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## **City of Pembroke**

### **Joint Meeting of City Council, Planning Commission, & Downtown Development Authority**

Discussing Growth, Impacts of Development, and Strategic Planning

February 13, 2024, 5:00 pm – 8:45 pm  
J. Dixie Harn Community Center, Pembroke, GA

## **Agenda**

**5:00 pm**

Refreshments

**5:30 pm**

Welcome & Introductions (Mayor Zeigler)

- Opening remarks

**5:37 pm**

Why are we here? (Hardin Watkins)

- This is a pivotal time for the Pembroke community
- Let's have a focused discussion and talk together about our future
- Ground Rules

**5:47 pm**

Get to know each other – Icebreaker – 6-minute conversations (All)

**6:15 pm**

Overview of Comp Plan (Chris Benson)

- Explain PUD – Planned Unit Development
- Why is the comp plan important to the community? To each of the 3 boards?

**6:25 pm**

Examples of successful comp plan usage in a Georgia community? (Joseph Mosley and Saralyn Stafford)

**6:35 pm**

Group Work – List All Major Factors Impacting Future Growth of Pembroke and North Bryan County

**6:55 pm Break**

**7:05 pm**

Icebreaker – Your Third Place (Mosley, Stafford, Watkins)

Tell us your favorite place to hang out in another community (e.g. Moon River, Savannah)



7:15 pm

Group Work – Development Pressure

There is development pressure in the community.

- What are you hearing?
- Back to your discussion group – what are the concerns being voiced?
- Which of these are valid?
  
- *Which ones can city government impact?*
- *Which ones can county government impact?*
- *Which ones can state government impact?*
- *Which ones are unclear as to who can impact them?*

7:40 pm

Group Work - Dialogue on what we want to see...

- *What things should Pembroke invest in to improve quality of life?*
- *How should this be paid for? By whom?*

8:00 pm

Develop understanding of how to properly work through the rezoning requests issues in the coming months and during all of 2024.

8:07 pm

Mini-training session from City Administrator and City Attorney (Chris Benson, Dana Braun)

8:20 pm

Call for Action (All)

- Do we think there is common ground whereby all 3 groups can agree to work towards the same vision for the community?
- What is your legacy?
- What do you contribute to the betterment of Pembroke?
- What are the next steps?
- Who leads?

8:35 pm

Wrap-up / Build Consensus (Watkins, Zeigler, Benson)

- Commitment to prepare a yearly strategic plan
- Final comments
- Remaining questions & answers

**8:45 pm Adjourn**