

*City of*



*Lumberton*

*Planning & Neighborhood Services*

**Variance/Special Use Permit process is as follows: Applications must be submitted at least three (3) weeks prior to the intended Board of Adjustment Meeting.**

- 1) Submit a completed application, along with the application fee (\$250.00 non-refundable-fees subject to change) and a detailed business plan.
- 2) Once the Planning Department receives the above information, we will review it and contact you if more information is needed. If the application is complete, the Planning Department will submit the application to the Secretary for the Board of Adjustment requesting it to be placed on the Board of Adjustment's Agenda.
- 3) Once the meeting date has been determined, you will be notified of the time, date, and location of the public hearing. Please have a representative familiar with the request plan to attend this meeting/hearing.
- 4) The Board of Adjustments will hold the scheduled Public Hearing.
  - a) If the application is denied, you will be notified.
  - b) If the application is tabled for more information, you will be notified.
  - c) If the application is approved, the property owner will receive a Variance/Special Use Permit that must be signed and notarized by all property owners. If there is more than one property owner, please request additional signature sheets. Please return the signed permit to the Planning Department along with a check for \$26.00, **payable to: Robeson County Register of Deeds**, for recordation fees.
  - d) Once the permit has been recorded, you must contact us (Planning Department and Inspections Department) to obtain the necessary permits.

Planning Board/Board of Adjustments meet every third Tuesday of the month.

\*\*\* All dates and times are subject to change\*\*\*

*P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975*

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR SPECIAL USE PERMIT

TO: THE BOARD OF ADJUSTMENTS

The undersigned hereby respectfully requests that the Board of Adjustments of the City of Lumberton issue a Special Use permit as hereinafter described:

1. **Applicant:**

**Owner:**

Legal Name: \_\_\_\_\_

Legal Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Business Address: \_\_\_\_\_

2. **Description of Property:**

_____	_____	_____	_____
(Address)	(Deed Book)	(Page)	
_____	_____	_____	_____
(Map Book)	(Page)	(Frontage)	(Area)

3. **Tax Map Identification (parcel number):** \_\_\_\_\_

4. **Proposed Use of Property** \_\_\_\_\_

5. **Zoning District Designation of Property:** \_\_\_\_\_

6. **Site Map:** Attach a map of the property in question

7. **Notice of Hearing:** All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attaché list of all such property owners as reflected on the current Tax Assessor's Rolls with current mailing addresses, Taxing Township, Map Number, block Number and Parcel Number.

8. **Supportive Information:** At the Hearing, you will be responsible for providing information to the Board of Adjustments to enable it to determine whether the development, if completed as proposed, will comply with the requirements of the Land Use Ordinance. You should be ready to show the following relative to the proposed development:

- a. That it will not materially endanger the public health or safety; and
- b. That it will not substantially injure the value of adjoining or abutting property; and
- c. That it will be in harmony with the area in which it is to be located; and
- d. That it will be in general conformity with the Land Use Plan Thoroughfare Plan, or other plan officially adopted by the City.

9. **Application Fee:** Submit the fee payment with application. The application fee is nonrefundable.

1 of 2

\*\*\*All property owners must provide physical address and sign application. Additional Signature Page available upon request\*\*\*

File # \_\_\_\_\_

10/9/2013  
Updated 4/5/2012

*City of*



*Lumberton*

**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES  
APPLICATION FOR SPECIAL USE PERMIT**

**10. Notarized Signatures:**

I certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

**Applicant:** \_\_\_\_\_  
Name Physical Address

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Applicant:** \_\_\_\_\_  
Signature

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
Notary Public

**Owner:** \_\_\_\_\_  
Name Physical Address

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Owner:** \_\_\_\_\_  
Signature

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
Notary Public

**Effective July 1, 2018**

**GENERAL INFORMATION**

THE FOLLOWING PERMIT FEES ARE CURRENT AS OF JULY 1, 2018 NO BUILDING, ELECTRICAL, PLUMBING, MECHANICAL OR OTHER PERMITS ISSUED BY THE DEPARTMENT SHALL BE VALID UNTIL FEES HAVE BEEN PAID TO THE CITY OF LUMBERTON.

**PERMITS WILL BE ISSUED BETWEEN THE HOURS OF 8:00 AND 10:00 A.M. AND 3:30 - 5:00 PM IN THE INSPECTIONS DEPARTMENT AT THE MUNICIPAL BUILDING, 500 N. CEDAR STREET, LUMBERTON.**

FOR MORE INFORMATION ON PERMIT FEES, PLEASE CALL THE PLANNING DEPARTMENT AT 671-3838.

