



**AGENDA  
RINCON CITY COUNCIL MEETING  
MONDAY, JUNE 12, 2023  
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 May 22, 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.

**Public Hearing #1**

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

Open public hearing:

**Public Hearing on 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 single-family subdivision. The property is located at 1678 Fort Howard Road and is zoned R4 (Single Family Residential). (Parcel # 04630029)**

Public input:

Close public hearing:

*Turn the meeting back over to Mayor Lee.*

**Public Hearing #2**

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

Open public hearing:

**Public Hearing on a petition filed by Richard and Geraldine Busse requesting a variance to build a screened in room within the required 25' rear setback. The property is located at 213 St. Andrews Road and is zoned MXU (Planned Unit Developments). (Parcel # 2470229)**

Public input:

Close public hearing:

*Turn the meeting back over to Mayor Lee.*

**Vote on a petition filed by Richard and Geraldine Busse requesting a variance to build a screened in room within the required 25' rear setback. The property is located at 213 St. Andrews Road and is zoned MXU (Planned Unit Developments). (Parcel # 2470229)**

Motion to approve:

Second:

Vote by Council:

**Old Business:**

**1. 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)**

Motion to remove from table:

Second:  
Vote by Council:

Motion to approve:  
Second:  
Vote by Council:

**2. 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)**

Motion to remove from table:  
Second:  
Vote by Council:

Motion to approve:  
Second:  
Vote by Council:

**3. 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)**

Motion to remove from table:  
Second:  
Vote by Council:

Motion to approve:  
Second:  
Vote by Council:

**4. 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 5/22/2023 meeting)**

Motion to remove from table:  
Second:  
Vote by Council:

Motion to approve:  
Second:  
Vote by Council:

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

Motion to remove from table:  
Second:  
Vote by Council:

Motion to approve:  
Second:  
Vote by Council:

**New Business:**

**1. Request approval to purchase chemicals for the Wastewater Treatment Plant from Zeta Solutions, LLC. in the amount of \$15,300.00. LI #506.4335.531123**

Motion to approve:  
Second:  
Vote by Council:

**2. Vote on a resolution to establish a moratorium on constructing fences in the City of Rincon for a period of 90 days or until updated language has been adopted.**

Motion to approve:  
Second:  
Vote by Council:

**3. Request to approve I3 Public Sector to provide updated Finance and Utility Billing Software.**

Motion to approve:  
Second:  
Vote by Council:

**4. Approval of the appointment of Rebecca Boston to serve as the non-public representative of Effingham County and the cities of Guyton, Rincon and Springfield for the Coastal Regional Commission Council.**

Motion to approve:  
Second:  
Vote by Council:

**5. 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) Rincon Golf Course
- (k) Mayor and Council

**6. 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:

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

Motion to approve:

Second:

Vote by Council:

**8. 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: