



**AGENDA**  
**RINCON CITY COUNCIL MEETING**  
**MONDAY, AUGUST 14, 2023**  
**COUNCIL CHAMBERS**  
**107 WEST 17TH STREET**  
**7:00 PM**

**Call to Order:**

**Roll Call:**

**Invocation and Pledge to the Flag:**

**Approval of Agenda:**

Motion to approve:

Second:

Vote by Council:

**Approval of Minutes:**

Approval of the June 26, 2023 minutes.

Motion to approve:

Second:

Vote by Council:

Approval of the June 29, 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.*

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

**Public Hearing #1**

Open public hearing:

**Public Hearing on a petition filed by Jacqueline Bitoun requesting a variance to construct a fence within the front setback area. The property is located at 505 E Williams Street, is owned by Jacqueline Bitoun and is zoned R4 (Single Family**

**Residential). (Parcel # R2100043)**

Public input:

Close public hearing:

**Public Hearing #2**

Open public hearing:

**Public Hearing on a petition filed by Belinda Hunt, requesting a variance to reduce the minimum width of each lot from 100 linear feet to 90 linear feet. The property is located at 706 Seventh St. Ext. and is zoned R4 (Single Family Residential). (Parcel# R2140032C00)**

Public input:

Close public hearing:

**Public Hearing #3**

Open public hearing:

**Public Hearing to review proposed amendments to the City of Rincon Ordinances, specifically Section 90-94, Perimeter Fence and Wall Standards and Requirements.**

Public input:

Close public hearing:

***Turn the meeting back over to Mayor Lee:***

**Old Business:**

- 1. Request to accept the Letter of Credit for grass maintenance, infrastructure and required tree planting for Hickory Knob Phase 13. (Tabled at the 7/24/2023 meeting)**

Motion to remove from table:

Second:

Vote by Council:

Motion to Approve:

Second:

Vote by Council:

- 2. Request to accept the deed of dedication for Hickory Knob, Phase 13. (Tabled at the 7/24/2023 meeting)**

Motion to remove from table:

Second:

Vote by Council:

Motion to approve:

Second:

Vote by Council:

- 3. 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) (Tabled at the 7/24/2023 meeting)**

Motion to remove from table:

Second:

Vote by Council:

Motion to approve:

Second:

Vote by Council:

### **New Business:**

- 1. Vote on Second 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)**

Motion to approve:

Second:

Vote by Council:

- 2. Vote on the Second 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)**

Motion to approve:

Second:

Vote by Council:

- 3. Vote on Second 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)**

Motion to approve:

Second:

Vote by Council:

- 4. Vote on an application filed by Stephanie Harris with Trammell Crow Company on behalf of CTC Phase 1 Owner LP requesting Site Plan approval for Phase 1 of Coastal Trade Center Warehouses which includes the roadway and Buildings 3, 4 and 5. The property is located on Hwy 21; the parcel is owned by CTC Phase 1 Owner, LP and is zoned LN (Limited Industrial). (Parcel # R2830001)**

Motion to approve:

Second:

Vote by Council:

- 5. An application has been filed by MarHop Properties, LLC, requesting Site Plan approval to construct a one-story commercial daycare with fenced in playground. The property is located at 615 Towne Park Loop; the parcel is owned by Marhop Properties LLC and is zoned GC (General Commercial). (Parcel # R2640015)**

Motion to approve:

Second:

Vote by Council:

- 6. Request to modify the contract with Spatial Engineering, Inc. for RightSpot Services to increase the monthly budgeted amount from \$3,000 per month to \$3,800 per month.**

Motion to Approve:

Second:

Vote by Council:

- 7. Request to modify the contract with Spatial Engineering, Inc. for RightSpot Services to extend the contract end date and budget from August 31, 2023 to December 31, 2023.**

Motion to Approve:

Second:

Vote by Council:

- 8. Charline Reynolds request to appear before Council.**

- 9. Laurie Eichmann request to appear before Council.**

- 10. Request approval to pay Go Sports USA, Inc \$6,155.00 for sublimation of Baseball/Softball Allstar Uniforms. LI #100.6100.531116**

Motion to approve:

Second:

Vote by Council:

- 11. Pinholster Construction. LLC request approval of Pay Request #1 in the**

**amount of \$40,629.00. LI #320.4325.541205**

Motion to approve:

Second:

Vote by Council:

- 12. Pinholster Contruction, LLC request approval of Pay Request #2 in the amount of \$144,516.00 for the Sanitary Pump Station Improvements. LI #320.4325.541206 and LI #320.4325.541401**

Motion to approve:

Second:

Vote by Council:

- 13. Request approval to purchase 30 grinder pumps J. H. Wright 7 Associates in the amount of \$26,718.00. LI #506.4325.542107**

Motion to approve:

Second:

Vote by Council:

- 14. Request approval of a bid from APAC- Atlantic, Inc. for TSPLOST projects along E 5th Street, Mottweiler Street, Smithfield Drive, and Zitterour Drive in the amount of \$851,590.00**

Motion to approve:

Second:

Approval by Council:

- 15. Approval of the purchase in the amount of \$18,500 for Coastal Comfort Systems to install a new HVAC system at the Waste Water Treatment Plant.**

Motion to approve:

Second:

Vote by Council:

- 16. Administrative Reports:**

(a) City Manger

(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

- 17. 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:

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

Motion to approve:  
Second:  
Vote by Council:

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

Motion to approve:  
Second:  
Vote by Council:

**Adjourn:**