



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, MAY 10, 2021  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmember Present:**

Reese Browher  
Ann Daniel  
Patrick Kirkland  
W. Frederick Long

**Councilmember Absent:**

Levi Scott, Jr.  
Michelle Taylor

**Present:**

Ken Lee, Mayor  
John Klimm, City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Jonathon Murrell, Police Chief  
Jason Stewart, City Planner  
Tim Bowles, Public Works Director  
Corey Rahn, Fire Chief  
Pete Smith, Assistant Fire Chief

The meeting was called to order at 7:04 PM. The Invocation given by Mayor Lee and Pledge to the Flag was recited.

**Approval of the agenda:**

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

Mayor Lee read a proclamation recognizing May 2 – 8, 2021 as Professional Municipal Clerks Week and extended appreciation to City Clerk, Dulcia King.

**Approval of the April 26, 2021 minutes with the following correction:**

Councilmember Daniel voted yes to table the vote for Public Hearing #1.

Motion to approve: Councilmember Long

Second: Councilmember Daniel

Vote by Council: 3 yes votes, Councilmember Browher abstained

**Public Hearing**

*Turn meeting over to public hearing officer, Raymond Dickey:*

Open public hearing: 7:11 PM

**Public Hearing on proposed amendment to the City of Rincon Ordinances to add a new zoning district designation, Corridor Overlay (C.O.) District, to Section 90-182 of the Rincon City Code for the purpose of applying additional buffer standards to key corridors within the City limits. Specifically, this proposed corridor overlay district would apply to the Fort Howard Corridor from Route 21 along Fort Howard Road to the City limits with an area designated to be 500 feet from each side of Fort Howard Road.**

Jason Stewart said this was discussed some weeks back. The buffer will be 500 feet on either side of Fort Howard Road from the intersection of Highway 21 to the city boundaries. It includes a 30 foot buffer from adjacent transitional uses and 10 feet through the public right away. It also prohibits certain uses along the corridor. They did take out some language about land disturbance permit and added some language about the replanting of trees if things are clear cut.

Close public hearing: 7:13 PM

*Turn the meeting back over to Mayor Lee.*

**Vote on first reading for a proposed amendment to the City of Rincon Ordinances to add a new zoning district designation, Corridor Overlay (C.O.) District, to Section 90-182 of the Rincon City Code for the purpose of applying additional buffer standards to key corridors within the City limits. Specifically, this proposed corridor overlay district would apply to the Fort Howard Corridor from Route 21 along Fort Howard Road to the City limits with an area designated to be 500 feet from each side of Fort Howard Road.**

Motion to approve: Councilmember Daniel

Second: Councilmember Long

Councilmember Kirkland asked was there any grand fathering for projects that have already started, Mr. Stewart said the only plans he has along that corridor is from the Gate gas station rebuild.

Vote by Council: Unanimous

### **Old Business:**

**1. First reading for a proposed amendments to the City of Rincon Ordinances Sections 78-7 Traffic and 18-52 Home Occupations and Home Business Offices to amend said ordinances related to the keeping and storing of tractors, trailers, and heavy duty vehicles for personal or business use within residentially zoned property within the City. (Tabled at the 4/26/2021 meeting)**

Remove from the table: Daniel

Second: Councilmember Long

Vote by Council: Unanimous

Mayor Lee said there has been much discussion on this. This is the first reading and if it is approved, what he would propose is to try to accommodate the folks that will be affected by this ordinance. He said we have wrestled with this for some time; he proposes that the second reading go on the August 9th agenda. This will give the people that are affected 90 days to make some accommodation for their current situation.

Motion to approve: Councilmember Long

Second: Councilmember Browher

Vote by Council: Unanimous

### **New Business:**

**1. Second reading for a proposed amendments to the City of Rincon Ordinances Sections 90—361 Definitions and 90-176 Residential to amend said ordinances related to buildability, development units, and to add a definition of “developable land” to the Ordinance and also to amend the development standards related to lot buildability in residential zoning districts within the City.**

Motion to approve: Councilmember Long

Second: Councilmember Daniel

Vote by Council: Unanimous

**2. First Baptist Church of Rincon requests a Special Events Permit for June 3, 2021.**

Laurie Sowers and Cindy Martin were present. They would like to have a farmers market in the church parking lot on June 3<sup>rd</sup> and also consider doing it another one on June 26<sup>th</sup>. It will be free for the vendors and there is much interest. Mayor Lee said it could spark something he has thought about, we have property in the City that is not being utilized and

he has always thought it could be a Farmer's Market on the weekends. Councilmember Daniel made a motion and Councilmember Browher seconded. Mayor Lee asked about waiving the permit fees. Both motions were amended to include waiving the special events permit fees for June 3<sup>rd</sup> and 26<sup>th</sup>.

