



**Rincon Planning and Zoning Board
Agenda
September 20, 2022
107 West Seventeenth Street
6:30 pm**

MEMBERS:

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

Staff:

Lolly Whatley, Building and Planning Technician
Sheri Swagert, Planning and Development 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 August 16, 2022 meeting

New Business/Plans/Plats:

1. A petition has been filed by Tasha Robinson requesting a variance for an 18.83 feet relief from a 25 foot rear property line set back to complete an addition of a mother-in-law suite that was started before she took ownership; located at 834 West 7th Street. The property is owned by Tasha Robinson and Beverly Lewis. The property is zoned R4 (Residential). (Parcel # R2190020)

Input from the Public:

Input from the City Planner:

Input from the Planning and Zoning Board:

Vote by the Planning and Zoning Board:

2. An application has been filed by Jatin Patel, requesting a Preliminary/Final Site Plan approval to expand the Rinku Food Mart's North wall 16 feet out; located at 306 S Columbia Ave. The property is owned by Jatinbhai G Patel. The property is zoned GC (General Commercial). (Parcel # R2120003B00)

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 D.R. Horton/Jared O’Sako, requesting a Preliminary/Final Site Plan of Windsong Phase II. The property is owned by ALC RLC Family LP, Hunter, Maclean, Exley & Dun PC, and Edgar M Smith. The property is zoned R-5 (Residential-One unit detached (conventional house)). (Parcel # R2590001C00)

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 David Smith with Kimley Horn requesting a Preliminary Site Plan approval for a Parker’s Kitchen. The property is located at 107 North Columbia Ave; the property is owned by Paul V. Wendelken. The property is zoned GC (General Commercial). (Parcel # R2070057)

Input from the Public:

Input from the City Planner:

Input from the Planning and Zoning Board:

Vote by the Planning and Zoning Board:

5. An application has been filed by Express Oil Change & Tire Engineers requesting a Preliminary/Final Site Plan approval for an auto service center. The property is located at Twelfth Street Lot 4; the property is owned by Kildare Land Company, LLC. The property is zoned GC (General Commercial). (Parcel # R2780004)

Input from the Public:

Input from the City Planner:

Input from the Planning and Zoning Board:

Vote by the Planning and Zoning Board:

6. An application has been filed by Greenland Developers, Inc. for a Minor Subdivision for the following acres and locations; 1018.02 acres at 0 Hwy 21 and 281.91 acres at 0 Hwy 21. The properties are owned by Greenland Developers Inc. and J & W Landholdings LLC. (Parcel #'s R2610001 and R2170008)

Input from the Public:

Input from the City Planner:

Input from the Planning and Zoning Board:

Vote by the Planning and Zoning Board:

7. An application has been filed by Greenland Developers, Inc. requesting a Preliminary Site Plan approval for 6 Coastal Trade Center Warehouses. The properties are located on Hwy 21; the properties are owned by J & W Landholdings LLC. and Greenland Developers Inc. (Parcel #'s R2170008 and R2610001)

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