

MINUTES

YORK COUNTY BUILDING CODES APPEALS BOARD

York County Government Center
Council Chambers
6 S Congress, York, South Carolina
January 5, 2022
2:00 PM

I. CALL TO ORDER

The meeting was called to order at 2:16 p.m. by Randy Crenshaw.

Present: John Neelands, Doyle Roach, Jason Whitesell, Randy Crenshaw, Stephen McArthur, Carolyn Johnson

Also present: Jamie Catoe, Building Official, Jennifer Culver, Deputy Building Official, Josh Reinhardt, Development Services Manager, Allen Tice, Senior Deputy Fire Marshall, Nicole Troutman, Commercial Plans Reviewer, and Bonnie Marsiglia, Secretary to Board of Appeals.

II. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Randy Crenshaw called for nominations for Chair and Vice Chair. Doyle Roach nominated Randy Crenshaw for chair and Stephen McArthur seconded the motion. Randy Crenshaw nominated Jason Whitesell and Stephen McArthur seconded the motion. The Board approved the nominations.

III. REVIEW OF PROCEDURES

Josh Reinhardt covered a few procedural items.

IV. ADOPTION OF MINUTES – October 30, 2017

John Neelands made a motion to accept the minutes from October 30, 2017. Jason Whitesell seconded the motion. The motion passed by all.

V. PUBLIC HEARING

Randy Crenshaw opened the floor for the new business. Jim Fulton of Iron Gate Farm Events had filed an appeal on the interpretation of Section 003.2.1.2 of the 2018 South Carolina Building Code. It has been deemed by the Building & Codes Division that the facilities most appropriate function of the space would fall in the A-2 classification.

Jamie Catoe summarized the Building & Codes position regarding the A-2 classification and its requirement for a sprinkler system. He does not consider it an A-3 type of venue.

Jim Fulton, the applicant, addressed the Board regarding being an Agricultural use facility and wanting the A-3 classification. He spoke regarding using elements in the building to decrease hazards and mitigate sprinkler requirements. An example would be that they will have no commercial kitchen.

Robert Zito spoke to the Board in favor of the facility regarding the possible future conditioning of the building and his observation of activities at the facility.

Kathy Spencer, daughter of owner and Iron Gate Manager, addressed the Board. She is not anticipating the building being used for an event holding more than 150 people. Any overflow would have to be outside. They do not have public water available to the building. Kathy also noted that there are always 2 staff members onsite during events.

Allen Tice, Senior Deputy Fire Marshall, spoke to the Board at Randy Crenshaw's request confirming there was no public water available. He spoke about alternate methods in lieu of a sprinkler system and stated that the building is being used for more than just the youth coming through on agricultural tours.

Randy Crenshaw closed the public portion at 3:10 p.m.

The Board discussed whether the facilities should be deemed an A-2 or an A-3 classification. Jason Whitesell made a motion to approve the facilities for an A-3 classification. Doyle Roach seconded the motion. There was discussion between the Board members on maximum occupancy and the effect and A-2 or A-3 decision would have.

The members that voted for the A-3 classification motion: John Neelands, Doyle Roach, Jason Whitesell, and Carolyn Johnson

The members that voted against the A-3 classification motion: Randy Crenshaw, and Stephen McArthur

VI. ADJOURNMENT

The meeting was adjourned at 3:29 p.m. with a motion by Doyle Roach and second by Stephen McArthur.