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

**3. Vote on a request filed by Tractor Supply Company for a Site Plan Amendment located at 101 West Fort Howard Road., to remodel the interior by adding a pet clinic and wash room; exterior by adding a garden center with greenhouse along with an enclosed storage area and drive-through for pick-ups. All within the existing fence perimeter. The property is owned by Cole TS Rincon GA LLC and zoned GC (General Commercial). (Map and Parcel # R2120012A00)**

Keith Wagner with Tractor Supply said they are doing a nationwide rephrase of some stores. They are going to add a greenhouse, feed center and drive thru line for online pickup. Councilmember Long asked how people would go in for the drive thru, Mr. Wagner said they come in the front and go out the back where a driveway will be created. Councilmember Browher asked about timeline, it will be about 12 weeks. Councilmember Kirkland asked about the retention pond, Kroger owns the retention pond. Councilmember Long mentioned traffic and said it may be something that Council needs to look at.

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

**4. Request approval to purchase 30 grinder pumps from Grainger in the amount of \$26,856.60. LI #507.4325.522259**

Mr. Bowles said this is the routine request for inventory.

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

**5. Request approval of an Ordinance to amend the City of Rincon Retirement Plan.**

Mr. Klimm said for many years the City has been part of Georgia Mutual Association retirement plan. Almost 300 entities are part of the plan that was created in 1965. He has reviewed this and the actuarial has been completed.

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

## **6. Discussion of Freedom Rings in Rincon event/Parade.**

Mayor Lee said when they talked about this in workshop and they were trying to select a date for Freedom Rings he mentioned there was a group that was interested in getting the parade going again. He was thinking fireworks closer to the 4<sup>th</sup> of July, however there are some other thoughts about the date, timing, and coordination of the two events. Susie Davis with Effingham Heroes was present, to talk about the parade. Mrs. Davis said the plan is to have a parade and come up with a route that will dump it into Freedom Park so the parade and festival will be tied together. But with it being held on July 2<sup>nd</sup> which is a Friday they can't do a parade on a Friday. Years ago we used to do it on the July 4<sup>th</sup> weekend but people were leaving town, attendance went up when we did it the weekend before. If they did it on June 26<sup>th</sup> she thinks the attendance would be better. The line up will be 10:00AM, step off at 11:00 AM and end at Freedom Park. Mr. Klimm said he spoke with Mike Osborne and he said he looks forward to working with Mrs. Davis and is fine with the 26<sup>th</sup>. Mayor Lee said he appreciates Mrs. Davis bringing the parade back. Chief Murrell said they are looking at a different route, line up will start at Compassion Christian, down Fort Howard Road, across Highway 21, left at Brentwood Drive, right on Prosperity Drive to Freedom Park. Councilmember Browner asked how much time will we need to get the route approved by GDOT, Chief Murrell said he is not sure. Mayor Lee asked if we move forward tonight can they start with the approval process, yes.

## **7. Administrative Reports:**

**City Manager** – Mr. Klimm said they are finally getting back with the Georgia City Managers Association and he will be going to the annual meeting next week; he would like a workshop Monday, June 7 at the golf course and then tour the Waste Water Treatment Plant.

**Fire Department** – Chief Rahn said he has employment and building issues that he would like to discuss in a workshop.

**Building/Zoning Dept.** – Mr. Stewart said they are doing a little renovation in his office. They are adding a service window and hope to be finished in the next week or two.

**Mayor and Council** – Councilmember Browner asked about the damaged road on Middleground and 7<sup>th</sup> Street, Mr. Bowles said they will do a temporarily patch. It will be fixed when they pave Middleground Road; Mayor Lee reminded Council about the countywide SPLOST meeting,

## **8. Executive session to discuss personnel, pending litigation, attorney client privilege, and real estate.**

No executive session

**Adjourn:**

Motion to approve: Councilmember Daniel

Second: Councilmember Browher

Vote by Council: Unanimous