



AGENDA
RINCON PLANNING AND ZONING BOARD MEETING
TUESDAY, MARCH 18, 2025
COUNCIL CHAMBERS
107 WEST 17TH STREET
6:30 PM

Call to Order:

Roll Call:

Justin Doss
Andrew Berry
Phyllis Graham
Trisha Boyett
Dan Elliott
Betty Mydell
Jimmy Bowen

Invocation and Pledge to the Flag:

Approval of the Agenda:

Motion: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott
Second: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott
Vote by Board: Yay _____ Nay _____ Abstained _____

Approval of the Minutes:

Approval of the February 18, 2025 Minutes.

Motion: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott
Second: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott
Vote by Board: Yay _____ Nay _____ Abstained _____

New Business:

- 1 . An application has been filed by Toss Allen with Allen Engineering Services, requesting Site Plan approval to enlarge the parking lot at the Manna House Ministries, Inc., to help eliminate standing water and accommodate food distribution lines. The property is located at 1210 Patriot Drive and is owned by Manna House Ministries Inc. The parcel is zoned B2 (Commercial). (Parcel #: R2180010)**

Motion: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott
Second: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott
Vote by Board: Yay _____ Nay _____ Abstained _____

- 2 . A petition has been filed by Parallel Infrastructure C/O Collective Solution requesting a Conditional Use variance to construct and maintain a 199' Monopole Style Wireless Telecommunication Facility. Located at 777 Old Augusta Road South; the property is owned by Effingham County Industrial Development Authority and is zoned PUD (Planned unit developments). (Parcel #: R2840001)**

Motion: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott

Second: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott

Vote by Board: Yay _____ Nay _____ Abstained _____

- 3 . A petition has been filed by Parallel Infrastructure C/O Collective Solution requesting a variance from the setback requirements in the Rincon Code of Ordinances Chapter 75 (Telecommunications), specifically Section 75-36.a. Located at 777 Old Augusta Road South; the property is owned by Effingham County Industrial Development Authority and is zoned PUD (Planned Unit Development). (Parcel #: R2840001)**

Motion: J. Doss A. Berry P. Graham T Boyett B Mydell J Bowen

Second: J. Doss A. Berry P. Graham T Boyett B Mydell J Bowen

Vote by Board: Yay ____ Nay ____ Abstained ____

- 4 . A petition has been filed by Brad Blocker with Medlog Cold Storage Savannah, LLC requesting a variance to construct signage over the maximum square footage allowed per the City's ordinance. Specifically, they are proposing 121 square feet over the allowable square footage on the west side and 744 square feet each over the allowable square footage on the north and south facades. Located at 1300 Heritage Way; the property is owned by Medlog Cold Storage Savannah LLC and is zoned LN (Industrial). (Parcel #: R2810004)**

Motion: J. Doss A. Berry P. Graham T Boyett B Mydell J Bowen

Second: J. Doss A. Berry P. Graham T Boyett B Mydell J Bowen

Vote by Board: Yay ____ Nay ____ Abstained ____

- 5 . An application has been filed by Cody Rogers with EMC Engineering Services, requesting Site Plan approval to develop the property into a residential community with 79 individual townhomes. The property is located at 1350 N. Columbia Avenue and is owned by Hoth Investments. The parcel is zoned R-3 (Residential Multi-Family). (Parcel #: R2170011)**

Motion: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott

Second: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott

Vote by Board: Yay _____ Nay _____ Abstained _____

Adjourn:

Motion: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott

Second: J. Doss A. Berry P. Graham T. Boyett B. Mydell J. Bowen D. Elliott

Vote by Board: Yay _____ Nay _____ Abstained _____

Agenda Subject to Change