



**OFFICIAL MINUTES  
RINCON CITY COUNCIL MEETING  
MONDAY, MAY 22, 2023  
COUNCIL CHAMBERS  
107 W. 17<sup>TH</sup> STREET  
7:00 PM**

**Councilmember Present:**

Reese Browher  
Levi Scott, Jr.  
Jesse Blackwell, Jr.  
Damon Rahn  
Patrick Kirkland – Mayor Pro-Tem

**Councilmember Absent:**

Michelle Taylor

**Absent:**

Ken Lee, Mayor

**Present:**

Jonathan Lynn, City Manager  
Raymond Dickey, City Attorney  
Dulcia King, City Clerk  
Jonathon Murrell, Police Chief  
Lou Reed, Interim Fire Chief  
Terri Lewis, Planning and Development Director  
Tm Bowles, Public Works Director  
Elizabeth Cartwright, Finance Director  
Bryan Bessinger, Golf Course Manager

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

**Approval of the agenda with the following:**

Addition of new business item 5.

Motion to approve: Councilmember Scott

Second: Councilmember Blackwell

Vote by Council: Unanimous

## **Approval of the May 8, 2023 minutes: Grammatical Error**

Motion to approve: Councilmember Rahn

Second: Councilmember Scott

Vote by Council: Unanimous

Jonathan Lynn introduced Rincon Golf Course new Clubhouse Manager, Brian Bessinger.

### **Old Business:**

**1. Cranston LLC request approval of Preliminary Sketch Plans for a Major Subdivision. The property is located at 0 Fairmont Drive. The property is 73.71 acres and is zoned R-4 (single family residential); the property is owned by Eddie and Darnett Coleman. (Parcel #: R2740001A00) (Tabled at the 3/27/2023 meeting)**

Motion to remove from table: Councilmember Browher

Second: Councilmember Blackwell

Vote by Council: Unanimous

This application for this has expired. No action taken by Council.

**2. Vote on the First Reading of a petition filed by BKB Properties, LLC., requesting a Conditional Use to utilize the property as a self-service storage facility. The property, located at 0 Magnolia Drive, is zoned GC (General Commercial) and is owned by BKB Properties, LLC. (Parcel # R2090006) (Tabled at the 5/8/2023 meeting)**

Motion to remove from table: Councilmember Scott

Second: Councilmember Rahn

Vote by Council: Unanimous

Mrs. Lewis touched on some of the issues from the last meeting. She said this is a conditional use to build a self-storage facility. Conditional use is a use that is permitted but required to go through the Planning and Zoning Board, Council, and a public hearing. It allows Council to impose additional conditions and standards as may be necessary. When she did research, she found that this property has been General Commercial since at least 1991. The applicant is talking about roughly 252 climate-controlled units. They would take about 2 -3 months to go through site plan approval and 18 months for construction. She knows that trip generation was talked about at the last meeting and this type of use usually has a low trip generation. Councilmember Kirkland asked Mrs. Lewis if she had any recommendation of conditions that they could place to help make this a good lot. Mrs. Lewis said maybe some additional buffering on the side and front. You could do a left in left out to keep people from driving through the neighborhood, additional signage and maybe hours of operation but self-storage has pretty limited people coming on a regular basis. Councilmember Rahn asked if this was to be used as a permitted use, how much authority would Council have to oversee these conditions mentioned. Mrs. Lewis said if it

was a permitted by right use, not very much because we are bound by what's in the code, so with that we could suggest it but not require it.

Laura Eichman, 212 Pineland Drive, said she heard that he (the owner) would be renting to trade professional to store their equipment. Mrs. Eichman said it would appear that Councilmember approached a business owner and said if you don't approve (residents can't approve projects) this then we will make a worse build (there was objections from a neighbor pertaining to this comment). It feels intimidating to the neighbors. Councilmember Rahn spoke. He said it seems she is referring to him and he did bring Mr. Doss a copy of the complete ordinance. He knows Mr. Woods but they are not friends. He did go and talk to Planning about all of the particular things that this could be and he did bring it to Mr. Doss' attention. So it was not a threat at all.

Councilmember Kirkland said there was a concern of this being a potential landfill there, there was an environmental outside company that submitted a report today. They do not show any sign of soil contamination, they did show signs of there being dumping of household items. There was discussion on what would happen if there was contamination on the property and EPA and EPD's roles. Councilmember Scott said his concern is about the neighborhood and community and what goes there, but the thing is what is permitted there are gas stations and convenience stores. This property is owned by a person if it is allowable in any way, we cannot continue to deny them, we can put stipulations. The conditional use we place on that developer to comply with are put in place and if they don't apply they will have to come back to Council.

