



**OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JANUARY 10, 2022
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM**

Councilmember Present:

Jesse Blackwell, Jr.
Reese Browher
Patrick Kirkland – Present by phone
Damon Rahn
Levi Scott, Jr.
Michelle Taylor – Present by phone

Present:

Ken Lee, Mayor
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Jonathon Murrell, Police Chief
Lou Reed, Interim Fire Chief
Jason Stewart, City Planner
Tim Bowles, Public Works Director
Tommy Kee, WWTP Director – Present by phone

The meeting was called to order at 7:02 PM. The Invocation was given by Councilmember Blackwell and Pledge to the Flag was recited.

Approval of the agenda:

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

Approval of the December 20, 2021 minutes with one correction:

Mr. Clyde Alley's name was spelled incorrectly.

Motion to approve: Councilmember Scott

Second: Councilmember Rahn
Vote by Council: Unanimous

Public Hearing #1:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:06 PM

Public Hearing on a petition filed by Stop 'N Store requesting a Conditional Use Permit for 3 parcels located on 0 Ft. Howard Rd to procure use of property as a self-storage facility. The property is zoned GC (General Commercial); the parcels are owned by Jerry McNair. (Map and Parcel # R2570018 at 0.92 acres, R2570019 at .92 acres, and R2570020 @ 6.18 acres)

Public input: Attorney Dickey asked was the property marked, advertised in the legal organ and property owners notified, yes. Attorney Dickey asked Mr. Stewart was this approved by the Planning and Zoning Board, he said yes with conditions. Attorney Dickey said the City Manager, John Klimm, who was out due to illness, recommend tabling until the conditions are looked at by the City. Jay Maupin. Maupin Engineering, representing owner said they did have approval by the Planning and Zoning Board, they meet the overlay district requirements, and the sight line will be directed inward. This will be a climate control storage, inward facing and self-contained.

Close public hearing: 7:11PM

Turn the meeting back over to Mayor Lee.

Vote on a request filed by Stop 'N Store requesting a Conditional Use Permit for 3 parcels located on 0 Ft. Howard Rd to procure use of property as a self-storage facility. The property is zoned GC (General Commercial); the parcels are owned by Jerry McNair. (Map and Parcel # R2570018 at 0.92 acres, R2570019 at .92 acres, and R2570020 @ 6.18 acres)

Motion to table until next council meeting: Councilmember Scott
Second: Councilmember Blackwell
Vote by Council: Unanimous

Public Hearing #2:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:13 PM

Public Hearing on a petition filed by Greenland Developers requesting a Zoning Map Amendment for a 1,016.856 acre parcel located on 0 Hwy 21 to amend the zoning from PUD (Planned Unit Development) to LN (Limited Industrial); the parcel is owned by Greenland Developers Inc. (Map and Parcel # R2610001)

Public input: Attorney Dickey asked was this advertised in the legal organ, property marked and required residents notified, yes. The Planning and Zoning Board recommended approval. Chad Zittrouer with Kern and Company was present. Mr. Zittrouer said this is part of a bigger property. In June 2019 78 acres was rezoned, in June 2020 293 acre was annexed and rezoned. They have completed the DRI application this property is shown as industrial in the City of Rincon comprehensive plan, this will fit into the adjacent properties. Attorney Dickey recommended tabling the vote in order to discuss a development agreement for water sewer, buffer zones around residential properties and other things.

Michael Rahn Sr. 3500 Highway 21 said he has concerns with the buffer around his property. He has no opposition of the project just concerns about the buffer and he has talked to the property owners about this.

Close public hearing: 7:19 PM

Turn the meeting back over to Mayor Lee.

