



**LINCOLN**  
NORTH CAROLINA  
ECONOMIC DEVELOPMENT ASSOCIATION

***FACT BOOK 2007***



**Utilities & Permits**  
LINCOLN  
NORTH CAROLINA  
ECONOMIC DEVELOPMENT ASSOCIATION



## Utilities

### Electric Power

#### **Rutherford Electric Membership Corp**

Contact: Randy Ward  
Mailing Address: PO Box 127, Cherryville, NC 28021  
Phone: 704-735-5401 or 1-800-521-0920  
Website: <http://www.remc.com>

#### **Duke-Energy**

Contact: Michael Trotter, *Manager of Economic Development*  
Mailing Address: PO Box 1006, Charlotte, NC 28021-1006  
Phone: 704-382-3904  
Fax: 704-382-3494  
Website: <http://www.duke-energy.com>

#### **City of Lincolnton**

Director: Steve Peeler - *Public Works and Utilities Director*  
Location: 128 Motz Avenue, Lincolnton, NC 28092  
Mailing Address: PO Box 617, Lincolnton, NC 28093  
Phone: 704-736-8940  
Fax: 704-736-8959

### Natural Gas

#### **Piedmont Natural Gas Company**

Contact: Jason Briggs  
Phone: 828-322-1613  
E-mail: [Jason.Briggs@piedmontng.com](mailto:Jason.Briggs@piedmontng.com)

### Telecommunications

#### **AT&T North Carolina**

Contact: Mitch Cline / Todd Lanham  
Phone: 704-733-1557 / 704-417-8141  
E-mail: [Mitchell.Cline@bellsouth.com](mailto:Mitchell.Cline@bellsouth.com) / [Todd.Lanham@bellsouth.com](mailto:Todd.Lanham@bellsouth.com)



## Utilities

### Waste Treatment Plant

#### City of Lincolnton

Director: Steve Peeler - *Public Works and Utilities Director*  
Location: 128 Motz Avenue, Lincolnton, NC 28092  
Mailing Address: PO Box 617, Lincolnton, NC 28093  
Phone: 704-736-8960  
Fax: 704-736-8959

### Water

#### City of Lincolnton

Director: Steve Peeler - *Public Works and Utilities Director*  
Location: 128 Motz Avenue, Lincolnton, NC 28092  
Mailing Address: PO Box 617, Lincolnton, NC 28093  
Phone: 704-736-8940  
Fax: 704-736-8959

#### Lincoln County

Director: Steve Gilbert, *Director of Public Services*  
Location: 115 W Main Street, 3rd Floor of Citizens Center, Lincolnton  
Mailing Address: 115 W Main Street, Lincolnton, NC 28092  
Phone: 704-736-8495  
Fax: 704-736-8499



**Lincoln County Water Connection Fees**

**Capacity Development Fees for All Commercial  
and Residential Water Connections**

<b>Water Meter Size</b>	<b>Residential Fee</b>	<b>Commercial Fee</b>
3/4 inch	\$2,150	\$2,150
1 inch	\$5,375	\$2,690
2 inch	\$17,200	\$4,300
3 inch	\$34,400	\$8,600
4 inch	\$53,750	\$13,440
6 inch	\$107,500	\$26,880
8 inch	\$172,000	\$34,400
10 inch	\$247,250	\$37,990
12 inch	\$333,250	\$49,990

**Tap Fees and Meter Fees**

<b>3/4 inch Irrigation Tap and Meter</b> (See Note 5).....	\$550
<b>3/4 inch Water Tap and Meter</b> .....	\$1,100
<b>1 inch Water Tap and Meter</b> .....	\$1,350
<b>2 inch Water Tap and Meter</b> .....	\$5,100
<b>3/4 inch Meter Only</b> .....	\$165
<b>1 inch Meter Only</b> .....	\$230
<b>2 inch Meter Only</b> .....	\$1,570

**Notes:**

1. Capacity Development Fee is based on a gallons per minute ratio per meter size as shown in Table 1. Applicants shall also pay any applicable tap or meter fees included in Table 2.
2. New Non-Profit Organization Capacity Development Fee up to 2" meter - \$2,150.00
3. All "Out of County" fees are double the "In County" fees.
4. ALL FEES ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION.
5. Residential installation only. Special conditions apply.



**LINCOLN COUNTY PUBLIC WORKS**

**Monthly Water Billing Rates**

**In County**

Minimum Billing (0-2,500 gallons) .....	\$20.00
Each additional 1,000 gallons .....	\$ 4.35
Each additional 1,000 gallons ( <i>over 200,000 gallons, industrial use only</i> ) ....	\$ 3.85
Interruptible Agricultural Rate per 1,000 gallons .....	\$ 3.75
Bulk Water Rate/1,000 gallons.....	\$ 5.00

**Out of County**

Minimum Billing (0-2,500 gallons) .....	\$40.00
Each additional 1,000 gallons .....	\$ 4.35

**EAST LINCOLN COUNTY WATER AND SEWER DISTRICT**

**Monthly Sewer Billing Rates**

**In-District - Residential and Non-residential**

Minimum Billing (0-2,500 gallons) .....	\$20.00
Each additional 1,000 gallons .....	\$ 4.35

**Out of District - Residential**

Minimum Billing (0-2,500 gallons) .....	\$43.87
Each additional 1,000 gallons .....	\$17.55

**Out of District - Non-residential**

Minimum Billing (0-2,500 gallons) .....	\$48.79
Each additional 1,000 gallons .....	\$19.52



**City of Lincolnton Water and Sewer Tap Fees**

**3/4" Water Tap**

- A. Residential Inside City Limits .....\$500
- B. Outside City Limits.....\$1,000

**1" Water Meter Tap .....\$550**

Plus availability fee of \$8.33 per lineal foot of road frontage. If more than one road frontage, we use the longest frontage for calculation purposes. (Measure from property line to property line.)

**1 1/2" Water Meter Tap .....\$850**

Plus availability fee. See above.

**2" Water Meter Tap .....\$1,400**

Plus availability fee. See above.

**Irrigation Meter.....\$200**

**Hydrant Meter.....\$100**

**Standard 4" Sewer Tap**

- A. Inside City Limits.....\$200
- B. Outside City Limits.....\$400

The customer is responsible for hiring a plumber to connect to the city sewer line. The city will provide the tapping saddle and will inspect line before covering.

Larger than standard 4" sewer tap is tap fee plus availability fee of \$10.67 per lineal foot of road frontage. If more than one road frontage, we use the longest frontage for calculation. (Measure from property line to property line.)



**City of Lincolnton Water Rates**

Residential (Inside City Limits)	
Minimum Billing 2,000 gallons.....	\$8.89
All over 2,000 gallons.....	\$2.39/1,000
Residential (Outside City Limits)	
Minimum Billing 2,000 gallons.....	\$17.76
All over 2,00 gallons.....	\$4.77/1,000
Commercial & Industrial (Inside City Limits)	
Minimum Billing 2,000 gallons.....	\$8.89
Next 98,000 gallons .....	\$2.65/1,000
Next 8,900,000 gallons .....	\$2.43/1,000
All over 9,000,000 gallons.....	\$1.50/1,000
Commercial & Industrial (Outside City Limits)	
Minimum Billing 2,000 gallons.....	\$17.76
Next 98,000 gallons .....	\$5.29/1,000
All over 100,000 gallons.....	\$4.93/1,000

**City of Lincolnton Sewer Rates**

Inside City Limits	
Minimum Billing 2,000 gallons.....	\$13.31
Next 8,998,000 gallons .....	\$3.96/1,000
All over 9,000,000 gallons.....	\$2.69/1,000
Outside City Limits	
Minimum Billing 2,000 gallons.....	\$26.59
All over 2,000 gallons.....	\$8.60/1,000



## Solid Waste

Director: Steve Gilbert  
Location: 5291 Crouse Road, Crouse  
Mailing Address: 5291 Crouse Road, Crouse, NC 28033  
Phone: 704-732-9030  
704-732-9031  
Fax: 704-732-9048

Lincoln County Landfill—The 300+ acre landfill is divided into five designated areas: Household Trash, Construction Debris, White Goods (appliances), Tires, and Yard Waste

The landfill is open Monday through Saturday  
8:30 a.m. — 4:30 p.m.  
Landfill Phone: 704-732-9030

### Convenience Sites:

- 815 Car Farm Road, Lincolnton
- 7889 Webbs Chapel Road, Denver
- 701 Owls Den Road, Lincolnton
- 879 Tin Mine Road, Lincolnton
- 616 Highway 74, Vale
- 112 Airport Road, Lincolnton
- 7914 Optimist Club Road, Denver

Hours of Operation: 8:30 a.m.—6:30 p.m.  
Monday through Saturday

*\*Sunday: Webbs Chapel, North Brook & Airport  
1:00 p.m.—5:00 p.m.*

### Recycling

Phone: 704-732-9030

Acceptable Items:

- Glass (Clear, Brown, and Green)
  - ◊ Only food and beverage jars are accepted.
- Newspaper
- Magazines and Phone Books—No junk mail or cereal boxes
- Cans—Aluminum and steel food and drink cans only.
- Plastic—Soda bottles, milk jugs, clear water bottles.
- Oil (Used Motor Oil; Limit 10 Gal. per Visit)
- No antifreeze or gasoline mixed
- Corrugated Boxes (Cardboard) - No wood, plastics or metals



## Zoning and Building Permits

It is important to verify the zoning of the property and obtain the necessary permits before beginning a project. Zoning and Building Permits are required before commencing the construction, erection, addition to, placement of any building or structure, or before installing a sign. **Lincoln County is responsible for zoning issues in the county and the City of Lincolnton is responsible for zoning within the bounds of the City. Lincoln County issues all Building Permits for both the county and city.**

### Lincoln County

Building and Land Development  
302 North Academy Street  
Lincolnton, NC 28092  
Phone: 704-736-8440  
Fax: 704-732-9010

### City of Lincolnton

Planning and Zoning  
128 Motz Avenue  
Lincolnton, NC 28092  
Phone: 704-736-8930  
Fax: 704-736-8939

## Lincoln County Land Use Permit Fees

Advertising/Billboard Sign:.....	\$250
Zoning Ordinance:	
Residential.....	\$50
Other than Residential:.....	\$100
Temporary Structure:.....	\$75
Map Amendment (Under 10 Acres).....	\$300
Map Amendment: (Over 10 Acres).....	\$400
Conditional Use:.....	\$400
Parallel Conditional Use Rezoning:.....	\$400
Plat Review:(Not Requiring STRC).....	\$100
Plus \$5 per lot	
Plat Review (Requiring STRC).....	\$250
Plus \$10 per lot	
All Ordinances/Regulations Above:	
Appeal from Decision:.....	\$125
Request for Variance:.....	\$300
Text Amendment to Any Ordinance:.....	\$500



**Lincoln County Electrical Permit Fees**

0 - 100 Amps .....	\$50
101 - 200 Amps .....	\$75
201 - 400 Amps .....	\$100
401 - 600 Amps .....	\$125
601 - 1000 Amps .....	\$150
1001 - 2000 Amps .....	\$200
2001 - 3000 Amps .....	\$250
3001 - 4000 Amps.....	\$275
4001+ Amps .....	\$300

Electric on Mechanical Change-Out .....	\$50
(No Service Change Involved)	
Electric on Sign:.....	\$50
Minimum Fee for Anything	
Not Otherwise Described:.....	\$50
Electric Fence Service:.....	\$50

