



TOWN OF OAK RIDGE

2011 DEVELOPMENT BULLETIN

Applications for development activity within the Town of Oak Ridge are available at the Oak Ridge Town Hall. All applications and fees for planning and zoning activities must be submitted directly to the Town. For new residential construction, you must first obtain a Development Clearance Permit from the Town prior to obtaining a building permit from Guilford County. Please contact Oak Ridge Town Hall for more information.

Oak Ridge Town Hall
8315 Linville Road
Oak Ridge, NC 27310
Phone: 644-7009
Fax: 644-7012
info@oakridgenc.com

Town Administrator:
Bruce Oakley

Town Clerk:
Rachel Hawley

FEE SCHEDULE FOR PLANNING AND ZONING ACTIVITIES*

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|--|---|
| Development Clearance Permit | |
| New Construction | No Fees |
| Additions | No Fees |
| Subdivision Fees | |
| Major Subdivision (5 or more lots) | \$1000.00 per plat Plus \$200.00 per lot |
| Minor Subdivision (4 or less lots) | \$500.00 Plus \$50.00 per lot |
| Rezoning Filing Fees | \$1000.00 Per Case Plus \$100.00 per acre |
| Special Use Permit Filing Fees | \$500.00 Per Case |
| Board of Adjustment Cases | \$100.00 Per Case |
| Site Plan Review Fees | |
| Major Site Plan | \$1000.00 Per Case |
| Site Plans with over 15,000 square feet or 40,000 sq. ft of open land use | plus \$100.00 per 1000 ft of gross floor area |
| Minor Site Plan | \$500.00 Per Case Plus \$25.00 per 1000 ft of gross floor area |
| Street and Easement Closings | \$500.00 Per Case |
| Street Renaming & Renumbering | \$500.00 Per Case |
| Any Other Requested Public Hearing | \$500.00 Per Case |

Adopted on October 1, 2009

* All planning and zoning fees are set by the Oak Ridge Town Council and must be paid directly to the Town. For Building Permit fees, please see the attached Guilford County Fee Schedule or contact the Planning Department at 641-3334. For Erosion Control permit fees please contact the Guilford County Erosion Control Section at 641-3803. Building Permit fees and Erosion Control fees will continue to be processed by Guilford County.

RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (EFFECTIVE 1/1/06)

The following schedule of fees shall apply to all new residential construction. Fees denoted with an asterisk (*) include permitting, plans review (if necessary), and all required trade inspections. Heated square footage refers to those portions of a residential structure intended for human occupancy. For the purposes of this fee schedule attached garages, porches, decks are not considered heated square footage. **Effective January 1, 2007 permit fees will be doubled if work commences prior to the issuance of a building permit.** An additional \$10.00 Homeowner Recovery Fund Fee will apply to all building permits issued to General Contractors as required by State Law.

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| 1. | *DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURES: | \$150.00 + \$0.30/Heated Square Foot | | |
| 2. | *ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURES: Townhouses) | \$150.00/Unit + \$0.30/Heated Square Foot | (Duplexes | and |
| 3. | *RESIDENTIAL ALTERATIONS AND ADDITIONS: (Unheated to Heated Space) | \$25.00 + \$0.30/Heated Square Foot | | |
| 4. | *MODULAR HOMES: | \$250.00 | | |
| 5. | *MANUFACTURED (MOBILE) HOMES: | \$175.00 | | |
| 6. | TRADE PERMITS: | | | |
| | A. ELECTRICAL | \$35.00 | | |
| | B. PLUMBING | \$35.00 | | |
| | C. MECHANICAL | \$35.00 | | |
| | D. FUEL PIPING | \$35.00 | | |
| | E. GAS LOGS | \$35.00 | | |
| | F. MECHANICAL W/ FUEL (Same Contractor) | \$50.00 | | |
| 7. | MINOR IMPROVEMENT (Unheated, Less Than 400 Square Feet): | \$35.00 + Trade Fees | | |
| 8. | MAJOR IMPROVEMENT (Unheated, Greater Than 401 Square Feet): | \$0.10/Square Foot + Trade Fees | | |
| 9. | SWIMMING POOLS: | \$135.00 (Includes Electric) | | |
| 10. | DECKS | \$35.00 | | |
| 11. | *RELOCATED HOME: | \$175.00 | | |
| 12. | MISCELLANEOUS FEES: | | | |
| | A. REINSPECTION | \$50.00 | | |
| | B. SIGNS | \$50.00 (Includes Electric) | | |
| | C. PERMIT REISSUANCE | \$35.00/Required Trade | | |

COMMERCIAL BUILDING PERMIT FEE SCHEDULE (EFFECTIVE 1/1/06)

The following schedule of fees shall apply to all new commercial construction. Fees denoted with an asterisk (*) include permitting, plans review (if necessary), and all required trade inspections. **Effective January 1, 2007 permit fees will be doubled if work commences prior to the issuance of a building permit.**

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| 1. | *NEW OFFICE AND RETAIL STRUCTURES: | \$100.00/Unit + \$0.20/Square Foot/Unit |
| 2. | *NEW INDUSTRIAL AND WAREHOUSING STRUCTURES: | \$100.00 + \$0.10/Square Foot |
| 3. | *NEW EDUCATIONAL, ASSEMBLY AND INSTITUTIONAL STRUCTURES: | \$1,000.00 + \$0.15/Square Foot |
| 4. | *NEW MULTIFAMILY STRUCTURES: | \$200.00/Dwelling Unit |
| 5. | COMMERCIAL ADDITIONS AND ALTERATIONS (“UPFIT”): | All Trade Fees + \$0.20/Square Foot Added or Altered |
| 6. | MULTIFAMILY ADDITIONS AND ALTERATIONS (“UPFIT”): | Trade Fees Only |
| 7. | TRADE PERMITS: | |
| | A. BUILDING | \$35.00 |
| | B. ELECTRICAL | \$35.00 |
| | C. PLUMBING | \$35.00 |
| | D. MECHANICAL | \$35.00 |
| | E. FUEL PIPING | \$35.00 |
| | F. MECHANICAL W/ FUEL (Same Contractor) | \$50.00 |
| 8. | MISCELLANEOUS FEES: | |
| | A. REINSPECTION | \$50.00 |
| | B. TEMPORARY POWER | \$35.00/Unit or Meter |
| | C. SIGNS | \$100.00 (Includes Electric) |
| | D. SWIMMING POOLS | \$135.00 (Includes Electric) |
| | E. MACHINERY/EQUIPMENT | \$10.00/Unit |
| | F. COMMUNICATION TOWER COLLOCATE | \$250.00 |
| | G. EVENT PERMIT | \$35.00 |
| | H. ACCESSORY STRUCTURES; UTILITY; OPEN ASSEMBLY; CHANGE OF OCCUPANCY; ABOVE GROUND STORAGE TANK | Trade Fees Only |
| | I. PERMIT REISSUNACE | Trade Fees Only |

2011 OAK RIDGE MEETING SCHEDULE

| <u>PLANNING/ZONING BOARD: 7:00 PM</u> TOWN HALL, 8315 LINVILLE ROAD OAK RIDGE, NC | | <u>BOARD OF ADJUSTMENT: 7:00 PM</u> TOWN HALL, 8315 LINVILLE ROAD OAK RIDGE, NC | |
|--|--|--|---|
| CUT-OFF DATES | MEETING DATES | CUT-OFF DATES | MEETING DATES |
| DECEMBER 30, 2010 JANUARY 27, 2011 FEBRUARY 24 MARCH 31 APRIL 28 MAY 26 JUNE 30 JULY 28 AUGUST 25 SEPTEMBER 29 OCTOBER 20 NOVEMBER 17 TIME: 12:00 NOON | JANUARY 27, 2010 FEBRUARY 24 MARCH 24 APRIL 28 MAY 26 JUNE 23 JULY 28 AUGUST 25 SEPTEMBER 22 OCTOBER 27 NOVEMBER 17 DECEMBER 15 *MEETING IS THIRD THURSDAY IN NOV. AND DEC. DUE TO HOLIDAYS. | DECEMBER 16, 2010 JANUARY 13, 2011 FEBRUARY 10 MARCH 17 APRIL 14 MAY 12 JUNE 16 JULY 14 AUGUST 11 SEPTEMBER 15 OCTOBER 13 NOVEMBER 10 | JANUARY 13, 2011 FEBRUARY 10 MARCH 10 APRIL 14 MAY 12 JUNE 9 JULY 14 AUGUST 11 SEPTEMBER 8 OCTOBER 13 NOVEMBER 10 DECEMBER 8 |
| TIMELINE FOR PLANNING ITEMS THAT REQUIRE A PUBLIC HEARING AND RECOMMENDATIONS FROM PLANNING BOARD: | | | |
| CUT-OFF DATES | PLANNING/ZONING BOARD DATES | TOWN COUNCIL DATES | |
| DECEMBER 30, 2010 JANUARY 27, 2011 FEBRUARY 24 MARCH 31 APRIL 28 MAY 26 JUNE 30 JULY 28 AUGUST 25 SEPTEMBER 29 OCTOBER 20 NOVEMBER 17 TIME: 12:00 NOON | JANUARY 27, 2010 FEBRUARY 24 MARCH 24 APRIL 28 MAY 26 JUNE 23 JULY 28 AUGUST 25 SEPTEMBER 22 OCTOBER 27 NOVEMBER 17 DECEMBER 15 *MEETING IS THIRD THURSDAY IN NOV. AND DEC. DUE TO HOLIDAYS. | FEBRUARY 3 MARCH 3 APRIL 7 MAY 5 JUNE 2 JULY 7 AUGUST 4 SEPTEMBER 1 OCTOBER 6 NOVEMBER 3 DECEMBER 1 JANUARY 5, 2011 | |

Bulletin D2-OR OAK RIDGE 2011 Meeting Schedule