

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, March 13, 2024 at 10:00 A.M. in the Low Country Conference Room
Synergy Business Park, Kingstree Building
110 Centerview Drive, Columbia, SC 29210

Called to Order:

Timothy W. Roberts, Chairman, called the regular meeting of the Residential Builders Commission to order at 10:02 a.m. Other members present for the meeting included: Hal Dillard, Earl McLeod, Christy Rhyne, Bryan Dowd and James Graves.

Timothy W. Roberts, Chairman, announced that public notice of the meeting was properly posted on the bulletin boards at the main entrance of the Kingstree Building and by notice mailed to all requesting persons, organizations and news media in accordance with § 30-4-80 of the South Carolina Freedom of Information Act.

Approval of Agenda for the March 13, 2024 Meeting:

MOTION:

Mrs. Rhyne made a motion to approve the March 13, 2024 Residential Builders Commission Meeting Agenda with the following changes: Tab C was approved, Tab D rescheduled, and Tab T withdrew the application. Mr. Dowd seconded the motion, which carried unanimously.

Approval of Minutes for the February 14, 2024 Meeting:

MOTION:

Mrs. Rhyne made a motion to approve the February 14, 2024 minutes. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Mr. Bailey was absent.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Bailey's absence. Mr. McLeod seconded the motion, which carried unanimously.

Chairman's Remarks:

Timothy W. Roberts

Mr. Roberts asked everyone to speak clearly into the microphone when they come up to give their testimony.

Application Reviews:

Christopher Todd Owens

The Commission held an application review regarding Christopher Todd Owens. Mr. Owens appeared before the Commission, waived his right to counsel, and presented two witnesses for testimony.

MOTION:

Mrs. Rhyne made a motion to deny Mr. Owens to sit for the exam. Mr. Dowd seconded

the motion, which carried unanimously.

Brian Johnson Cox

The Commission held an application review regarding Brian Johnson Cox. Mr. Cox appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Cox to sit for the exam. Mr. McLeod seconded the motion, which carried unanimously.

William Thomas Cockman

The Commission held an application review regarding William Thomas Cockman. Mr. Cockman appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Graves made a motion to approve Mr. Cockman to sit for the exam. Mr. McLeod seconded the motion, which carried unanimously.

Jason P. Breland

Mr. Breland did not appear. The Commission did not take any action.

Seth Patrick Darling

The Commission held an application review regarding Seth Patrick Darling. Mr. Darling appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Darling to sit for the exam. Mr. McLeod seconded the motion, which carried unanimously.

Monroe Benjamin Smith, Jr.

The Commission held an application review regarding Monroe Benjamin Smith, Jr. Mr. Smith appeared before the Commission and waived his right to counsel.

MOTION:

Mr. McLeod made a motion to approve Mr. Smith to sit for the exam. Mr. Graves seconded the motion, which carried unanimously.

Ryan David Haines

The Commission held an application review regarding Ryan David Haines. Mr. Haines appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Haines to sit for the exam. Mr. Dillard seconded the motion, which carried unanimously.

Robert A. Walker

The Commission held an application review regarding Robert A. Walker. Mr. Walker appeared before the Commission and waived his right to counsel.

MOTION:

Mr. McLeod made a motion to approve Mr. Walker to sit for the exam. Mr. Dowd seconded the motion which did not carry. Mrs. Rhyne, Mr. Graves, Mr. Dowd, and Mr. Dillard opposed.

MOTION:

Mr. Dowd made a motion to deny Mr. Walker to sit for the exam. Mrs. Rhyne seconded the motion, which carried, but not unanimously. Mr. McLeod opposed.

Justin Jeffrey Peters

The Commission held an application review regarding Justin Jeffrey Peters. Mr. Peters appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Peters to sit for the exam. Mr. Dillard seconded the motion, which did not carry. Mr. Dowd, Mr. McLeod, and Mr. Dillard opposed.

MOTION:

Mr. McLeod made a motion to deny Mr. Peters to sit for the exam. Mr. Dillard seconded the motion, which carried, but not unanimously. Mrs. Rhyne opposed.

Scott Lorne Donn

The Commission held an application review regarding Scott Lorne Donn. Mr. Donn appeared before the Commission and waived his right to counsel.

MOTION:

Mr. McLeod made a motion to approve Mr. Donn to sit for the exam. Mr. Dowd seconded the motion, which carried unanimously.

Marques Hollman

The Commission held an application review regarding Marques Hollman. Mr. Hollman appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Dillard made a motion to approve Mr. Hollman to sit for the exam pending submission of proof of his employment for the past two years based on W-2s. Mr. Dowd seconded the motion, which carried unanimously.

Mr. Hollman provided the Commission with adequate proof of employment later in the meeting and was consequently approved to sit for the exam.

Brady Keoni Siegal

The Commission held an application review regarding Brady Keoni Siegal. Mr. Siegal appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Dillard made a motion to approve Mr. Siegal to sit for the exam. Mr. McLeod seconded the motion, which carried unanimously.

Kerry Bradley Webb

The Commission held an application review regarding Kerry Bradley Webb. Mr. Webb appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Webb to sit for the exam. Mr. Dillard seconded the motion, which carried unanimously.

Gregory Allen Coopriider

The Commission held an application review regarding Gregory Allen Cooprider. Mr. Cooprider appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Cooprider to sit for the exam. Mr. McLeod seconded the motion, which carried unanimously.

Wendell Hunter, Sr.

Mr. Hunter did not appear. The Commission did not take any action.