**Lincoln County Mechanical Permit Fees**

Heat Pump, Apollo Unit, Gas Pack or Furnace w/ A/C: .....	\$50
Furnace, A/C, Unit Heater, Radiant Systems, Wall Furnace, FP Insert: .....	\$50
Gas Lines: .....	\$50
Water Heater Change-Out:.....	\$50
Minimum Fee for Anything	
Not Otherwise Described:.....	\$50
Hoods	
0-50 sqft.....	\$75
51-100 sqft.....	\$100
101+ sqft.....	\$125

**Lincoln County Plumbing Permit Fees**

Gas Lines: .....	\$50
Water Heater Change-Out.....	\$50
Minimum Fee for Anything	
Not Otherwise described .....	\$50



**Miscellaneous Fees**

Signs & Billboards	
0 - 100 Sq. Ft.....	\$50
101 - 200 Sq. Ft.....	\$75
201 - 300 Sq. Ft.....	\$100
301 + Sq. Ft.....	\$125
Insulation Only	
0 - 5,000 Sq. Ft.....	\$50
5,001 - 20,000 Sq Ft.....	\$75
20,000 + Sq. Ft.....	\$100
Load Management Device:.....	\$50
Refund of Permit w/ No Inspection Activity:.....	\$50
After-Hours Inspection Fee:	
.....	\$100 (1st Hour)
.....	\$50 (Each Additional 1/2 Hour)
Non-Scheduled Inspection: .....	\$75
Demolition:.....	\$.02/Sq. Ft.....\$100
(Blanket permit including B, E, M, & P permits)* ** ***	
Reconnect wiring of Electric water heater or appliance .....	\$25
Reconnect plumbing of Water heater or appliance .....	\$25
Reconnect mechanical of Water heater or appliance .....	\$25
Gas Yard piping by utility company .....	\$25

\* Not allowed after expiration of permit or if any inspection has been done.

\*\* No changes in the amount of work or types of permits needed. Any substantial changes will require that new permits be issued, as determined by the Building Official.

\*\* Must show proof of proper disposal (landfill receipt, etc.) before final approval.



**Lincoln County Commercial Permit Fees**

**New Construction, Renovations, Additions, and/or Alterations:**

	<u>Bldg.</u>	<u>Elec.</u>	<u>Plbg.</u>	<u>Mech.</u>	<u>Total</u>
Assembly	.099	.046	.045	.043	.233
Business	.089	.052	.041	.045	.227
Educational	.098	.048	.036	.044	.226
Industrial	.051	.022	.022	.018	.113
Hazardous	.051	.013	.013	.013	.09
Institutional	.151	.077	.077	.076	.381
Mercantile	.075	.036	.029	.034	.174
Residential	.097	.043	.043	.043	.226
Storage (incl. rack systems)	.089	.052	.041	.045	.227
Fire Sprinklers*	—	—	.005	—	.005

**\* Sprinkler fees apply to new construction over 10,000 Sq Ft. Only!**

Permit fees for new construction shall be calculated using the following formula:

a = Total Gross Building Floor Area Under Construction

b = Fee per Square Foot from Table Above

All permit fees to be paid be the general contractor when he/she picks up the permit.

<u>Total Gross Building Floor Area Under Construction</u>	<u>Formula</u>
New Structures 0 - 50,000 Sq. Ft.....	a x b
New Structures 50,000 - 100,000 Sq. Ft.....	a x b(.75)
New Structures 100,000+ Sq. Ft.....	a x b(.50)
All commercial renovations, additions, or alterations (any size).....	a x b(.75)



<u>Minimum Commercial Permit Fees</u>	<u>Formula</u>
Building .....	\$100
Electric .....	\$75
Plumbing .....	\$75
Mechanical .....	\$75
Multi-Family Dwellings(Housing Authority and others) Based on the building not the unit.      Per Trade.....	\$75
 <b>Plan Review Fees</b> .....	
	\$.025/Sq. Ft.
	Min. \$50 / Max. \$500
Includes Zoning, Building, Mechanical & Plumbing Reviews	
 Footing & Foundation Only (MISC): .....	
	\$.10/Sq. Ft.
(Blanket permit including B, E, M, & P permits) ..... Min Fee \$100	
 Modular Units – Commercial (MISC): .....	
	\$200
 Temporary Electric on Commercial Structure: .....	
	\$500
(Bond - All but \$100 to be returned when final inspection is approved.)	

