



**AGENDA**  
**RINCON CITY COUNCIL MEETING**  
**MONDAY, JULY 24, 2023**  
**COUNCIL CHAMBERS**  
**107 WEST 17TH STREET**  
**7:00 PM**

**Call to Order:**

**Roll Call:**

**Invocation and Pledge to the Flag:**

**Approval of Agenda:**

**Approval of Minutes:**

Approval of the June 26, 2023 minutes

Motion to approve:

Second:

Vote by Council:

**Public Comments** - *Comments shall pertain to the agenda items only. Should you wish to appear before Council forms can be found at Rincon City Hall.*

**New Business:**

**1**

**Vote on the Second Reading of a petition filed by BKB Properties, LLC., requesting a Conditional Use to utilize the property as a self-storage facility. The property, located at 0 Magnolia Drive, is zoned GC (General Commercial) and is owned by BKB Properties, LLC. (Parcel # R2090006) p7**

Motion to approve:

Second:

Vote by Council:

**2**

**Vote on First Reading on a petition filed by Alejandro Gamarra on behalf of Mahanaim Shipping Line, LLC requesting a Rezoning for a 5.08-acre parcel located at 801 Old Augusta Road South to amend the zoning from B-3 (Highway Commercial District) to LN (Limited Industrial Use); the property is owned by Mahanaim Shipping Line, LLC. (Parcel # 04750057A00) p15**

Motion to approve:

Second:

Vote by Council:

- 3 Vote on second reading of a petition filed by Lawrence Alexander Homes, LLC, on behalf of Maui Plaza, LLC, requesting a variance to reduce the minimum width of each lot within a proposed 35-lot subdivision. The property is located at 1678 Fort Howard Road and is zoned R4 (Single Family Residential). (Parcel #04630029) p28**

Motion to approve:

Second:

Vote by Council:

- 4 Vote on the First Reading of an ordinance to annex a 5.08-acre parcel located at 801 Old Augusta Road South; the property is owned by Mahanaim Shipping Line, LLC. (Parcel # 04750057A00) p34**

Motion to approve:

Second:

Vote by Council:

- 5 Vote on an application filed by Jacob Lang on behalf of Rincon Express, LLC requesting Final Site Plan approval to construct a car wash facility on the site of a former fast-food restaurant located at 450 South Columbia Avenue. (Parcel # R2570051) p64**

Motion to approve:

Second:

Vote by Council:

- 6 Request to accept the Letter of Credit for grass maintenance, infrastructure and required tree planting. Request to accept the deed of dedication. p81**

Motion to Approve:

Second:

Vote by Council:

- 7 Vote on First Reading on a petition filed by Neil McKenzie with Coleman Company on behalf of Keystone Homes requesting a Zoning Map Amendment for a 20.22-acre parcel located at 0 Ninth Street Extension to amend the zoning from R4 (Single-Family Residential) to R8 (Residential – Multi-unit attached); the property is owned by Peter Johnson, Jr. and Franklin Lamond (Parcel # 2130001) p92**

Motion to approve:

Second:

Vote by Council:

- 8 Vote on an application filed by Tim Kinsey with CORE Design and Architecture, Inc. on behalf of Prannath, Inc. requesting Final Site Plan approval for an expansion to an existing convenience store building. The parcel is located at 801 South Columbia Avenue and is zoned GC (General Commercial). (Parcel #R2720010) p175**

Motion to approve:

Second:

Vote by Council:

- 9 Vote on First Reading on a petition filed by Michael Gilder, on behalf of Premier Advertisements, LLC, requesting a variance to construct a billboard 188 square feet larger than permitted by the code. The property, which is located at 0 N Columbia Avenue, is zoned GC (General Commercial) and is owned by Archie T. Mungin, Jr. (Parcel # 2180004) p188**

Motion to approve:

Second:

Vote by Council:

- 10 Daniel Kirkland request to appear before Council. p197**

- 11 Request approval to Surplus three old fire apparatus. p200**

Motion:

Second:

Vote by Council:

- 12 Request to approve Cloud Permit to provide updated Planning and Development Software. LI #100.7400.521200 p202**

Motion to approve:

Second:

Vote by Council:

- 13 Request approval pay Current Edge Solutions \$7,924.00 to replace the fuel tank at the Silverwood Well. LI #320.4440.541257 p218**

Motion to approve:

Second:

Vote by Council:

- 14 Request approval of Meter Reading Upgrade form Delta Municipal Supply in the amount of \$17,600.00. LI #505.4440.541440 p224**

Motion to approve:

Second:

Vote by Council:

**15 Request approval of Amendment #2 of the Effingham County Inmate Labor Agreement. p226**

Motion to approve:

Second:

Vote by Council:

**16 Approval of a Resolution to update the signature cards for the City of Rincon Ameris Bank accounts. p228**

Motion to approve:

Second:

Vote by Council:

**17 Request approval for Effingham County Board of Elections to conduct the City of Rincon 2023 Elections. p229**

Motion to approve:

Second:

Vote by Council:

**18 Motion to set the special election date to fill the vacated seat of Councilmember Damon Rahn. p242**

Motion to approve:

Second:

Vote by Council:

**19 Motion to set the qualifying fee at \$90.00 for the special called election. p243**

Motion to approve:

Second:

Vote by Council:

**20 Motion to set the qualifying period for the special election. p244**

Motion to approve:

Second:

Vote by Council:

**21 Administrative Reports:**

(a) City Manager

(b) City Engineer

(c) Chief of Police

(d) Fire Department

(g) Public Works Department

(h) Wastewater

(i) Finance

(j) Rincon Golf Course

(e) Building/Zoning Dept.  
(f) Recreation Dept.

(k) Mayor and Council

**22 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:

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

Motion to approve:  
Second:  
Vote by Council:

**24 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: