



TOWN OF STOKESDALE

2010 DEVELOPMENT BULLETIN

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

Stokesdale Town Hall
8416 US 158
Stokesdale, NC 27357
Phone: 643-4011
Fax: 643-4016
stoksd@bellsouth.net

Carolyn Joyner
Town Clerk

FEE SCHEDULE FOR PLANNING AND ZONING ACTIVITIES*

Subdivision Fees	
Major Subdivision (5 or more lots)	\$500.00 per plat Plus \$200.00 per lot
Minor Subdivision (4 or less lots)	\$500.00 Plus \$100.00 per lot
Rezoning & Special Use Permit Filing Fees	\$1000.00 Per Case Plus \$25.00 per acre
Board of Adjustment Cases	\$100.00 Per Case
Site Plan Review Fees	\$1000.00 Per Case
plus \$100.00 per 1000 ft of gross floor area	
Change of Use Site Plan Review Fee (No improvements)	\$300.00 Per Case
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 Stokesdale 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 STOKESDALE MEETING SCHEDULE

PLANNING BOARD: 7:30 PM STOKESDALE TOWN HALL 8416 US 158, STOKESDALE, NC		BOARD OF ADJUSTMENT: 7:30 PM STOKESDALE TOWN HALL 8416 US 158, STOKESDALE, NC	
CUT-OFF DATES	MEETING DATES	CUT-OFF DATES	MEETING DATES
DECEMBER 10, 2009 JANUARY 7, 2010 FEBRUARY 4 MARCH 4 APRIL 8 MAY 6 JUNE 3 JULY 8 AUGUST 5 SEPTEMBER 9 OCTOBER 7 NOVEMBER 4	JANUARY 7, 2010 FEBRUARY 4 MARCH 4 APRIL 1 MAY 6 JUNE 3 JULY 1 AUGUST 5 SEPTEMBER 2 OCTOBER 7 NOVEMBER 4 DECEMBER 2	DECEMBER 17, 2009 JANUARY 14 FEBRUARY 11 MARCH 11 APRIL 15 MAY 13 JUNE 10 JULY 15 AUGUST 12 SEPTEMBER 16 OCTOBER 14 NOVEMBER 11	JANUARY 21, 2010 FEBRUARY 18 MARCH 18 APRIL 15 MAY 20 JUNE 17 JULY 15 AUGUST 19 SEPTEMBER 16 OCTOBER 21 NOVEMBER 18 DECEMBER 16
TIME: 12:00 NOON LOCATION: Guilford County Planning and Development Office Items: Rezoning and Special Use Permit Application, Subdivisions, and Site Plans. Recommendations from the Planning Board will be scheduled for the next regularly scheduled Town Council meeting after the Planning Board meeting.		TIME: 12:00 NOON LOCATION: Guilford County Planning and Development Office ITEMS: Applications to Board of Adjustment and Street Renamings. Applications to close a utility easement or public right-of-way will be scheduled for the second meeting after the cut-off date. Rezoning, Subdivisions, and Site Plans must be heard by the Planning Board first.	
TIMELINE FOR PLANNING ITEMS THAT REQUIRE A PUBLIC HEARING AND RECOMMENDATIONS FROM PLANNING BOARD:			
CUT-OFF DATES	PLANNING BOARD DATES	TOWN COUNCIL DATES	
DECEMBER 10, 2009 JANUARY 7, 2010 FEBRUARY 4 MARCH 4 APRIL 8 MAY 6 JUNE 3 JULY 8 AUGUST 5 SEPTEMBER 9 OCTOBER 7 NOVEMBER 4	JANUARY 7, 2010 FEBRUARY 4 MARCH 4 APRIL 1 MAY 6 JUNE 3 JULY 1 AUGUST 5 SEPTEMBER 2 OCTOBER 7 NOVEMBER 4 DECEMBER 2	JANUARY 21, 2010 FEBRUARY 18 MARCH 18 APRIL 15 MAY 20 JUNE 17 JULY 15 AUGUST 19 SEPTEMBER 16 OCTOBER 21 NOVEMBER 18 DECEMBER 16	
TIME: BY 12:00 NOON			

NOTE: All major subdivisions and site plans must go to the Guilford County Technical Review Committee prior to the Stokesdale Planning Board. Please refer to the Guilford County Meeting Schedule for the appropriate deadlines.

BULLETIN D2-ST STOKESDALE 2010 MEETING SCHEDULE