



**Rincon Planning and Zoning Board  
Agenda  
January 18, 2022  
107 West Seventeenth Street  
6:30 pm**

**MEMBERS:**

- **James (Jim) Head, Chair**
- **Tom Wilson, Vice-Chair**
- **Betty Mydell, Secretary**
- **Peggy Cowan**
- **Kelly Duren**
- **Roy Griffin, Jr.**
- **Eric Hills**

**Staff:**

**Jason Stewart, AICP, Planning Director**  
**Lolly Whatley, Building and Planning Technician**

**Call meeting to order:**

1. Meeting call to order
2. Roll Call
3. Invocation and Pledge
4. Approval of Agenda
5. Approval of Minutes for December 21, 2021 meeting

**New Business/Plans/Plats:**

1. A request has been filed by Sampson and Janever Mainor for approval of a Recombination of a 0.41 acre parcel located at 317 Middleground Road, with 0.514 acres being split from a 1.58 acre parcel located at 315 Middleground Road. Making the 0.41 acre parcel 0.924 acres that is owned by Sampson and Janever Mainor and the parcel that is 1.58 acres will be 1.071 acres that is owned by Sampson Manior Sr. **(Map and Parcel # R2030005D00 & R2030005)**

**Input from the Public:**

**Input from the City Planner:**

**Input from the Planning and Zoning Board:**

**Vote by the Planning and Zoning Board:**

2. Bowman Consulting Group requests approval for Preliminary and Final Site Plan for a 5,098 square foot expansion to the existing Wal-Mart, for their online pickup. The proposed expansion will occur over the existing parking lot on the north (left) side. The property is located at 434 S. Columbia Ave. The property is zoned GC (General Commercial); the property is owned by Wal-Mart Real Estate Business Trust. **(Map and Parcel # R2570043)**

**Input from the Public:**  
**Input from the City Planner:**  
**Input from the Planning and Zoning Board:**  
**Vote by the Planning and Zoning Board:**

3. A petition has been filed by Donut Development, LLC requesting a Zoning Map Amendment for a 1.057 acre parcel located on Twelfth Street, Lot 3 to amend the zoning from OC (office Commercial) to GC (General Commercial); the parcel is owned by Donut Development, LLC. **(Map and Parcel # R2780003)**

**Input from the Public:**  
**Input from the City Planner:**  
**Input from the Planning and Zoning Board:**  
**Vote by the Planning and Zoning Board:**

4. An application has been filed by Donut Development, LLC requesting a Preliminary/Final Site Plan approval for Commercial space with 3 units, located at Twelfth Street, Lot 3. The property is owned by Donut Development, LLC. The property is currently zoned OC (Office Commercial). **(Map and Parcel # R2780003)**

**Input from the Public:**  
**Input from the City Planner:**  
**Input from the Planning and Zoning Board:**  
**Vote by the Planning and Zoning Board:**

## **Adjournment of Meeting**

Agenda Subject to Change