

CITY OF PEMBROKE, GA

Minutes of Planning & Zoning Commission Meeting of 8/4/23

Call to Order: Chair Bacon, called the meeting to order at 6:30 p.m.

Attendance: Commissioners in attendance were Charlotte Bacon, Chair, Anne Barton, Vice Chair, Shalah Beckworth, Dave Williams and Van Redcross. City staff in attendance were Steve Scholar and City Administrator, Chris Benson, City Administrator and Brian Harvey, Planning Administrator.

Chair Comments: Chair Bacon informed members that we would hear the Public Hearings individually, one at a time and after closing each hearing the Commission would take their action and then open the next public hearing and so on.

Approval of Minutes: Motion by Dave Williams to approve minutes of June 3, 2023 meeting seconded by Shalah Beckworth, all in favor motion carries unanimously.

PUBLIC HEARINGS opened at 6:33p.m.

Application for the following variances on Parcels 02-05-009 and 02-05-010: 4,400 square foot variance for lot area, a 50-foot variance for lot width at building line, a 9.5-foot variance on street side setbacks, a 10-foot interior side setback variance on two proposed lots and a 7.5-foot interior side setback variance on four proposed lots. The purpose of these variance requests is to combine two existing lots and subdivide them into six lots. The parcels are zoned R-1. The parcels are on Gorham Street.

Mr. Scholar gave an overview of application and asked the applicant to come forward to present and answer questions.

The applicant, Mr. Jake Reynolds, of Reynolds Construction Co., provided Commissioners with 11" x 17" plans including existing site plan, new site plan subdivided to 6 lots, front and rear elevations, right and left side elevations, and sample pictures of proposed homes built in Richmond Hill. He stated that he would use quality exterior products such as brick or Hardy plank, which are long lasting. His goal is to compliment the neighborhood and provide details such as raised slabs, corbels, and other decorative elements. He would like to reflect Pembroke's sense of history and community with new homes complimentary to the City's sense of place as per Comp Plan and work with the City on improving this area.

Chair Bacon asked why 6 lots on a .86 acre lot instead of what zoning allows. Mr. Reynolds responded that he prepared a plan that was cost and profit beneficial. Fewer homes/lots would not be cost effective, and it would not be cost effective building only two homes as current zoning allows. In order to provide this quality and style of home he would need to build 6. Chair Bacon quoted pg. 32 of Comp Plan where it reads that "Simply stacking people in every corner will have negative impacts on the Sense of Place that makes Pembroke special." The 6 lot proposal appears to stack people. It was confirmed that Mr. Singleton the owner was aware of the details of the proposal being presented.

Member Barton informed Mr. Reynolds that although this area is included in the Comp Plan as a potential location for denser housing, she did not support the means to get there by several variances to create the lot sizes. Barton also stated that she would prefer to see the Commission delay or wait until after an upcoming joint meeting of the City Council, Planning & Zoning Commission and Downtown Development Authority (DDA) before taking any action. It is important for all parties to be on the same page as to how Pembroke achieves the goals of providing more decent housing in Pembroke given the significant upcoming growth we are about to experience. Member Williams agreed. Mr. Reynolds said he would be willing to wait for the Commission's consideration of the application until after the joint meeting occurs. Barton asked if the proposed homes would be rentals or home ownership. Mr. Reynolds replied that home ownership was the intention.

Member Redcross asked if the number of variances requested could be reduced by building on 4 lots? Mr. Reynolds responded with an answer of fewer variances would be required for 4 lots but the cost effectiveness issue still remains.

Public Comment

No parties were present to speak in favor or opposed to the application.

Hearing closed to entertain a motion. Mr. Scholar reminded the Chair that the recommendations will be made by the Commission after hearing all Public Hearing applications are heard.

Application by Lawrence Alexander Homes LLC requesting a rezoning of parcel 012-003 from R-1 Single Family Residential, to B-2 General Commercial, located on North Maine Street. The use proposed is climate controlled self-storage units.

Steve Scholar stated this was coming back before the Commission and allowed applicant to come forward.

The applicant, Alex Long, explained that the City's Attorney remarked at the City Council meeting that the zoning classification more appropriate for this use was, in his opinion, B-2 instead of B-3 resulting in the application coming back to the Planning Commission.

Public Comment

No parties were present to speak in favor or opposed to the application.

Public Hearings closed at 6:50p.m.

PUBLIC HEARING ACTIONS

Application for the following variances on Parcels 02-05-009 and 02-05-010: 4,400 square foot variance for lot area, a 50-foot variance for lot width at building line, a 9.5-foot variance on street side setbacks, a 10-foot interior side setback variance on two proposed lots and a 7.5-foot interior side setback variance on four proposed lots. The purpose of these variance requests is to combine two existing lots and subdivide them

into six lots. The parcels are zoned R-1 Single Family Residential. The parcels are on Gorham Street.

Motion by Anne Barton to delay/table action until after the joint meeting is held with City Council, Planning & Zoning Commission, and DDA where we are hoping to get on the same page and reach an understanding of the mutual goals and appropriate means to achieve the needed housing for Pembroke in anticipation of the upcoming growth, seconded by Dave Williams, all in favor – motion passes unanimously.

Application by Lawrence Alexander Homes LLC requesting a rezoning of parcel 012-003 from R-1 Single Family Residential, to B-2 General Commercial, located on North Maine Street.

Dave Williams made a motion to approve the rezoning, seconded by Shalah Beckworth; members were in favor with Anne Barton opposed, motion to approve rezoning passes. (4 – in favor, 1 – opposed)

AGENDA ITEMS

Request for Site Plan Review for proposed new Dairy Queen at 374 W. Bacon Street. The current facility will be demolished. Property is zoned B-3, Village Commercial.

The Applicant, Dairy Queen owner Edward Carter, stated he has owned this store since 2010 and it has simply become outdated. A new store is needed to provide better conditions for the employees and customers and give it a fresh new look. There will be 2 drive-thrus versus the 1 existing drive-thru and it will be equipped with a more up to date system. First DQ with 2 drive-thrus. It's currently a 1,500 sf store and will be increase to 2,700 sf with patio.

Chair Bacon asked about building location and whether it is pushed back further. Will parking be the same? Mr. Carter said the new layout is slightly different than the original but very close to the same location on the lot. Parking is remaining the same.

Member Barton asked what the schedule for completion is. Mr. Carter responded 90-120 days hopefully and that he will consider a "food truck" type offering if possible.

Motion by Van Redcross to approve the site plan, seconded by Anne Barton, all in favor – motion passes unanimously.

Building Permit Request by Abraham Lozano for placing a manufactured home at lot 9 Williams Road. Property is zoned R-1 Single Family Residential

Applicant Mr. Abraham Lozano, owner of the lot, came forward with a translator and together they explained that the proposal is to move an older manufactured home to the lot, restore/renovate it into an attractive and newer looking home. They are aware of the masonry skirting requirements, entry porch size requirement, etc. Water and sewer exists on the lot already and there are other homes in the area – some in better condition than others.

Chair Bacon asked about its age, how old it was? And the size to which the parties responded that it was a 1984, 10' x 16'. Just the frame will be used and it will be improved as Mr. Abraham knows construction and it appears he will be doing much of the work to restore.

Member Barton expressed concern about moving the older home to the site and not completing its renovation. The parties assured it would be improved; Mr. Abraham intends to live there and will use his expertise to improve it.

Motion by Dave Williams to approve the request, seconded by Van Redcross, all in favor – motion passes unanimously.

Request by Terri Ann Schroeder/Hinesville Home Center to place a new manufactured home at 1064 Ash Branch Road. Property is zoned R-1 Single Family Residential.

Lauren Jennings, a representative of the applicant, came forward to explain it was the placement of a new home, 28' x 56', to be placed on the footprint of the prior structure where water and sewer existed and new lines would be run to the new home.

Motion by Dave Williams to approve the request, seconded by Shalah Beckworth, all in favor – motion passes unanimously.

Comments: Chris Benson, City Administrator announced that the joint meeting of the City Council, Planning & Zoning Commission, and DDA would be held August 28th at 3:30p.m. at the Harn Center. The Carl Vinson Institute of Government would be moderating the meeting which is open to the public to sit in and listen but that it was not a question and answer opportunity for the public.

Member Barton raised the issue of the Commission's procedure for public hearings and the request to hear them individually, take action after each public hearing was closed and move on to opening the next hearing. This had been done previously with ease and no complications for some time. The procedure had been changed by the administration and the request to return to past procedure was to assist with Commission's decision making while discussion topics were fresh in their minds, to create ease of minute taking while participating in the meeting, and allow applicants to get their decision and leave if they wished versus sitting through all other public hearings. City staff participated in discussion, indicating that all hearings must be heard before actions taken. Member Barton spoke again to the ability to open each hearing, hear all parties, close the hearing, and then open the next hearing, close, take action, etc. This is a standard recommended practice for Commissions. There was no resolution to this request at this meeting.

Adjourn: Motion by Dave Williams to adjourn at 7:10 p.m., seconded by Anne Barton, all in favor – motion passes.

Charlotte Bacon, Chair Charlotte W Bacon Date: Oct 5, 2023