

CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL CALLED MEETING
MONDAY, MAY 15, 2017
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM

Councilmembers Present:

Reese Browher
James Dasher
Paul Wendelken
Levi Scott, Jr.
Christi Ricker
Ann Daniel

Present:

Ken Lee, Mayor
W.E. Smith, Jr., City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
LaMeisha Kelly, City Planner
Tim Bowles, Public Works

The meeting was called to order at 7:03 PM. The Invocation was given by Mayor Lee and the Pledge to the Flag was recited.

Approval of the agenda:

Motion to approve: Councilmember Ricker
Second: Councilmember Dasher
Vote: Unanimous

Public Hearing #1:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed for a Zoning Map Amendment for a 12.19 acre parcel and a 5.53 acre parcel located on Fort Howard Rd, to amend the zoning from R3-Multifamily Residential to R4-Single Family Residential; the properties are owned by Construction Development Investors LLC. (Map #4750063, #4750007C)

Open public hearing: 7:04 PM

Attorney Dickey asked Mrs. Kelly if the property was marked and notifications sent, she said yes.

Public input: Latisa Steele, 1541 Fort Howard Road, wanted to know what the owner plans to do with that property. Mrs. Kelly explained the property was in the county and annexed into the city the county has certain zoning designation, this property will be zoned single family for single family use. The County designation was for multifamily use and the owners could have put up apartments or duplexes. Melissa Brown 1529 Fort Howard Rd, asked about the zoning and about traffic once the school is built. Councilmember Wendelken said the drop-off/pickup lines will be inside the school property. Ms. Brown is concerned about the traffic the new school and subdivision would bring. Isaac Wright, 1543 Fort Howard Rd, asked about sidewalks along Fort Howard Rd, Mayor Lee said any time we do infrastructure work, we try to incorporate sidewalks. Mrs. Kelly said the subdivision will have one entrance; it is going to be a nice subdivision. Gina Wright, 1543 Fort Howard Road, asked about the price point, Mrs. Kelly said people will want to be around the school and this will be a hot area.

There was discussion on the intersection at Fort Howard and Old Augusta Road and the number of accidents. Councilmember Wendelken said the county is working on a plan for that intersection. Corey Haggray, 102 Grace Lane, said this intersection has a lot of accidents and he doesn't feel this is a good idea to add more houses.

Close public hearing: 7:20 PM

Turn the meeting back over to Mayor Lee.

First Reading of an ordinance for a Zoning Map Amendment to rezone a 12.19 acre parcel and a 5.53 acre parcel located on Fort Howard Rd from R3-Multifamily Residential to R4-Single Family Residential; the properties are owned by Construction Development Investors LLC. (Map #4750063, #4750007C)

Motion to approve: Councilmember Ricker
Second: Councilmember Daniel
Vote by Council: Unanimous

Public Hearing #2:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed for a Zoning Map Amendment for a 3.14 acre parcel located at 139 Ackerman Rd, to amend the zoning from GC-General Commercial to R4-Single Family Residential; the property is owned by Jacob J. and Kimberly D. Arnsdorff. (Map #R2710005)

Open public hearing: 7:21 PM

Attorney Dickey asked Mrs. Kelly if the property was marked and notifications sent, she said yes.

Close public hearing: 7:22 PM

Mrs. Kelly said the owner of the property put in a zoning request to sell the home, since then the sale of the home fell through; he wants to withdraw the rezoning.

Turn the meeting back over to Mayor Lee.

First Reading of an ordinance for a Zoning Map Amendment to rezone a 3.14 acre parcel located at 139 Ackerman Rd from GC-General Commercial to R4-Single Family Residential; the property is owned by Jacob J. and Kimberly D. Arnsdorff. (Map #R2710005)

No action taken.

Public Hearing #3:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed for a Zoning Map Amendment for a 27.53 acre parcel located on Highway 21, to amend the zoning from AR1-Agriculture Residential to R4-Single Family Residential; the property is owned by Marlene Penton, Gloria M. Wood, and Stephen H. Murphy. (Map #4470015)

Open public hearing: 7:23 PM

Attorney Dickey asked Mrs. Kelly if the property was marked and notifications sent, she said yes.

Close public hearing: 7:24 PM

Turn the meeting back over to Mayor Lee.

First Reading of an ordinance for a Zoning Map Amendment to rezone a 27.53 acre parcel located on Highway 21 from AR1-Agriculture Residential to R4-Single Family Residential; the property is owned by Marlene Penton, Gloria M. Wood, and Stephen H. Murphy. (Map #4470015)

Motion to approve: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous

Public Hearing #4:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition filed for a Zoning Map Amendment for a 0.71 acre parcel located on Highway 21, to amend the zoning from B2-General Commercial to GC-General Commercial; the property is owned by Silverwood Partners LLC. (Map #465A008)

Open public hearing: 7:25 PM

Attorney Dickey asked Mrs. Kelly if the property was marked and notifications sent, she said yes. Mayor Lee wanted to confirm that this change is to align with the City zoning.

Close public hearing: 7:26 PM

Turn the meeting back over to Mayor Lee.

First Reading of an ordinance for a Zoning Map Amendment to rezone a 0.71 acre parcel located on Highway 21 from B2-General Commercial to GC-General Commercial; the property is owned by Silverwood Partners. (Map #465A008)

Motion to approve: Councilmember Ricker

Second: Councilmember Daniel

Vote by Council: Unanimous

New Business:

1. Request to approve the proposal from Whitaker Laboratory, Inc. to perform construction materials testing and inspection services for the Lower Floridan Well and Elevated Tank project, for an estimated budget of no more than \$20,938.00. LI #40.6260.4418 and #40.6260.4419

Mr. Smith said this is for testing the ground in order to determine the depth of the pilings, Mrs. Kelly added it is for testing throughout the project.

Motion to approve: Councilmember Daniel

Second: Councilmember Scott

Councilmember Browher asked if everything was looking good, Mr. Bowles said they will start setting the pilings. Councilmember Scott asked were they still using the access road owned by the City. Mrs. Kelly said they know they are not supposed to go on anybody else's property.

Vote by Council: Unanimous

2. Associates in Local Government Assistance, Inc. requests approval of Pay Request #3 in the amount of \$7,500.00 for administrative services for Kroger EIP grant. LI# 70.4430.4411

Motion to approve: Councilmember Scott
Second: Councilmember Ricker
Vote by Council:

3. Executive session to discuss personnel, pending litigation, attorney client privilege, and real estate.

A motion was made by Council Browher and seconded by Councilmember Ricker.

Mrs. Kelly asked if Council could adjourn into the workshop first, since there were residents present to discuss the roads in Bent Tree. Both motions were withdrawn, adjourn into workshop.

Before the workshop started, Mr. Haggray discussed the damage to the road at Grace Lane and Fort Howard Road. Councilmember Scott explained this was a County Road that the City does not maintain, but staff will notify the County that the road is in bad condition.

Workshop

Various topics:

Motion to go into executive session: Councilmember Ricker
Second: Councilmember Scott
Vote by Council: Unanimous

Motion to return to meeting: Councilmember Daniel
Second: Councilmember Scott
Vote by Council: Unanimous

4. Follow the statutes of executive session, to put on file an executive session affidavit and resolution.

Motion to approve: Councilmember Scott
Second: Councilmember Browher
Vote by Council: Unanimous

5. Take any action that is needed on the items from executive session.

No action taken.

Adjourn:

Motion to adjourn: Councilmember Ricker
Second: Councilmember Dasher
Vote by Council: Unanimous