lumber (no longer than 6 feet long, remove all nails)

Leaf, Limb, & Brush Pickup

All residents must call Town Hall to schedule Leaf, Limb, & Brush pickup. The weekly pickup day will be on Tuesdays unless prevented by weather or water/sewer emergencies. To schedule pickup residents must call in by noon on Monday to be placed on the schedule. Calls after noon on Mondays will be picked up the following Tuesday.

Tree Leaves

All leaves must be separated from any limbs, trash, or any other items and placed in piles at the curb. The leaf collection period will begin November 1 and finish upon public notice on Town water bills. During the non-leaf collection period, leaves may be placed in transparent (clear) garbage bags and placed at curbside for Town pick-up. No leaves are to be bagged as trash or placed in trashcans at any time.

Solid Waste Guidelines

(continued)

Tree Limbs

Limbs must be no longer than **six (6) feet in length and 4" in diameter. Absolutely no stumps will be permitted.** Limbs should be placed parallel to the curbside in separate piles for faster pick-up. Please provide one foot between piles. No limbs are to be bagged as trash or placed in trashcans at any time.

NO COMMERCIALLY CUT LIMBS WILL BE ACCEPTED.

Grass Clippings

Clippings must be placed in transparent (clear) garbage bags and placed at curbside and separated from other yard waste, household trash or other items. Clippings or bagged clippings should not be placed into trashcans.

NO COMMERCIALLY CUT GRASS CLIPPINGS WILL BE ACCEPTED.

The Town does NOT except any of the following under any type of collection:

appliances • batteries • paint • computers • bricks & rocks • oil & gasoline • paint cans • computer parts • stumps • anti-freeze • animal manure • lacquer • bathroom cleaners • degreasers • paint stripper • drain cleaners • paint thinner • furniture polish • polish remover • kitchen cleaners • solvents • metal polish • spray cans • nail polish • wood preservative • oven cleaner • powder cleansers • pool chemicals • spot removers • fluorescent bulbs • tile cleaners • mercury thermometers / thermostats • upholstery cleaners • antifreeze • herbicides • mothballs • brake fluid • pesticides • gasoline • rat poison • kerosene • used motor oil • smoke detectors • fire extinguishers • ammunition or fireworks • medical wastes or prescriptions

Any solid waste that is brought into the Town from an outside location will not be picked up by the Town of Mount Pleasant. Property on which such waste is deposited may be in violation of The Town of Mount Pleasant Code of Ordinances. Parties responsible for depositing such waste may also be in violation of State or Federal laws.

Tree trunks and limbs cut by commercial contractors will not be picked up by the Town of Mount Pleasant. Property on which such waste is deposited may be in violation of The Town of Mount Pleasant Code of Ordinances.

Town of Mount Pleasant
Utilities

Security Deposit for Utility Bills

Water Meter Size	Deposit
5/8" or 3/4"	$100.00 individuals
1"	$100.00 individuals
1 ½"	$250
2" and up	$400
Multi-family units	#units x ¾" deposit= required deposit

Deposit for Hydrant Meter $775.00
Hydrant meters used longer than 30 days $22.36 per month/first 2,000gal

Late Fee $10.00
Returned Checks $35.00
Application Fee (non-refundable) for new Water/Sewer Customers $25.00
Transfer of Service Fee $25.00

Non-Payment Administrative Service Delinquent Fee $40.00
(Applies at the time a customer is scheduled for disconnection due to nonpayment)

Service Reconnection Fees
Regular Reconnection $40.00
(Regular Town Workdays Monday – Friday between 8:00am and 4:30pm)

Off-Hours Reconnection Fee $60.00
(Holidays, Saturdays, Sundays, and any day between 4:30pm - 8:00am)