Charlene Reynolds, 208 Myrtle Street, said the green space will be gone, there will be no buffer. It is unsafe, children catch the school bus at the corner. Property values will be gone, it will be an eyesore. Ms. Reynolds also mentioned the traffic.

Councilmember Kirkland explained the conditional use and they are enforceable. Currently as it is zoned there are a lot of things that the owners can place on the property that we would not have any control of, like an automotive repair shop or a hotel.

Trent Eichmann, 212 Pineland Drive, he is worried about traffic and mentioned fencing and screening.

Councilmember Rahn said the reason he went to Mr. Doss because there was so much misinformation about what was going on, what is permitted and what is not and having a business relationship with Mr. Doss, he spoke to him as a friend and Councilmember letting him know these are the things that are permitted that he would not have control over. If they approve a conditional he can set fence height, buffers, signage, right in right out.

John Paul Moore, with Thomas and Hutton was present. Mr. Moore named the permitted uses in General Commercial, they can put these there without any buffers, fencing or additional landscaping requirements the owner is entitled to do. He thinks Council has done a great job trying to get everybody to understand that. The owner is going to develop with something, this is the least impactful. They can put signage on Magnolia Avenue

saying this is where you turn in. They have a 35 foot building setback, they will fence it in and have a 10 foot landscape buffer at a minimum. This is going to be an air-conditioned self-storage unit. They will have to come back before Council to work out the buffer and signage.

Nickki Carangelo, 211 Magnolia Avenue, had concerns about the stormwater and buffers.

Councilmember Rahn said for the record he was not doing any shooting while in discussions with Mr. Doss.

Attorney Dickey said Council is doing two things approval of conditional use which requires an ordinance and setting of conditions. The City's Charter requires four affirmative votes to pass an ordinance. Councilmember Scott said since we spent so much time can we leave the agreement (setting of the conditions) open. Attorney Dickey said a second reading is required if it passes you can have the conditions in place for the next meeting.

Councilmember Browher said we have been in similar situations, what he doesn't understand is why we haven't gotten Planning and Zoning, the developers, and the property owners together. We have a lot of variables floating around, he would like to see everyone get together to have a good idea about the conditions. He would rather see Council charge staff to work with the two sides, so everybody would have an idea about what the conditions are. Mr. Lynn said that is something that they would be able to look into, having a meeting next week.

Motion to table until June 12: Councilmember Scott

Second: Councilmember Browher

Vote by Council: Unanimous

**3. Vote on the Second Reading of an ordinance to annex a 388.21-acre parcel located at 923 Old Augusta Road; the property is owned by Mill Creek Hunting Preserve, Inc. (Parcel # 04750058) (Tabled at the 5/8/2023 meeting) (Tabled at the 5/8/2023 meeting)**

Mr. Lynn said items 3, 4, and 5, the applicant has requested these get tabled until June 12. These items will stay on the table.

**4. Vote on the Second Reading of a petition filed by Brett Bennett of Greenland Developers, Inc. on behalf of William Exley, CEO of Mill Creek Hunting Preserve, Inc. requesting a Zoning Map Amendment for a 213.121-acre parcel located at 923 Old Augusta Road to amend the zoning from B-3 (Highway Commercial District) to GA (General Agriculture); the property is owned by Mill Creek Hunting Preserve, Inc. (Parcel # 04750058) (Tabled at the 5/8/2023 meeting)**

Remain on the table until June 12<sup>th</sup>.

**5. Vote on the Second Reading of a petition filed by Brett Bennett of Greenland Developers, Inc. on behalf of William Exley, CEO of Mill Creek Hunting Preserve, Inc. requesting a Zoning Map Amendment for a 175.024-acre parcel located at 923 Old 6. Augusta Road to amend the zoning from B-3 (Highway Commercial District) to LN (Limited Industrial); the property is owned by Mill Creek Hunting Preserve, Inc. (Parcel # 04750058) (Tabled at the 5/8/2023 meeting)**

Remain on the table until June 12<sup>th</sup>.

**6. First reading of an Ordinance to amend Chapter 42 of the Rincon Code of Ordinances. (Tabled at the 5/8/2023 meeting)**

This item will stay on the table until June 12<sup>th</sup>.

