

MINUTES

YORK COUNTY BUILDING CODES APPEALS BOARD

York County Office Complex
Large Conference Room, Suite 104
1070 Heckle Blvd., Rock Hill, South Carolina
June 22, 2016
2:00 PM

I. CALL TO ORDER

Chairman Harper called the meeting to order at 2 PM

II. ELECTION OF CHAIRMAN

Chairman Harper opened the floor for nominations for Chairman of the York County Building Board of Appeals. Randy Crenshaw made the motion for Roland Harper to remain Chairman. Jason Whitesell seconded the motion. Roland Harper was unanimously re-elected as Chairman.

III. REVIEW OF PROCEDURES – PLANNING & DEVELOPMENT SERVICES DIRECTOR

Audra Miller, York County Planning & Development Services Director, discussed procedures of the York County Building Codes Appeals Board with the members present.

IV. INTRODUCTION OF MEMBERS AND GUESTS

Chairman Harper asked that everyone present introduce themselves to the group present.

V. NEW BUSINESS

John F. Lateulere, representing Lakepointe Ridge One, filed an appeal with the Planning & Development Services Department regarding the Building & Codes Division's refusal to issue a building permit for Lakepointe's proposed development located at Montgomery Road and Charlotte Highway. Pursuant to County Code §150.57, Lakepointe has appealed the Building & Code's decision and is claiming Building & Codes has misconstrued or wrongly interpreted the regulations. Property is located at 6625 Montgomery Road in the Bethel Community, tax map 5760000095.

Eddie Moore, York County Development Services Manager, provided an overview of staff's determination that the site plan and vesting for the development was for apartments and submitted building drawings for the dwellings will need to be designed for apartments per the International Building Code and not for townhomes per the International Residential Code.

Discussion occurred after this presentation.

Introduction of Lakepointe Ridge One representatives was given.

John Lateulere, Executive Vice President of Development for Redwood introduced Dan Visalli, Attorney with Swindell & Bond and gave an overview of Redwood.

Dan Visalli discussed the appeal on behalf of Redwood and provided their interpretation of the definition of townhomes according to the International Building Code versus the International Residential Code. It is Redwood's belief that building plans for the dwellings submitted should be reviewed under the International Residential Code compared to International Building Code.

Discussion was held regarding the appeal.

Motion was made Worley to deny this appeal and Sieck seconded the motion to deny this appeal. Motion was carried 6 members agreeing to deny appeal and 1 member opposing.

VI. ADJOURNMENT

Meeting was adjourned at 3:10 PM by Chairman Harper.