Tampering, Altering, Removing or Replacing Water Meters $300.00 + Repair Costs

Bypassing a Water Meter $300.00 + Repair Costs

Water Meter Testing
5/8" - 1" $50.00
1 ½ " - 2" $125.00

FEES FOR VIOLATIONS OF MANDATORY WATER RESTRICTIONS

Residential
First offense $ 100.00
Second and subsequent offense $ 300.00
Commercial/Institutional
First offense $ 500.00
Second and subsequent offense $1,500.00
Industrial
First offense $ 500.00
Second and subsequent offense $1,500.00

Town of Mount Pleasant
Utilities
(continued)

Water Fees

Water Meter Size	0 to 2,000 Gallons	Gallons Over 2,000
Inside Town		
5/8" or 3/4"	$23.48	$4.28 /1000
1"	$43.22	$4.28 /1000
1 ½ "	$119.45	$4.28 /1000
2" and up	$230.33	$4.28 /1000
Outside Town		
5/8" or 3/4"	$41.09	$7.50 /1000
1"	$75.63	$7.50 /1000
1 ½"	$209.03	$7.50 /1000
2" and up	$403.07	$7.50 /1000

Municipal and WSACC Water Plant Volume Charges: Excluded

Fire Service Availability Fee:

• Fee is due for all facilities with a dedicated fire service line regardless of whether the line is used by the owner. No fire service line can be used for regular consumption. Customers with regular consumption may be required to convert the fire service to a domestic service. Consumption that is used in the event of a fire is not charged. Fire Service Availability Fee is based on line size and does not distinguish between customers inside or outside of the Town.

2" line	$50 per month
4" line	$100 per month
6" line	$150 per month
8" line	$200 per month
10" line	$250 per month
12" line	$300 per month

Water Tap Installation Fee

¾" meter	$1,500**
1" and Greater	Actual Construction Cost +10% Administrative (see page 18)

(Water/Sewer lines must be directly in contact with the property to tap on for services. If an extension of the line(s) is required to tap for service, the owner will be required to pay all costs for the extension and the Tap Fee prior to service being connected.)

Town of Mount Pleasant
Utilities
(continued)

Hydrant Meter Water Rate $6.94 /1000

Tanker Truck prearranged fill at designated hydrant (based on Size of Tank)

Tanker Fill Water Rate

Size of Tanker Filled	Cost Per Tank Fill
500	$ 3.47
1,000	$ 6.94
1,500	$ 10.41
2,000	$ 13.88
2,500	$ 16.50
3,000	$ 20.82
3,500	$ 24.29
4,000	$ 27.76
4,500	$ 31.23
5,000	$ 34.70
5,500	$ 38.17
6,000	$ 41.64
6,500	$ 45.11
7,000	$ 48.58
7,500	$ 52.05
8,000	$ 55.52
8,500	$ 58.99
9,000	$ 62.46
9,500	$ 65.93
10,000	$ 69.40

Reserved for Distribution System Capital Recovery Fee

Town of Mount Pleasant
Utilities
(continued)

Wastewater Fees

Water Meter Size	0 to 2,000 Gallons	Gallons Over 2,000
Inside Town		
¾"	25.45 / 26.06	$6.35 /1000
1"	42.40 / 43.42	$6.35 /1000
1 ½ "	109.03 / 111.65	$6.35 /1000
2" and up	205.93 / 210.88	$6.35 /1000
Outside Town (Block 1)		
¾"	25.45 / 26.06	$6.35 /1000
1"	42.40 / 43.42	$6.35 /1000
1 ½"	109.03 / 111.65	$6.35 /1000
2" and up	205.93 / 210.88	$6.35 /1000
Outside Town (Block 2)		
¾"	49.28	NA
1"	NA	NA
1 ½"	NA	NA
2" and up	NA	NA

Outside Town Limits Block 1

Block 1 currently includes all areas outside of the town limits except between Highway 49 to Cold Springs Road on Highway 73.

Outside Town Limits Block 2

Block 2 currently includes areas between Highway 49 to Cold Springs Road on Highway 73.