**New Business:**

**1. Vote on an application filed by Effingham County Industrial Development Authority (IDA) on behalf of Sewon America requesting Final Site Plan approval for a Hyundai supplier facility. The parcel is located at 777 Old Augusta Road South and is zoned PUD (Planned Unit Development). The tract, which is owned by Effingham County IDA, is 469.49 acres and the portion being used for this project is 77.5 acres. (Parcel # R2760001)**

CJ Chance with Hussey Gay and Bell was present. Mr. Chance said in October 2022 they submitted a mass grading and clearing package. They also submitted it to the State. They got approval from the State and the City and commenced that work back in January. The project will be a 300 million investment on the Grandview site and will have 740 jobs. They have submitted the plans to the City of Rincon, they went to Planning and Zoning last week and received unanimous conditional approval based on a letter from EOM. Councilmember Kirkland asked about water and sewer, Mr. Chance said the previous engineers proposed the Fort Howard extension they planned on the site being manufacturing so they are below the loads that were predicted. Mr. Lynn said there will be a water sewer agreement that we enter into with the IDA. Attorney Dickey said this would be for the entire property. There are 400 developable acres. The IDA has been very proactive in seeking federal funds and state funds to help with getting some of the infrastructure put in place that would eventually be dedicated to the City of Rincon as an asset. Mr. Lynn said they did work with IDA when they were working with Sewon and Sewon wanted to come out of the property and make a left there will be no left-hand turn, they convinced Sewon to have a right out. Mr. Lynn said they are waiting on a full landscape plan but for those of us who went to Sewon in LaGrange, knows the landscape budget was over 1 million. The landscaping plan will come back to staff.

Darlene Vincent 1013 Old Augusta Road said we need to protect the wetlands. Mr. Chance said this project has been submitted to the State, which follows the EPA guidelines and has received approval.

Laura Eichmann, 212 Pineland Drive mentioned comments on Facebook about the IDA not having to get approvals. Attorney Dickey said the difference is zoning versus development, Council still makes decision on development. Mr. Chance explained the State gives the power to the municipality to be the local issuing authority. So before any development permit can be issued the City of Rincon has to approve it and he explained the City of Rincon's process to Mrs. Eichmann. Planning and Zoning is a recommending body and City Council is a governing body.

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

**2. Request to approve contract with Falcon Fireworks for the Freedom Rings in Rincon Celebration in the amount of \$28,185.00. LI #100.6100.531521**

Mr. Lynn said this is the annual contract for the Freedom Rings fireworks. The event will be on June 24<sup>th</sup>.

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

**3. Request approval to purchase a mini excavator from Shea Tractor Co. in the amount of \$68,000.00. LI # 320.4100.542526**

Mr. Bowles said this is a budgeted item. He received 7 or 8 bids and some were extremely high. The reason he recommended Shea was because of the Kubota mini excavator.

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

**4. Request approval to contract with Savannah River Utilities to pave the Public Works parking lot in the amount of \$571,900.00. LI #320.4100.541214**

Mr. Bowles said this has been in the works for several years and the price keeps going up. They have cut the parking lot in half and this really needs to be done because when it rains they are walking in ankle deep water. It will be 6 inches of concrete.

Motion to approve: Councilmember Scott  
Second: Councilmember Browher

Councilmember Browher said there are a lot of expensive vehicles over there sitting in water. Mr. Bowles said they have been cleaning up trying to get ready. It will go from the back of the building to the front. Depending on the materials it will take four months to complete.

Vote by Council: Unanimous

**5. Effingham Heroes, Inc, request approval of a special events permit to host the Freedom Rings in Rincon Parade on June 24, 2023.**

Susie Davis with Effingham Heroes was present. Mrs. Davis said they have the application that was turned in, proof of insurance, a letter requesting participation, an entry form and a letter they sent to the businesses that will be impacted. They have purchased more signs and will be placed two weeks prior to the parade. The 3<sup>rd</sup> ID Band, Color Guard and Shriners have committed. The Grand Marshalls will be Officer Gallagher and Deputy Grovenstein.

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

**6. Administrative Reports:**

**City Manager** – Mr. Lynn said new employee Parttime Accounting Clerk Alexis Manning has started; Mike Whittle is back at work; Fran Harbin is also back; there are still a couple of iPads that need to be set up; we have meeting here Wednesday at 6pm; and he will be out of the office for the remainder of the week and be back Tuesday of next week.

**Building/Zoning Dept.** – Mrs. Lewis said Salvador Figueora has moved his fence and it is in the correct location.

**Rincon Golf Course** – Bryan Bessinger said the numbers are up a little bit from last year; they have new golf carts; and they have protocols in place.

**Mayor and Council** - Councilmember Browher thanked staff for facilitating between the two groups. Mr. Lynn said they are looking at meeting on June 1.

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

No executive session.

**Adjourn:**

Motion: Councilmember Scott  
Second: Councilmember Rahn  
Vote by Council: Unanimous