



TOWN OF PLEASANT GARDEN

2010 DEVELOPMENT BULLETIN

Applications for development activity within the Town of Pleasant Garden must be submitted to the Guilford County Planning & Development Department with a receipt of payment from Pleasant Garden Town Hall. Please contact Pleasant Garden Town Hall for more information.

Pleasant Garden Town Hall
4920 Alliance Church Road
Pleasant Garden, NC 27313
Phone: 674-3002
Fax: 674-0923

TownClerk@pleasantgarden.net

Sandy Carmany
Town Administrator/Clerk

Linda Baker
Assistant Town Clerk

FEE SCHEDULE FOR PLANNING AND ZONING ACTIVITIES*

Development Clearance Permit	No Charge
Subdivision Fees	
Major Subdivision (5 or more lots)	\$500.00 per plat Plus \$100.00 per lot
Minor Subdivision (4 or less lots)	\$500.00 per plat Plus \$100.00 per lot
Rezoning & Special Use Permit Filing Fees	\$750.00 Per Case
Board of Adjustment Cases	\$100.00 Per Case
Site Plan Review Fees	\$250.00 Per Case
plus \$50.00 per 1000 ft of gross floor area	
Street and Easement Closings	\$250.00 Per Case
Street Renaming & Renumbering	\$250.00 Per Case
Any Other Requested Public Hearing	\$250.00 Per Case

* All planning and zoning fees are set by the Pleasant Garden 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.

1.	*DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURES:	\$150.00 + \$0.30/Heated Square Foot
2.	*ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURES: (Duplexes and Townhouses)	\$150.00/Unit + \$0.30/Heated Square Foot
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.**

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

2010 PLEASANT GARDEN MEETING SCHEDULE

<u>ZONING BOARD:</u> 3RD MONDAY EACH MONTH-7:00 PM KIRKMAN MUNICIPAL BUILDING 4920 ALLIANCE CHURCH ROAD PLEASANT GARDEN, NC		<u>TOWN COUNCIL/BOARD OF ADJUSTMENT:</u> 1ST TUESDAY EACH MONTH-7:00 PM KIRKMAN MUNICIPAL BUILDING 4920 ALLIANCE CHURCH ROAD PLEASANT GARDEN, NC	
CUT-OFF DATES	MEETING DATES	CUT-OFF DATES	MEETING DATES
DECEMBER 28, 2009 JANUARY 18, 2010 FEBRUARY 15 MARCH 22 APRIL 19 MAY 24 JUNE 21 JULY 19 AUGUST 23 SEPTEMBER 20 OCTOBER 18	JANUARY 25, 2010 FEBRUARY 15 MARCH 15 APRIL 19 MAY 17 JUNE 21 JULY 19 AUGUST 16 SEPTEMBER 20 OCTOBER 18 NOVEMBER 15	DECEMBER 8, 2009 JANUARY 5, 2010 FEBRUARY 2 MARCH 9 APRIL 6 MAY 4 JUNE 8 JULY 6 AUGUST 10 SEPTEMBER 7 OCTOBER 12 NOVEMBER 9	JANUARY 5, 2010 FEBRUARY 2 MARCH 2 APRIL 6 MAY 4 JUNE 1 JULY 6 AUGUST 3 SEPTEMBER 7 OCTOBER 5 NOVEMBER 9 DECEMBER 7
TIME: 12:00 NOON			
<u>RECREATION COMMISSION:</u> 4TH TUESDAY EACH MONTH-7:00 PM KIRKMAN MUNICIPAL BUILDING 4920 ALLIANCE CHURCH ROAD PLEASANT GARDEN, NC		<u>LONG RANGE PLANNING BOARD:</u> 3RD TUESDAY EACH MONTH-7:00 PM KIRKMAN MUNICIPAL BUILDING 4920 ALLIANCE CHURCH ROAD PLEASANT GARDEN, NC	
JANUARY 26, 2010 FEBRUARY 22 MARCH 22 APRIL 27 MAY 25 JUNE 22 JULY 27 AUGUST 24 SEPTEMBER 28 OCTOBER 26 NOVEMBER 23		JANUARY 19, 2010 FEBRUARY 16 MARCH 16 APRIL 20 MAY 18 JUNE 15 JULY 20 AUGUST 17 SEPTEMBER 21 OCTOBER 19 NOVEMBER 16	