



TOWN OF SEDALIA

2011 DEVELOPMENT BULLETIN

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

Sedalia Town Hall
6121 Burlington Rd
Gibsonville, NC
Phone: 449-1132
Fax: 449-1141
Sedaliatownhall@aol.com

Cam Dungee
Town Clerk

FEE SCHEDULE FOR PLANNING AND ZONING ACTIVITIES*

Development Clearance Permit	\$35.00
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 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 Sedalia 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

2011 SEDALIA MEETING SCHEDULE

<u>PLANNING BOARD: 7:00 PM</u> SEDALIA TOWN HALL 6121 BURLINGTON ROAD, SEDALIA, NC		<u>TOWN COUNCIL/BOARD OF ADJUSTMENT: 7:00 PM</u> SEDALIA TOWN HALL 6121 BURLINGTON ROAD, SEDALIA, NC	
CUT-OFF DATES	MEETING DATES	CUT-OFF DATES	MEETING DATES
DECEMBER 22, 2010 JANUARY 20, 2011 FEBRUARY 17 MARCH 24 APRIL 21 MAY 19 JUNE 23 JULY 21 AUGUST 18 SEPTEMBER 22 OCTOBER 20 NOVEMBER 17	JANUARY 20, 2011 FEBRUARY 17 MARCH 17 APRIL 21 MAY 19 JUNE 16 JULY 21 AUGUST 18 SEPTEMBER 15 OCTOBER 20 NOVEMBER 17 DECEMBER 15	DECEMBER 9 JANUARY 6 FEBRUARY 10 MARCH 10 APRIL 7 MAY 12 JUNE 16 JULY 7 AUGUST 11 SEPTEMBER 8 OCTOBER 13 NOVEMBER 10	JANUARY 3, 2011 FEBRUARY 7 MARCH 7 APRIL 4 MAY 2 JUNE 6 JULY 11 AUGUST 1 SEPTEMBER 12 OCTOBER 3 NOVEMBER 7 DECEMBER 5
TIME: 12:00 NOON			
TIMELINE FOR PLANNING ITEMS THAT REQUIRE A PUBLIC HEARING AND RECOMMENDATIONS FROM PLANNING BOARD:			
CUT-OFF DATES	PLANNING BOARD DATES	TOWN COUNCIL DATES	
DECEMBER 22, 2010 JANUARY 20, 2011 FEBRUARY 17 MARCH 24 APRIL 21 MAY 19 JUNE 23 JULY 21 AUGUST 18 SEPTEMBER 22 OCTOBER 20 NOVEMBER 17	JANUARY 20, 2011 FEBRUARY 17 MARCH 17 APRIL 21 MAY 19 JUNE 16 JULY 21 AUGUST 18 SEPTEMBER 15 OCTOBER 20 NOVEMBER 17 DECEMBER 15	JANUARY 3, 2011 FEBRUARY 7 MARCH 7 APRIL 4 MAY 2 JUNE 6 JULY 11 AUGUST 1 SEPTEMBER 12 OCTOBER 3 NOVEMBER 7 DECEMBER 5	
TIME: 12:00 NOON			

BULLETIN D2-SE SEDALIA 2011 MEETING SCHEDULE