



**Rincon Planning and Zoning Board  
Agenda  
June 13, 2023  
107 West Seventeenth Street  
6:30 pm**

**MEMBERS:**

- **Jim Head, Chair**
- **Tom Wilson, Vice-Chair**
- **Betty Mydell, Secretary**
- **Kelly Duren**
- **Roy Griffin**
- **Eric Hills**
- **Mona Underwood**

**Staff:**

**Teri Lewis, Community Development Director**  
**Lolly Whatley, Planning and Development Specialist**  
**Sheri Swagert, Occupational Tax Specialist**

**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 May 16, 2023, meeting

**New Business:**

1. A petition has been filed by Coleman Company, Inc., on behalf of Keystone Homes, requesting to rezone 20.16 acres, located at 0 Ninth Street Ext. to amend the zoning from R4 (Single Family Residential) to R8 (Residential – Multi-unit attached) (townhouse or row house); the property is owned by Johnson, Peter Jr and Franklin Lamond. (Parcel # R2130001)

**Input from the Public:**

**Input from the City Planner:**

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

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

2. A petition has been filed by Michael Gilder, requesting a variance to construct a billboard 188 square feet larger than permitted by the code, located at 0 N Columbia Ave. The parcel is zoned GC (General Commercial); the property is owned by Archie T Mungin Jr. (Parcel # R2180004)

**Input from the Public:**

**Input from the City Planner:**

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

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

3. An application has been filed by Prannath Inc. requesting site plan approval for an expansion to the existing convenience store building. The property is located at 801 South Columbia Ave; the parcel is owned by Prannath Inc. and is zoned GC (General Commercial). (Parcel # R2720010)

**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 Rincon Express LLC requesting site plan approval to construct a 4,596 square foot car wash facility. The property is located at 450 South Columbia Ave; the parcel is owned by South Georgia Prime Properties LLC and is zoned GC (General Commercial). (Parcel # R2570051)

**Input from the Public:**

**Input from the City Planner:**

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

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

5. Vote on proposed Rules of Procedure for Planning and Zoning Board.

**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