Vote on the first reading of a petition filed by Greenland Developers requesting a Zoning Map Amendment for a 1,016.856 acre parcel located on 0 Hwy 21 to amend the zoning from PUD (Planned Unit Development) to LN (Limited Industrial); the parcel is owned by Greenland Developers Inc.. (Map and Parcel # R2610001)

Motion to table until next meeting: Councilmember Browher

Second: Councilmember Scott

Vote by Council: Unanimous

Public Hearing #3:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:20 PM

Public Hearing on petition filed by Chiragkumar Patel requesting a Zoning Map Amendment for a 4.46 acre parcel located at 0 Fort Howard Road to amend the zoning from R1 to GC (General Commercial); the property is owned by Kenneth P Rule. (Map and Parcel # 04750061A00)

Public input: Attorney Dickey the owners want this rezoned for convenience store off of the roundabout. There will be an entrance on both sides which will be an entrance way to the 67 acres. Attorney Dickey asked was the property marked, ad placed in the legal organ and

required property owners notified, yes. Mr. Stewart said the Planning and Zoning Board did not make a recommendation.

Dianna Williams, 1494 Fort Howard Road said he main concern is it changing the layout of what that end of Fort Howard Road looks like. She had questions about the size of the homes. Attorney Dickey said this is about the zoning we have not gotten to that point yet. Chiragkumar Patel was present by phone. He said he is trying to get a convenience store, gas station and a mini family entertainment center on this property. He does not have any site plans for the property yet. Ms. Williams said she does not think this is conducive to the area. They have subdivisions around there and now they are going to have games. Attorney Dickey had to explain that this was part of annexation.

Mr. Stewart reminded Council that they did pass the Fort Howard Road Overlay, so there are additional protections for certain uses.

Bryan Skinner, 1492 Fort Howard Road, said he is going to be surrounded by nine houses and he did not buy his property to be surrounded by nine houses. Mr. Stewart said how it is currently zoned with the County, the County's R1 is similar to our R4.

Close public hearing: 7:34 PM

Turn the meeting back over to Mayor Lee.

Vote on the first reading of a petition filed by Chiragkumar Patel requesting a Zoning Map Amendment for a 4.46 acre parcel located at 0 Fort Howard Road to amend the zoning from R1 to GC (General Commercial); the property is owned by Kenneth P Rule. (Map and Parcel # 04750061A00)

Motion to approve: Councilmember Scott

Second: Councilmember Rahn

Vote by Council: Kirkland Abstained, 4 approvals, Councilmember Taylor did not vote

Public Hearing #4:

Turn meeting over to public hearing officer, Raymond Dickey:

Open public hearing: 7:36 PM

Public Hearing on petition filed by Chiragkumar Patel requesting a Zoning Map Amendment for a 67.95 acre parcel located at 1360 Fort Howard Road to amend the zoning from R1 to R4 (Residential); the property is owned by Kenneth P Rule. (Map and Parcel # 04750061)

Public input: This petition was *not* filed by Chiragkumar Patel. Attorney Dickey asked was a sign posted, ad ran in the legal organ and required property owners notified, yes. Mr. Stewart said the Planning and Zoning did not make a recommendation because it is an

annexation. Diana Williams said her only concern is the dimension of the homes that will be there. She said unfortunately when you get these starter homes people do not keep up their properties like they should. She would like to see the home size change. Attorney Dickey said that is not here tonight this is just a concept plan.

Mariam McClellan, 1496 Fort Howard had questions about the ownership of the project.

JC Helmy with EMC Engineering, on behalf of the owner and working with Charles Way on this project said the project is already zoned R1 in the County and R4 is similar to that.

Close public hearing: 7:43 PM

Turn the meeting back over to Mayor Lee.

Vote on the first reading of a petition filed by Chiragkumar Patel requesting a Zoning Map Amendment for a 67.95 acre parcel located at 1360 Fort Howard Road to amend the zoning from R1 to R4 (Residential); property is owned by Kenneth P Rule. (Map and Parcel # 04750061)

Motion to approve: Councilmember Browher
Second: Councilmember Scott

Councilmember Taylor was back on the phone.

