



**AGENDA  
RINCON CITY COUNCIL MEETING  
MONDAY, JANUARY 10, 2022  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

Call to order:

Roll call:

Invocation and Pledge to the Flag:

**Approval of the agenda:**

Motion to approve:

Second:

Vote by Council:

**Approval of the December 20, 2021 minutes:**

Motion to approve:

Second:

Vote by Council:

**Public Hearing #1:**

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

Open public hearing:

**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:

Close public hearing:

*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 approve:

Second:

Vote by Council:

**Public Hearing #2:**

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

Open public hearing:

**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:

Close public hearing:

*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 approve:

Second:

Vote by Council:

**Public Hearing #3:**

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

Open public hearing:

**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:  
Close public hearing:

*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:  
Second:  
Vote by Council:

**Public Hearing #4:**

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

Open public hearing:

**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:  
Close public hearing:

*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:  
Second:  
Vote by Council:

**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)**

Motion to approve:

Second:

Vote by Council:

**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**

Motion to approve:

Second:

Vote by Council:

**3. Appointment of the Mayor Pro Tem for 2021.**

Motion to approve:

Second:

Vote by Council:

**4. Administrative Reports:**

(a) City Manager

(b) City Engineer

(c) Chief of Police

(d) Fire Department

(e) Building/Zoning Dept.

(f) Recreation Dept.

(g) Water/Sewer/Public Works

(h) Wastewater

(i) Finance

(j) Lost Plantation

(k) Mayor and Council

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

Motion:

Second:

Vote by Council:

Motion to return to meeting:

Second:

Vote by Council:

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

Motion to approve:

Second:

Vote by Council:

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

Motion to approve:

Second:

Vote by Council:

**Adjourn:**

Motion:

Second:

Vote by Council:

The City of Rincon Council Meeting will be open to the public. Due to social distancing and space limitations the meeting will also be held via teleconference, any persons not able to attend the meeting can do so by joining the conference call.

Join from PC, Mac, Linux, iOS or Android:

<https://meetings.ringcentral.com/j/1445202935>

For the best audio experience, please use computer audio.

Or Telephone:

(469) 445-0100

Meeting ID: 144 520 2935