**I. BUILDING PERMITS**

A. NEW CONSTRUCTION, ADDITIONS, AND ALTERATIONS:  
\$3.50 PER \$1,000 CONSTRUCTION VALUE  
\$50.00 MINIMUM

B. REROOF OR REPAIR TO ROOF:  
\$3.50 PER \$1,000 CONSTRUCTION VALUE  
\$50.00 MINIMUM

C. BUILDING DEMOLITION:  
RESIDENTIAL \$100.00  
COMMERCIAL 0.1-10,000 SQFT. \$150.00  
10,001+ \$250.00  
D. MOVING PERMIT: \$100.00

II. INSULATION  
\$0.020 PER SQUARE FOOT HEATED FLOOR  
(\$40.00 MINIMUM)

III. ELECTRICAL  
\$40.00 APPLICATION FEE PLUS  
\$5.00 PER 220 VOLT OUTLET  
\$0.50 PER 110 VOLT OUTLET  
\$5.00 PER MOTOR

SERVICE CHANGE & REPAIR  
UP TO 200 AMP \$40.00  
201 AMP+ \$60.00

**IV. PLUMBING**

A. \$40.00 APPLICATION FEE PLUS:  
\$5.00 PER FIXTURE  
B. SPRINKLER SYSTEM  
\$0.03 PER SQUARE FOOT FLOOR AREA

**V. MECHANICAL**

\$40.00 APPLICATION FEE PLUS:

A. AIR CONDITIONING & HEAT PUMPS  
0.1 - 5 TONS \$20.00  
5.1 - 50 TONS \$25.00  
50+ TONS \$60.00  
SPLIT SYSTEMS ADD \$ 5.00

\*B. FOSSIL FUEL BURNING EQUIPMENT  
0.1 - 50,000 BTU \$15.00  
50,000 - 100,000 BTU \$20.00  
100,000 - 200,000 BTU \$25.00  
200,001+ BTU \$30.00

C. REFRIGERATION  
(COMPRESSOR RATING)  
0.1 - 5 TONS \$15.00  
5.1 - 15 TONS \$20.00  
15 + TONS \$30.00

D. COOKING EQUIPMENT HOODS  
(COMMERCIAL ONLY)  
0.1 - 10 SQ.FT. \$20.00  
10.1 - 50 SQ.FT. \$25.00  
50.1 - 100 SQ.FT. \$30.00  
100+ SQ.FT. \$40.00

EXHAUST FANS \$5.00

VENTILATION EQUIPMENT  
(OTHER THAN RESIDENCES) \$20.00

MODIFICATION, REPAIR OR REPLACEMENT OF DUCT  
WORK \$30.00

\*E. GAS PIPING \$30.00

\* NO APPLICATION FEE

**VI MISCELLANEOUS FEES**

\*A. ABC COMPLIANCE \$40.00  
\*B. DAYCARE COMPLIANCE \$40.00  
\*C. FUEL TANK PRESSURE TEST \$40.00  
\*D. POWER OUTS (VACANT) \$40.00  
\*E. COMMERCIAL FIRE ALARM \$40.00

**VII. MOBILE HOMES**

\$30.00 SET UP FEE  
\$30.00 ELECTRICAL FEE  
\$30.00 PLUMBING FEE  
\$30.00 REINSPECTION FEE

**VIII. SIGNS**

A. NEW SIGN  
1. OUTDOOR ADVERTISING  
OFF PREMISES \$100.00 PER SIDE  
2. PRINCIPLE USE  
0 - 50 SQ.FT. \$50.00  
51+ SQ.FT. \$100.00  
3. COMMERCIAL ACCESSORY - \$10.00 PER SIDE  
4. TEMPORARY - \$10.00 PER SIDE

B. MODIFICATION  
ALL SIGNS \$25.00 PER SIDE

**VIII. OTHER FEES**

A. CONDITIONAL USE PERMIT  
1. APPLICATION FEE \$250.00  
2. SUBDIVISION - PAYABLE AT FINAL PLAT STAGE  
A. PER LOT W/IMPROVEMENTS \$50.00  
B. PER LOT W/O IMPROVEMENTS \$20.00

B. VARIANCE OR APPEAL TO ADMINISTRATIVE DECISION:  
APPLICATION \$250.00

C. REZONING PETITION  
APPLICATION \$250.00

D. ANNEXATION PETITION  
APPLICATION \$100.00

E. LAND USE PERMIT (ZONING) \$ 25.00

F. ZONING CERTIFICATION LETTER \$ 5.00

G. SITE PLAN REVIEW  
(LESS THAN 1 ACRE) \$ 50.00  
(FROM 1 TO 4.9 ACRES) \$150.00  
(5 ACRES & LARGER) \$250.00  
3<sup>RD</sup> & EACH ADDITIONAL REVIEW \$ 50.00

