



CITY OF RINCON
OFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, JANUARY 13, 2020
COUNCIL CHAMBERS
107 W. 17TH STREET
7:00 PM

Councilmembers Present:

Reese Browher
James Dasher
Levi Scott, Jr.
Patrick Kirkland

Councilmembers Absent:

Kevin Exley
Ann Daniel

Present:

Ken Lee, Mayor
John Klimm, City Manager
Raymond Dickey, City Attorney
Dulcia King, City Clerk
Corey Rahn, Fire Chief
LaMeisha Hunter Kelly, City Planner
Tim Bowles, Public Works Director

The meeting was called to order at 7:04PM. The Oath of Office was given to Councilmember Browher. The Invocation was given by Councilmember Dasher and the Pledge to the Flag was recited.

Approval of the agenda:

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

Public Hearing #1:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition for a Zoning Map Amendment filed by Scott Martin to rezone .46 acres located at 201 Richland Avenue from OC (Office Commercial) to R4 (Single Family Residential); the property is owned by Shirley Shearhouse. (Map # R2070067)

Open public hearing: 7:08PM

Scott Martin said he will build a 1,600 foot square home there. He wants to rezone this residential, there are no business on this block. Attorney Dickey asked Mrs. Kelly was the property marked, advertisement ran in the legal organ and were the property owners notified; Mrs. Kelly said yes. Mrs. Kelly said the Planning and Zoning Board recommended approval because the usage in that area is residential. Mayor Lee asked Mr. Martin was he purchasing the property, Mr. Martin said yes.

Close public hearing: 7:12 PM

Turn the meeting back over to Mayor Lee.

First Reading on a petition for a Zoning Map Amendment filed by Scott Martin to rezone .46 acres located at 201 Richland Avenue from OC (Office Commercial) to R4 (Single Family Residential); the property is owned by Shirley Shearhouse. (Map # R2070067)

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

Public Hearing #2:

Turn meeting over to public hearing officer, Raymond Dickey:

Public Hearing on a petition for a Zoning Map Amendment filed by Michael Corey Rahn to rezone 3 acres located at 3470 Highway 21 South from GC (General Commercial) to R4 (Single Family Residential); the property is owned by Rahn M. C., Inc. (Map# R2700002)

Open public hearing: 7:12 PM

Attorney Dickey asked was the property marked, advertisement placed and property owners notified, Mrs. Kelly said yes. Mr. Rahn said this was the parcel that was subdivided last month and he looking to build a retirement home for himself and his wife. This will be 3 acres off the commercial property that he owns. Mrs. Kelly said the Planning and Zoning Board recommended approval.

Close public hearing: 7:15 PM

Turn the meeting back over to Mayor Lee.

First Reading of a petition for a Zoning Map Amendment filed by Michael Corey Rahn to rezone 3 acres located at 3470 Highway 21 South from GC (General Commercial) to R4 (Single Family Residential); the property is owned by Rahn M. C., Inc. (Map# R2700002)

Motion to approve: Councilmember Dasher

Second: Councilmember Scott

Vote by Council: Unanimous

Old Business:

1. Vote on a petition filed by Peter Johnson, Sr. requesting a variance to Article 6, Section C to operate a commercial trucking and repair business at 719 C West 7th Street. The property is owned by Peter Johnson, Sr; the property is zoned R-4 (Single family residential). (Map #R2140015)

Remove from table: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous

Mrs. Kelly said this is the business that is off of Howard Avenue. There were two issues, a code issue and Occupation Tax Certificate issue. They have been cleaning up and is diligently working on the code issue. With the business issue she is asking Council to take no action on the variance, they will come back within 30 days with a zoning ordinance for a conditional use. Attorney Dickey said when you have development and want to protect the neighborhood but businesses have been there for years, the variance is not the correct way to do it. It seems the best fit is to put in place an ordinance for conditional use so it will be limited to the property owner.

No action taken.

New Business:

1. Manuel Cabrera of Los Imbercionistas, LLC requests approval to subdivide 5.417 acres into 4 lots located on 826 West 7th Street. The property is zoned R-4 (Single-family Residential); the property is owned by Los Imbercionistas, LLC. (Map# R2190017)

Mr. Cabrera wants to subdivide property to build a couple of houses. Right now it is one lot and he wants to subdivide it into four lots. Mrs. Kelley said there will be a 25 foot access way leading back to tract 1, the 25 foot will be a flag lot. Planning and Zoning Board recommended approval. He plans to put 1700 square feet homes on the lot.

