

COUNTY POLICY COMMITTEE MEETING
OCTOBER 13, 1993, 4:00PM

MEMBERS

PRESENT: Chairman Johnnie Evans
Commissioner Juanita Gonzalez
Commissioner Lee Warren

OTHERS

PRESENT: Commissioner John Keefe
Cliff Strassenburg, Co. Mgr
David Clegg, Staff Atty.
Marsha Fogle, Clerk
George Vaughan, Planning Dir.
Tom Grantonic, Tax Office
Ken Sykes, Inspection Dept
David Ivey, Mapping Dept
Developers
M.J. Taylor
Funeral Directors

Chairman Evans called the meeting to order.

AGENDA ITEMS

1. Discussion: N.C. Fire Prevention Code (402.30) Tents and Air Supported Structures

BACKGROUND: A complaint was received from M.J. Taylor reference the requirement for a permit for tents. The current Fire Code requires a permit for a tent if it is in excess of 120 square feet.

Mr. Ricky Strickland, Fire Marshal, reported that he has requested that the N.C. Building Code Council t allow us to amend section 402.30, requiring a permit for a tent if it is in excess of 700 square feet.

MOTION: Commissioner Warren offered a motion that the Committee recommend to the Board of Commissioners that a letter be written supporting Mr. Strickland's proposed change.

SECOND: Commissioner Gonzalez

VOTE: UNANIMOUS

2. Discussion: Proposed Amendments to Section 4.8, Cumberland County Code, Requirements for Building Permits

(This item was referred to the Policy Committee by the board of Commissioners)

The proposed amendment would require a final plat to be filed before a building permit is issued. The current procedures allows the issuance of a building permit upon submission of a preliminary plat.

Some benefits to be derived by adoption of the amendment:

1. would eliminate duplication efforts by appraisal staff (will only have to make one visit to the site),
2. will reduce the number of plat revisions;
3. would require improvements on property to be made, or guarantees of improvements, before construction;
4. would save inspection department time as currently they must check to assure a final plat has been recorded prior to making final building inspection; this step would be eliminated if plats were recorded first;
5. would assure that files in the Inspection Department are completely accurate, i.e., information on building permits are obtained from preliminary plats; therefore if changes are made the Inspection Dept. does not have a record.
6. property would be assessed as lots as opposed to being assessed as acreage

Walter Moorman, spoke for some of the builders. He noted that builders needed to move forward when the weather was good and should not be forced to hold up their work. He also said that when the weather is not good, roads cannot be put in; therefore sometimes it is impossible to have improvements in ahead of house construction. He suggested that perhaps we could tighten up on the preliminary plats and require the contractor to make more revisions with the Planning Staff. It was also noted that final plats really can't be recorded on townhouses until the building is complete.

Following some discussion the following motion was offered:

MOTION: Commissioner Warren offered a motion that a committee be appointed, made up of the following people, Water Moorman, Dohn Broadwell, Al Rumbaugh, Mayon Weeks, George Vaughan, Ken Sykes, David Ivey and Tom Grantonic, to see if a compromise could be worked out. The Committee would report back to the Policy Committee on November 10, 1993.

SECOND: Commissioner Gonzalez

VOTE: UNANIMOUS

MEETING ADJOURNED AT 5:10PM