H. LAND USE ORDINANCE \$ 30.00

COPIES  
8.5" X 11" (14") \$ .25  
11" X 17" \$ .50  
18" X 24" \$ 2.00  
24" X 36" \$ 3.00  
30" X 42" \$ 4.00

# DEPARTMENT OF PLANNING & INSPECTIONS

## DEVELOPMENT REVIEW PROCEDURES

### PLAN REVIEW

CHAPTER 35 OF THE LUMBERTON CITY CODE REQUIRES THE PREPARATION AND SUBMITTAL OF DEVELOPMENT PLANS FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DEPARTMENT COORDINATES THIS FUNCTION FOR THE CITY AND ADVISES APPLICANTS OF THEIR RESPONSIBILITIES RELATIVE TO PLAN SUBMISSION, PERMIT ISSUANCE, AND FEE PAYMENT.

MOST BUILDING PERMITS CAN BE ISSUED WITHIN 2 TO 4 WORKING DAYS WHILE MOST TRADE PERMITS CAN BE ISSUED UPON APPLICATION. THE INFORMATION REQUIRED TO BE DISCLOSED FOR THE ISSUANCE OF A PERMIT IS REFLECTED ON THE APPLICATIONS OR ON THE SITE PLAN CHECK LIST, ALL OF WHICH ARE AVAILABLE AT THE DEPARTMENT.

BUILDING PERMITS FOR CHANGE OF USE, NEW CONSTRUCTION, ADDITIONS, ETC. REQUIRE THE SUBMISSION OF DETAILED DEVELOPMENT SITE PLANS AS WELL AS CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

### REVIEW BY OTHER AGENCIES

THE TYPE OR LOCATION OF A DEVELOPMENT PROPOSAL MAY REQUIRE THE REVIEW OF PLANS AND SPECIFICATIONS BY STATE OR FEDERAL AGENCIES. WHILE THE APPLICANT IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE REGULATIONS OF OTHER AGENCIES, THE DEPARTMENT WILL ROUTE PLANS TO THE RELEVANT CITY AGENCIES FOR REVIEW AND COMMENT. PERMITS MAY NEED TO BE OBTAINED FROM THESE AGENCIES AND FEES PAID.

IN ADDITION, AUTHORIZATION TO USE A TRACT OF LAND MY REQUIRE THE APPROVAL OF THE LUMBERTON CITY COUNCIL OR BOARD OF ADJUSTMENT; THESE APPROVALS ARE SUBJECT TO A PUBLIC HEARING PROCESS AND CAN REQUIRE SEVERAL MONTHS TO CONCLUDE.

### OTHER FEES

FEES MY BE ASSESSED BY STATE AND FEDERAL AGENCIES AS WELL AS THE OTHER CITY AGENCIES. EXAMPLES INCLUDE THE PUBLIC WORKS DEPARTMENT FEES FOR DRIVEWAY CUTS, WATER CONNECTION, SEWER CONNECTION, AND STORM DRAINAGE, ALSO THE ELECTRIC UTILITIES DEPARTMENT FEES FOR SERVICE CONNECTIONS.

THESE FEES AS, APPROPRIATE, MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

### MUNICIPAL PLANNING AUTHORITY

THE CITY OF LUMBERTON ENFORCES COMPREHENSIVE LAND USE CODES WITHIN ITS CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION. QUESTIONS ABOUT THE LOCATION OF ITS PLANNING BOUNDARY SHOULD BE DIRECTED TO THE PLANNING DEPARTMENT AT (910) 671-3838.

### MUNICIPAL UTILITIES

THE CITY OF LUMBERTON IS A FULL SERVICE UTILITY PROVIDER OFFERING WATER, SANITARY SEWER, AND ELECTRIC UTILITY SERVICES.

### CONTACT PERSONS

#### DEPUTY CITY MANAGER

BRANDON LOVE 272-1346

#### INTERIM PLANNING DIRECTOR

ARTRIEL KIRCHNER 671-3977

#### INSPECTIONS DIRECTOR

BEN ANDREWS 671-3837

#### BUILDING INSPECTORS

BOBBY RAY MEARES 671-3839  
671-3840

#### CODE ENFORCEMENT OFFICER

STEPHANIE CANADY 671-3842

#### FIRE INSPECTOR

JOE OLIVER 671-3841

#### COMMUNITY DEVELOPMENT ADMINISTRATOR

BRIAN NOLLEY 671-3844

#### PUBLIC WORKS DIRECTOR

ROB ARMSTRONG 671-3851

#### ELECTRIC UTILITIES DIRECTOR

LAMAR BRAYBOY 671-3865

## Planning & Inspections Fee

# CITY OF LUMBERTON



## PERMIT FEE SCHEDULE EFFECTIVE JULY 1, 2018