Vote by Council: 5 yes votes, Councilmember Kirkland abstained

Mayor Lee said the R4 is really about the size of the lot. Council has a lot of request for R6 and R8, most of the time R4 is a reasonable option. Council is not trying to look at R6 and R8 unless it fits. Councilmember Browher can Planning and Zoning provide a copy of the Fort Howard Overlay to the residents. Mr. Stewart said yes.

New Business:

1. Vote on a request filed by BKB Properties, LLC requesting approval for a Recombination of a 1.64 acre parcel located at 0 Magnolia Drive, with 0.42 acres being split from a 0.92 acre parcel located at 290 S Columbia Avenue. Making the parcel 1.64 acre parcel 2.06 aces and the parcel that is 0.92 acres will be 0.50 acres. Both properties are owned by BKB Properties, LLC. (Map and Parcel # R2090006 & R2090006E00)

Mr. Stewart said the applicant is pushing the property line up towards Highway 21. The Planning and Zoning Board recommended approval. Councilmember Blackwell asked did we know what the plans are, Mr. Stewart said no. Both properties are zoned commercial and there was talk about doing townhomes at one time. Keith Woods owner of the property said what they would like to do is move the property line to give him stbacks that

he needs for the stone house already on the property. Councilmember Taylor asked is it already zoned commercial, yes.

Motion to approve: Councilmember Rahn

Second: Councilmember Scott

Vote by Council: 5 yes votes, Councilmember Taylor abstained

2. Request approval to pay Coastal Comfort Systems LLC for repair to the WWTP air conditioning unit in the amount of \$9,986.00. LI #506.4335.522217

Tommy Kee was present by phone. He said the main building has had trouble with the system and they had to replace the coils in the air handler. Councilmember Taylor asked what would a new unit cost, Mr. Kee said about \$20,000.00, this is a big chunk of a new unit.

Motion to approve: Councilmember Taylor

Second: Councilmember Scott

Vote by Council: Unanimous

3. Appointment of the Mayor Pro Tem for 2022.

Councilmember Scott made a motion to appoint Reese Browher as Mayor Pro Tem for 2022.

Motion to approve: Councilmember Scott

Second: Councilmember Rahn

Vote by Council: Unanimous

4. Administrative Reports:

City Manager – Mayor Lee said when we met last we had discussion about the RFP on Bistro, Mr. Klimm had a meeting with the representative and they are very open about the changes Council wanted to see. He and Mr. Klimm met with Chris Holland of Holland, Bromley Barnhill & Brett about finance last Tuesday and they voiced some of our concerns, Mr. Klimm feels like we are in a good place on working that out.

Chief of Police – Chief Murrell said this morning there was a burglary at Lost Plantation Clubhouse. The teen was taken into custody and Juvenile Justice turned him over to the parents and he went back to the clubhouse and tried to break in again but did not get entry.

Fire Department – Chief Reed informed Council that he created a public Face book page for the Fire Department. They posted the job opens on the site as well as volunteer needs and they picked up two volunteers and five applications. They are scheduled to work with Effingham County Schools at their career day, hopefully they will pick up more volunteers. Mayor Lee asked about the 30, 60, 90 plan, Chief said he will get a copy to Council.

Mayor and Council – Councilmember Browher asked about the old KFC/Taco Bell, he said it needs to be cleaned up. Mr. Stewart said David Mattos talks to the gentleman every now and then and will reach out. Councilmember Scott talked about the recycling and said it is discouraging people from recycling, they have missed days. Councilmember Browher said he wished he would have brought this up during budget time, with Mike Osborne and the volume of work that they are doing Mike feels like he needs another person and Councilmember Browher told Mr. Osborne he would bring it up. If we can get him the full time position and make his job easy he would like to see us consider it. Mayor Lee said recently the Governor made Juneteenth a holiday so he asked Mr. Klimm to bring us some information about that so we can make a decision.

Adjourn:

Motion: Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: Unanimous