



AGENDA
RINCON PLANNING AND ZONING BOARD MEETING
TUESDAY, OCTOBER 17, 2023
107 WEST 17TH STREET
RINCON, GA 31326
6:30 PM

Call to Order:

Roll Call:

Jim Head, Chair
Tom Wilson, Vice-Chair
Betty Mydell, Secretary
Kelly Duren
Roy Griffin

Staff:

Teri Lewis, Community Development Director
Lolly Whatley, Planning & Development Specialist

Invocation and Pledge:

Approval of the Agenda:

Motion:
Second:
Vote by Planning Board:

Approval of Minutes:

Approval of Minutes for August 15, 2023 meeting.

Motion:
Second:
Vote by Planning Board:

New Business:

- 1. A petition has been filed by Bobby Bagwell, for a Zoning Map Amendment for 3 parcels, located at 0 Towne Park East to amend the zoning from GC (General Commercial) to R8 (Residential-Multi-Unit attached) (duplex, townhouse, or row house); the parcels are owned by CMCK, LLC. (Parcel Numbers: R2570033 at 1.20 acres, R2570034 at 0.85 acres, and R2570035 at 0.78 acres)**

Motion:
Second:
Vote by Planning Board:

- 2. A petition has been filed by David Burns, for a Zoning Map Amendment for a 21.29-acre parcel located at 1350 N Columbia Ave. to amend the Zoning of 2.79 acres from LN (Limited Industrial) to GC (General Commercial) and 18.5 acres from LN (Limited Industrial) to R8 (Residential-Multi-unit attached) (duplex, townhouse, or row house)); the parcel is owned by Zipperer Family Limited Partnership. (Parcel Number: R2170011)**

Motion:
Second:
Vote by Planning Board:

- 3. A petition has been 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:
Second:
Vote by Planning Board:

- 4. An application has been filed by William Tanner of Distribution Realty Group, requesting approval of a sketch site plan to construct a 320,000 square foot industrial warehouse. Entrance to the site is proposed to be provided through an access easement on an adjacent parcel. The properties are located at 0 Hwy 21; the parcels are owned by J PWM Investments LLC. The 27.53-acre parcel is zoned LN (Light Industrial), (parcel number: R2700011); The 7.60-acre parcel is zoned R4 (Residential), (parcel number: R2170012A00).**

Motion to Approve:
Second:
Vote by Board:

- 5. An application has been filed by Alex Long with Lawrence Alexander Homes requesting Final Site Plan approval of a 35 lot Single-Family Subdivision. The 19.05-acre property is located at 1678 Fort Howard Road and is zoned R-4 (Residential—One unit detached (conventional house)); the property is owned by Fort Howard GSL, LLC. (Parcel Number: R2650010)**

Motion:

Second:
Vote by Planning Board:

6. Review proposed changes to billboard regulations.

Motion:
Second:
Vote by Planning Board:

7. Review proposed changes to Planning and Zoning Board language.

Motion:
Second:
Vote by Planning Board:

Adjournment of Meeting

Agenda Subject to Change