Municipal and WSACC Water Plant Volume Charges: Excluded

Sewer Tap Installation Fee

¾" meter $1,500*
1" and Greater Actual Construction Cost +10% Administrative (see page 19)

(Water/Sewer lines must be directly in contact with the property to tap on for services. If an extension of the line(s) is required to tap for service, the owner will be required to pay all costs for the extension and the Tap Fee prior to service being connected.)

Reserved for Collection System Capital Recovery Fee

Involuntary Disconnection

When it becomes necessary for the Town to discontinue services for any reason, service will be restored after payment of (1) all past due and current bills due the Town, (2) any deposit as required, (3) any material and labor cost incurred by the Town, according to the current Fee Schedule, Section Eight, and (4) all penalties and charges required by this policy

Fees for Accounts Submitted for Collection to NC Debt Setoff

Interest rate for balances in NC Debt Setoff	1.5%

Town of Mount Pleasant
Rental Fees

Rental Application Form

Facility Requested [_] McAllister Picnic Shelter [_] McAllister Ball Field
[_] Conference Room [_] Outdoor Stage

Event Date _____

Event Time Shelter 8am-2pm [ ] 3pm-9pm [ ] or Other [ ] _____

Contact Person _____
Address _____
Email _____ **Phone** _____

Signature _____
(Fees are due in full when making the reservation)
Today's date _____

Rules and Regulations Governing Use of Shelter

1. Full payment of $25 (shelter) or $50 (all other facilities) is required for all rentals at the time of request. The reservation will not be held without payment. **This is a nonrefundable deposit.** A new request must be made for each use.
2. Parents or guardians must sign for anyone under 18 years of age.
3. Any decorations that are used must be removed at the end of the event.
4. No staples or nails may be used on any park property. Any tape used needs to be removed completely.
5. Picnic tables in shelter are not to be moved.
6. Alcoholic beverages, illegal drugs and substances are not permitted in or on Town of Mount Pleasant facilities.
7. Weapons of all kinds are prohibited except for law enforcement officers in the execution of their duties.
8. Smoking or tobacco use of any kind is prohibited in park area.
9. Any behavior that may impede the normal operation of the facility or the safety and welfare of the public and Town employees is prohibited.
10. Your activity must not disturb or interfere unreasonably with any person or group occupying other areas of the facility.
11. Operating hours that were chosen must be observed.
12. Facility should be left clean. All trash should be placed in waste receptacles or placed in dumpster (between Lion's Hut and Enrichment Center). All picnic tables should be wiped clean and free of debris.

For Office Use

Deposit: _____ Date: _____ Entered on calendar: _____
Cash, Check, or Credit Card

Town of Mount Pleasant
Reimbursement

Staff Time

All Town personnel	Total cost of staffing (Salaries & Benefits), plus 10% administrative fee

Equipment Usage

All Town equipment	Rates determined by Federal Emergency Management Agency (FEMA)

Please refer to the FEMA schedule of equipment rates for the rates used to calculate the fee for the use of Town equipment. This schedule can be found at www.fema.gov/rrr/pa/fin_eq_rates.shtm.

This Schedule of Fees and Charges is hereby adopted by the Town of Mount Pleasant Board of Commissioners.

Originally adopted by the Town of Mount Pleasant Board Of Commissioners at a regular meeting thereof on the **5th day of January, 2009**.

1st Revision approved June 13, 2016
2nd Revision approved June 12, 2017
3rd Revision approved June 11, 2018
4th Revision approved June 10, 2019
5th Revision approved August 12, 2019

Approved as revised by the Town of Mount Pleasant Board of Commissioners at a regular meeting thereof on this the **June 8, 2020.**

Del Eudy

W. Del Eudy, Mayor

SEAL OF MT. PLEASANT NC ~ Founded 1848 ~

ATTEST:

Amy Schueneman

Amy Schueneman, Town Clerk