



**AGENDA  
RINCON CITY COUNCIL MEETING  
MONDAY, DECEMBER 11, 2023  
COUNCIL CHAMBERS  
107 WEST 17TH 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 minutes:**

Approval of the November 22, 2023 minutes.

Motion to approve:

Second:

Vote by Council:

Approval of the November 27, 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 H.E. Sheppard on behalf of the Bank of Newington requesting a Zoning Map Amendment for a .39-acre parcel located at 111 Lewis Drive to amend the zoning from R-1 (Single-family Residential) to GC**

**(General Commercial); the property is owned by the Bank of Newington.  
(Parcel# 0465J003A00)**

Public Input:  
Close public hearing:

**Public Hearing #2**

Open public hearing:

**Public Hearing on a petition filed by H.E. Sheppard on behalf of the Bank of Newington requesting a Zoning Map Amendment for a .63-acre parcel located at 5919 S. Hwy. 21 to amend the zoning from B-1 (Neighborhood Commercial) to GC (General Commercial); the property is owned by the Bank of Newington.  
(Parcel# 0465J001A00)**

Public Input:  
Close public hearing

**Public Hearing #3:**

Open public hearing:

**Public Hearing on a petition filed by Larry Deblieux with Westcoast Mill Services LLC., for a zoning map amendment for a parcel, located at 107 W Fourteenth Street to amend the zoning from OC (Office and Commercial) to GC (General Commercial); the parcel is owned by Westcoast MS Properties LLC. (Parcel #: R2090034A00)**

Public Input:  
Close public hearing

*Turn meeting back over to Mayor Lee.*

**New Business:**

- 1. Vote on First Reading on a petition filed by H.E. Sheppard on behalf of the Bank of Newington requesting to annex a .39-acre parcel located at 111 Lewis Drive; the property is owned by the Bank of Newington. (Parcel # 0465J003A00)**

Motion to approve:  
Second:  
Vote by Council:

- 2. Vote on First Reading on a petition filed by H.E. Sheppard on behalf of the Bank of Newington requesting to annex a .63-acre parcel located at 5919 S. Hwy 21; the property is owned by the Bank of Newington. (Parcel # 0465J001A00)**

Motion to approve:

Second:  
Vote by Council:

- 3. Vote on First Reading on a petition filed by H.E. Sheppard on behalf of the Bank of Newington requesting a Rezoning for a .39-acre parcel located at 111 Lewis Drive to amend the zoning from R-1 (Single-family Residential) to GC (General Commercial); the property is owned by the Bank of Newington. (Parcel# 0465J003A00)**

Motion to approve:  
Second:  
Vote by Council:

- 4. Vote on First Reading on a petition filed by H.E. Sheppard on behalf of the Bank of Newington requesting a Rezoning for a .63-acre parcel located at 5919 S. Hwy. 21 to amend the zoning from B-1 (Neighborhood Commercial) to GC (General Commercial); the property is owned by the Bank of Newington. (Parcel# 0465J001A00)**

Motion to approve:  
Second:  
Vote by Council:

- 5. Effingham Health System Foundation requests a Special Events Permit with a fee waiver for the 5th Annual Gears & Grub Food Truck and Car Show Event at Freedom Park for Saturday, March 2, 2024.**

Motion to approve:  
Second:  
Vote by Council:

- 6. Vote on First Reading on a petition filed by Larry Deblieux with Westcoast Mill Services LLC., for a Rezoning for a parcel, located at 107 W Fourteenth Street to amend the zoning from OC (Office and Commercial) to GC (General Commercial); the parcel is owned by Westcoast MS Properties LLC. (Parcel #: R2090034A00)**

Motion to approve:  
Second:  
Vote by Council:

- 7. Vote on the second reading of a petition filed by Joe South with Cold Summit Development requesting a variance to construct a cold storage warehouse five-feet higher over the current fifty-foot height limit to meet industry standard construction, located at portions of 0 Hwy 21 and 0 Heritage Way. The property is owned by J and W Landholdings LLC. The property is zoned LN (Limited Industrial). (Parcel Numbers: R2810001 and R2810002)**

Motion to approve:

Second:  
Vote by Council:

- 8. Vote on an application filed by Cold Summit Development, requesting Preliminary Site Plan approval to construct a 336,512 sq. ft. temperature-controlled, rail-served distribution facility. The property is located at portions of 0 Hwy 21 and 0 Heritage Way. The property is owned by J and W Landholdings LLC. The property is zoned LN (Limited Industrial). (Parcel Numbers: R2810001 and R2810002)**

Motion to approve:  
Second:  
Vote by Council:

- 9. Vote to increase fire fee on the water bill from \$11.00 to \$14.00 dollars a month and raise commercial fire fee by 15 % starting the calendar year for 2024.**

Motion to approve:  
Second:  
Vote by Council:

- 10. Request approval to increase the field rental fees at Macomber Park.**

Motion to approve:  
Second:  
Vote by Council:

- 11. Vote on a recommendation to update the Business License, Permitting and Planning fees.**

Motion to approve:  
Second:  
Vote by Council:

- 12. Request approve bid by Inspire Placemaking Collective, Inc. to write a new Unified Development Ordinance (UDO) for the City of Rincon.**

Motion to approve:  
Second:  
Vote by Council:

- 13. Request approval to pay Savannah River Utilities \$146,000.00 for the Public Works Parking Lot Project. LI #320-4100-541214**

Motion to approve:  
Second:  
Vote by Council:

- 14. Request approval of the Probation Services Agreement for FY2024.**

Motion to approve:  
Second:  
Vote by Council:

**15. First reading of the proposed FY 2024 City of Rincon Budget.**

Motion to approve:  
Second:  
Vote by Council:

**16. Approval of a Professional Services Agreement with Davenport and Company in the amount of \$20,000 to serve as the City's Financial Advisors. LI #100-1300-521200**

Motion to approve:  
Second:  
Vote by Council:

**17. Request approval to cancel the December 25, 2023 regular scheduled Council Meeting.**

Motion to approve:  
Second:  
Vote by Council:

**18. Administrative Reports:**

- |                           |                              |
|---------------------------|------------------------------|
| (a) City Manger           | (g) Water/Sewer/Public Works |
| (b) City Engineer         | (h) Wastewater               |
| (c) Chief of Police       | (i) Finance                  |
| (d) Fire Department       | (j) Rincon Golf Course       |
| (e) Building/Zoning Dept. | (k) Mayor and Council        |
| (f) Recreation Dept.      |                              |

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

Motion to approve:  
Second:  
Vote by Council:

Motion to return to meeting:  
Second:  
Vote by Council:

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

Motion to approve:

Second:  
Vote by Council:

**21. 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: