



AGENDA
RINCON PLANNING AND ZONING BOARD MEETING
TUESDAY, APRIL 15, 2025
107 WEST 17TH STREET
6:30 PM

Call to Order:

Roll Call:

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

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 March 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. **A petition has been filed by Tyler Pratt with Superior Fence and Rail requesting a variance from the setback requirements in the Rincon Unified Development Ordinance, specifically Table 90-27.1 and Section 90-32. Located at 0 Towne Park Loop; the property is owned by Raising Stars Learning Center and is zoned B-2 (General Commercial). (Parcel #: R2640016A00)**

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 Andrew Sgro with First Gulf for a Zoning Map Amendment for a parcel, located at 0 Highway 21, to amend the zoning from R2 (single-family and duplex residential) to L-1 (Limited Industrial); the parcel is 7.06 acres and is owned by J PWM Investments LLC. (R2170012A00)**

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 Shahzad Mahmood with Kimley-Horn & Associates requesting a Conditional Use variance to construct and maintain a 150' Monopole Style Wireless Telecommunication Facility. Located at 434 S Columbia Ave; the property is owned by Wal-Mart Real Estate Business Trust and is zoned B-2 (General Commercial). (Parcel #: R2570043)**

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 _____

D. Elliott

D. Elliott

4. **Review of Planning Board Rules and Procedures.**

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