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

2. Hem Investments, LLC requests Site Plan Approval for a 1,947 square foot kitchen addition to Rusty Pig BBQ Restaurant. The property is located at 360 South Columbia Avenue. The property is owned by Hem Investments, LLC and zoned GC (General Commercial). (Map # R2120003)

Chad Zitterour with Kern and Company said this will be an addition of a 1,927 square foot kitchen. The existing kitchen will be used for storage. Mrs. Kelly said the Planning and Zoning Board recommended approval.

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

**3. Sikes Brothers, Inc. requests approval of Pay Request #2 (\$8,606.70) and Pay Request #3 and Release of Retainage (\$32,956.67) for a total amount of \$41,563.37, for the 2019 LMIG project (Phase I of Lexington Ave paving).
LI# 320.4100.541416**

Doug Morgan said this is the final pay request for the final stripping.

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

**4. Request approval of payment to Savannah River Utilities Co. for Phase 2 of 9th Street Drainage Improvement project in the amount of \$57,867.42.
LI #320.4100.541420**

Mr. Bowles said this is the box culvert project that was approved in November. Both phases of the project have been completed and they have added a 5 year guarantee on their work. Mr. Bowles said one thing he will have to take care of is the old pond where it was washed out, they will use clay to fill the hole so it does not become a mosquito haven.

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

5. Request to approve \$7,351.11 pay request from Geosyntec Consultants for water quality and biological monitoring and reporting for the City of Rincon Watershed Protection Plan. LI# 505.4440.522330

Mrs. Kelly said this is the annual water shed testing that is required by EPD.

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

6. Request payment of 2020 GMA Telecommunications and Right of Way Management Invoice in the amount of \$5,662.16. LI #100.1300.521200

Mrs. Kelly said they have earned their money are constantly auditing the utility companies.

Motion to approve: Councilmember Browher
Second: Councilmember Scott

Mrs. Kelly said the correct amount is \$5,662.16. Both motions were amended.

Vote by Council: Unanimous

7. Approval to cancel the January 27, 2020 City Council meeting due to GMA Cities United Summit.

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

8. Appointment of the Mayor Pro Tem for the year 2020.

Councilmember Scott nominated Councilmember James Dasher.

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

Mayor Lee introduced Andy Cripps the new CEO of the Effingham County Chamber of Commerce.

9. Administrative Reports:

City Manager – Mr. Klimm welcomed Mr. Cripps. He had a visit from Tim Callahan and wanted to update Council: they are in the process of evaluating the TSPLOST that Attorney Dicky drafted, they had a conversation about the future of the Fire Department, he asked about Service Delivery, lastly they are about to take action on the truck ordinance. Mayor Lee asked what is the purpose of the ordinance, Mr. Klimm said it limits travel of truck to certain roads; he had a visit this week from Bernard Martin. Councilmember Browher asked could we get the 2019 franchise fee totals.

Chief of Police – Interim Chief Murrell said they are moving forward with the fleet and they are getting two admin vehicles.

Fire Department – Chief Rahn thanked Oak Grove Church of Christ they had presentation for the Fire and Police Departments on Sunday.

Water/Sewer/Public Works – Mr. Bowles said with the Lower Floridan Well they have everything in place, he will check with Rowe Drilling on the status.

Mayor and Council – Councilmember Browher said he would like to have a workshop about Picket Fences, addressing a second entrance. Mr. Klimm said they could put it on the agenda for the workshop in Atlanta. Councilmember Browher also asked about the access behind Georgia Avenue there was a couple of more trees. Mr. Bowles said they will have to get access in to the property on Savannah Avenue because there is a privacy fence. Councilmember Scott asked about cutting a Cottontail Tree on Savannah Avenue and 9th Street that is blocking the view. Councilmember Browher said with the fire at Monte's Car Wash, the Fire and Police Departments did a fantastic job on working together and there were a lot of positive comments. Councilmember Kirkland asked about bringing ambulance service back in Rincon, Attorney Dickey said that will be part of Service Delivery. Mayor Lee said he appreciates all the citizens and churches on how they appreciate our first responders.

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

No executive session.

Adjourn:

Motion to adjourn: Councilmember Scott

Second: Councilmember Dasher

Vote by Council: Unanimous