**Lincoln County Commercial Plan Review Process**

**Requirement for each department:**

**Building and Land Development (BALD):**

2 Full sets of plans that include:

Appendix B Project Data Sheet (completed), Structural, Architectural, Electrical, Plumbing, Mechanical and Civil (site plan—for zoning)

**Environmental Health:**

1 Full set of plans that include:

Type of water supply, Type of sewage disposal and Intended use of structure

**City Fire Marshal:**

1 Full set of plans that include:

Location of fire hydrants for apartments with other types as needed, Water line specs, Sprinklers and Alarms

\* For city projects only

**County Fire Marshal:**

1 Full set of plans

\* For county projects only



**Lincoln County Commercial Plan Review Process, *continued***

- No plans will be accepted without being drawn to scale and without details.
- All plans for **preliminary** review must be submitted to BALD for distribution to each dept. BALD will deliver & pick up plans to/from each dept. on Tuesdays and Thursdays only.
- BALD require 4 full sets of plans for the preliminary review (except for pier plans, then only 2 are required).
- Plan review fee is due at the time of application submittal.
- BALD has 21 days for **preliminary** review. If the review is completed prior to that time, BALD will contact you.
- If an architect is required, the plans must be sealed. If BALD receive these plans without a seal you will be contacted to pick up plans & re-submit with seal.
- Each individual dept is responsible for distribution of comments to applicant. You will need to contact individual departments directly. BALD will be responsible for Building and County Zoning review only.
- No building permit will be issued until each dept has issued BALD a written approval.
- All applications that have not had building permits issued within one year from submittal, that application and plans will be terminated. If you plan on proceeding with the project after this time, you will need to re-submit the application and plans
- On the date of application you will be issued a project reference number, this is how BALD will refer to your application until a permit has been issued. If you communicate with BALD you will need to use this number
- After a job is completed and a request for a Certificate of Occupancy (CO) is received, you must pick up the plans with the CO. If the CO is faxed, the plans will be destroyed. BALD will not return any plans by mail.



**City of Lincolnton Land Use Permit Fees**

<b>Rezoning Application</b> .....	\$200
<b>Conditional Use Permit (CUP) Application</b>	
A. Standard .....	\$200
B. Temporary.....	\$100
<b>Conditional Use Rezoning Application</b> .....	\$250
<b>Board of Adjustment Applications</b>	
A. Conditional Use Permit (CUP) Application .....	\$100
B. Variance Application .....	\$200
C. Interpretation Application .....	\$200
D. Special Exception Application.....	\$200
<b>Zoning Text Amendment Application</b> .....	\$200
<b>Zoning Permit</b>	
A. Single & Two Family Residential.....	\$50
B. Residential Accessory Use .....	\$30
C. Multifamily Residential and Non-Residential.....	\$100
D. Change in Use (Non-Residential) .....	\$40
<b>Sign Permits</b> .....	\$40
<b>Copy of Land Use Plan, Greenway Master Plan And Others</b> .....	
	\$25
<b>Copy of Zoning Ordinance (UDO)</b> .....	\$30*
<b>Copy of Zoning Map</b> .....	\$5**
<b>Subdivision Filing Fees</b>	
A. Minor Subdivision Plat .....	\$100
B. Major Subdivision Preliminary Plat.....	\$150 +
Per Lot.....	5.00
C. Major Subdivision Final Plat.....	\$100
D. Applications for Relief.....	\$200
<b>GIS Maps (1 1/2" x 11")</b> .....	\$2
* \$0.25 per page-less than full copy	
** Full or Partial Copy	