



## TOWN OF SEDALIA

### 2009 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<br>Plus \$100.00 per lot |
| Minor Subdivision (4 or less lots)           | \$500.00<br>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:<br>(Duplexes and Townhouses) | \$150.00/Unit + \$0.30/Heated Square Foot |
| 3.  | *RESIDENTIAL ALTERATIONS AND ADDITIONS:<br>(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<br>ASSEMBLY; CHANGE OF OCCUPANCY; ABOVE<br>GROUND STORAGE TANK | Trade Fees Only                                      |
|    | I.    PERMIT REISSUNACE  | Trade Fees Only                                      |

## 2009 SEDALIA MEETING SCHEDULE

| <b>PLANNING BOARD: 7:00 PM</b><br><b>SEDALIA TOWN HALL</b><br><b>6121 BURLINGTON ROAD, SEDALIA, NC</b>  |  | <b>TOWN COUNCIL/BOARD OF ADJUSTMENT: 7:00 PM</b><br><b>SEDALIA TOWN HALL</b><br><b>6121 BURLINGTON ROAD, SEDALIA, NC</b>                                   |  |
|---|--|--|--|
| <u>Cut-Off-Dates</u>  | <u>Meeting Dates</u>   | <u>Cut-Off-Dates</u>   | <u>Meeting Dates</u>   |
| December 23, 2008<br>January 22, 2009<br>February 26<br>March 26<br>April 23<br>May 28<br>June 25<br>July 30<br>August 27<br>September 24<br>October 22<br>November 19<br><br><b>TIME: 12:00 Noon</b> | January 22, 2009<br>February 19<br>March 26<br>April 23<br>May 21<br>June 25<br>July 23<br>August 27<br>September 24<br>October 22<br>November 19<br>December 17 | January 8, 2009<br>February 12<br>March 12<br>April 9<br>May 7<br>June 11<br>July 9<br>August 13<br>September 10<br>October 8<br>November 5<br>December 13 | February 2, 2009<br>March 2<br>April 6<br>May 4<br>June 1<br>July 6<br>August 3<br>September 14<br>October 5<br>November 2<br>December 7<br>January ??, 2010 |

**Time Line for Planning Items that Require a Public Hearing and Recommendations from Planning Board:**

| <u>Cut-Off-Dates</u>   | <u>Planning Board Dates</u>  | <u>Town Council Dates</u>  |
|--|--|--|
| December 23, 2008<br>January 22, 2009<br>February 26<br>March 26<br>April 23<br>May 28<br>June 25<br>July 30<br>August 27<br>September 24<br>October 22<br>November 19<br><br><b>TIME: BY 12:00 NOON</b> | January 22, 2009<br>February 19<br>March 26<br>April 23<br>May 21<br>June 25<br>July 23<br>August 27<br>September 24<br>October 22<br>November 19<br>December 17 | February 2, 2009<br>March 2<br>April 6<br>May 4<br>June 1<br>July 6<br>August 3<br>September 14<br>October 5<br>November 2<br>December 7<br>January ????, 2010 |