Jason Edward Donohue

The Commission held an application review regarding Jason Edward Donohue. Mr. Donohue appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Donohue to sit for the exam. Mr. Dillard seconded the motion, which carried unanimously.

Jantsen Wayne Wells

The Commission held an application review regarding Jantsen Wayne Wells. Mr. Wells appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Dillard made a motion to approve Mr. Wells to sit for the exam. Mr. McLeod seconded the motion, which carried, but not unanimously. Mrs. Rhyne and Mr. Graves opposed.

William Friederich Dunn III

The Commission held an application review regarding William Friederich Dunn III. Mr. Dunn appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Dunn to sit for the exam. Mr. Dillard seconded the motion, which carried unanimously.

Darius Malik Pickens

Mr. Pickens did not appear. The Commission did not take any action.

Malik Bryson Higgins

The Commission held an application review regarding Malik Bryson Higgins. Mr. Higgins appeared before the Commission and waived his right to counsel.

Into Executive Session

MOTION:

Mrs. Rhyne made a motion to go into Executive Session for legal advice. Mr. Dowd seconded the motion, which carried unanimously.

Return from Executive Session

MOTION:

Mrs. Rhyne made a motion to exit Executive Session. Mr. Dowd seconded the motion, which carried unanimously.

MOTION:

Mrs. Rhyne made a motion to allow Mr. Higgins to move forward in the application

process by approving his criminal background, but he must still submit acceptable proof of the required experience before he can be approved to sit for the exam. Mr. Graves seconded the motion, which carried, but not unanimously. Mr. Dillard opposed.

Christopher Lee Dial

The Commission held an application review regarding Christopher Lee Dial. Mr. Dial appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Dial to sit for the exam with the condition that if he passes the exam and is issued his Residential Specialty Contractor Plumbing license, he will be required to provide a current criminal background report at the first renewal. Mr. Dowd seconded the motion, which carried, but not unanimously. Mr. McLeod opposed.

Chad Lee Bass

The Commission held an application review regarding Chad Lee Bass. Mr. Bass appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Bass for his Residential Specialty Contractor Registration with the condition that he must have a \$5000 bond on file with the Commission at all times and he must provide a current criminal background report at the next two renewals. Mr. McLeod seconded the motion, which carried unanimously.

Owner-Builder Waiver:

Sabir Bayraktar

The Commission held a hearing on Sabir Bayraktar's request for a waiver of the 2-year waiting period required under S.C. Code Ann. § 40-59-260 to sell or rent his property. Mr. Bayraktar appeared before the Commission, waived his right to counsel, and presented a witness for testimony.

MOTION:

Mr. McLeod made a motion to approve Mr. Bayraktar's request for a waiver. Mr. Dillard seconded the motion, which did not carry. Mrs. Rhyne, Mr. Dowd, and Mr. Graves opposed.

MOTION:

Mr. Dowd made a motion to deny Mr. Bayraktar's request for a waiver. Mrs. Rhyne seconded the motion, which carried, but not unanimously. Mr. McLeod and Mr. Dillard opposed.

Board Information:

1. OIE Report:

Chris Cudd, Office of Investigations and Enforcement

Mr. Cudd presented the OIE Report. He reported the number of Investigations as of March 13, 2024.

As of March 13, 2024:

Complaints Received – 407; Active Investigations – 156; Closed Cases – 201

New Business:

Chris Cudd, Office of Investigations and Enforcement

Mr. Cudd presented the IRC Report and Resolution Guidelines Report.

1. Recommendation of IRC:

MOTION:

Mr. Dowd made a motion to approve the Recommendation of IRC Report. Mrs. Rhyne seconded the motion, which carried unanimously.

2. Resolution Guidelines:

MOTION:

Mrs. Rhyne made a motion to approve the IRC Resolution Guidelines Report. Mr. Dowd seconded the motion, which carried unanimously.

License or Registration Requirements for Building Retaining Walls

The Commission reviewed and discussed the licensure requirements for building retaining walls.

MOTION:

Mrs. Rhyne made a motion to accept retaining walls per code being left up to the local jurisdiction for assessment of professional plans (i.e., an Engineer’s design); adding that someone holding a Residential Specialty Contractor Registration with the classification of masonry or a Residential Builders License will be able to perform the work. Mr. Dowd seconded the motion, which carried unanimously.

Application Review and Hearing Process

Molly Price, Program Manager II: Building and Environmental Boards; Janet Baumberger, Commission Executive for the Residential Builders Commission

MOTION

The Commission reviewed and discussed modifications that could be made to streamline the application process. It was determined that Mrs. Price and Mrs. Baumberger would present proposals to the Commission at the next meeting.

Discussion of Enforcement for Noncompliance with Owner-Builder Statute – Executive Session for Legal Advice:

Into Executive Session

MOTION:

Mrs. Rhyne made a motion to go into Executive Session for legal advice. Mr. Dowd seconded the motion, which carried unanimously.

Return from Executive Session

MOTION:

Mrs. Rhyne made a motion to exit Executive Session. Mr. Dowd seconded the motion, which carried unanimously.

Old Business:

None.

Administrator’s Remarks for Information:

Janet Baumberger, Commission Executive for the Residential Builders Commission

Mrs. Baumberger had no remarks.

Public Comments:

None.

Date of Next Meeting:

The next Residential Builders Commission meeting will be held Wednesday, April 10, 2024 at 10:00 am.

Adjournment:

Mrs. Rhyne made a motion to adjourn the Residential Builders Commission Meeting. Mr. Dowd seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 3:33 p.m.

NOTE: These minutes are a record of the motions and official actions taken by the Board and brief summary of the meeting.