

**PEMBROKE CITY COUNCIL
MINUTES
APRIL 8, 2024**

The regular meeting of the Pembroke City Council was held on Monday, April 8, 2024, at City Hall with the following members present: Mayor Tiffany Zeigler, Mayor Pro-Tem Johnnie Miller, Councilmembers Diane Moore, Sharon Lewis, Ernest Hamilton, and Ed Bacon. Also, present were City Administrator Chris Benson, City Attorney Dana Braun, and City Clerk Arlene Hobbs.

CALL TO ORDER, INVOCATION AND PLEDGE...Mayor Zeigler called the meeting to order at 7:00 pm; Pastor Richard Williams of Rhema Christian Fellowship gave the invocation. The pledge of allegiance to the flag was led by Mayor Pro-Tem Miller.

MINUTES... A motion was made by Diane Moore and seconded by Johnnie Miller to approve the minutes of the March 11, 2024; regular council meeting as presented. The motion carried unanimously.

PUBLIC COMMENTS...There were three public comments.

1. Terry Post of 101 Madison Street spoke against the rezoning request of parcel 11 08 002 on Madison Street and parcel 11 08 001 on Park Avenue.
2. Jeremy Miles of 2390 Sims Road spoke against the annexation of the King parcels 015 052 and 0151 001. He also informed the council that the planning and zoning meeting minutes and agendas were not available on the city website.
3. Harley Doerfler of 80 McFadden spoke again about a dog park, issues with the Harn Center park area, and the museum progress at the Dingle building.

APPROVAL OF MEETING AGENDA...A motion to approve the meeting agenda was made by Diane Moore, seconded by Johnnie Miller. The motion carried unanimously.

RESOLUTION – GEFA Drinking Water State Revolving Fund Loan Agreement – The resolution was not read as it is duplicated under #4 of the Consent Agenda

CONSENT AGENDA...A motion to approve the consent agenda was made by Diane Moore, seconded by Johnnie Miller. The motion carried unanimously.

1. **Pembroke Police Auxiliary request to hold a bucket brigade on Saturday, April 20, 2024, or Saturday, April 27, 2024, between the hours of 9am and 12pm at the Hwy 280/Main Street intersection.**
2. **Budget Amendment for FY2023 to increase revenue and expenditures by \$213,260.00.**
3. **Intergovernmental Automatic Aid Agreement between Pembroke, GA and Bryan County, GA for Fire Services.**
4. **Execution of the Lead Service Line loan with 100% principal forgiveness agreement (DWLSL2022170) between the City of Pembroke and GEFA in the amount of \$39,750.00.**

PUBLIC HEARINGS

1. **Applicant has submitted a rezoning and annexation request for a portion of Parcel 0151 001 on Georgia Hwy 119 currently zoned A-5, Agricultural, and Parcel 015 052 on Harry Hagan Road, currently zoned RR-1, Rural Residential, to Planned Unit Development.** A presentation was given by Forestar Real Estate group outlining the proposed planned unit development. The floor was opened for comments. There were no questions or comments from the council.
 - A. Milton Smith of 239 Waters Circle spoke against the rezoning and annexation, citing the houses would be too close and the additional homesites would create traffic concerns. He also wanted to know who was going to pay for the water sewer infrastructure. Then he asked if McRae Drive was going to be paved.
 - B. James Coffey of 163 Winding Way spoke against the project stating he had not received prior notice and that the city needed to bring in some wealth and put in more luxury style homes.
 - C. Chris Benson, City Administrator, explained that the developer would fund the water sewer infrastructure. He also stated that he knew of no plans to pave McRae Drive at this time but would check with the city engineer and public works director regarding future paving projects.
 - D. Marcus Sack, City Engineer, informed the council that a traffic study had been conducted and was part of the Forestar presentation.

2. **Applicant seeking to change the previous city council stipulation on Parcel 09 01 013 on Harry Hagan Road requiring lots to be a minimum of 10,890 square feet for all single-family residences to a square footage of 8,000 square feet as allowed in R-2. Also, changing the number of single family and townhouses previously designated.** Alex Long presented the council with a new plan for this parcel, asking to construct 47 townhomes and 26 single family, rather than the original 49 single family and 24 townhomes. The floor was opened for comments. Diane Moore commented that we needed to hold to the number of townhomes previously approved. Alex Long explained that more of the wetlands would be affected if he were to do that. Ed Bacon questioned the setback regarding the drainage canal. The developer's engineer explained that the canal has an access road and will not make an impact.
 - A. Ron Kinder of 47 Harry Hagan Road addressed the council expressing his disappointment in the previous council and the fact that they did not listen to their constituents. He feels there is something underhanded going on and inquired why we have codes if they are being changed all the time.
 - B. Olivia Harvey of 161 Patterson Road spoke against the change, stating that the television tower needed to be protected. It would be a disaster if the tower fell. Traffic would increase too much for the area and drainage would become an issue.

3. **The City of Pembroke is seeking a rezoning of Parcels 07 08 013, 244 Ledford Street, from B-2, General Commercial, to R-2, two family residential.** Logan Irvine with M.E. Sack Engineering was on hand to answer questions. The floor was open for comments. Ed Bacon questioned where the road would be and wanted to know why we were not using the Floyd property. Because it is private property, Logan said we could approach the owner, but the current layout made

more sense. Mr. Bacon said that the area was commercial and should not be residential. Johnnie Miller expressed the need for this new residential development in his district. Mayor Zeigler gave some background on DCA and the CHIP program, and expressed the importance of receiving these funds and what it means for our community. There were no public comments.

4. **The City of Pembroke is seeking a rezoning of Parcel 07 12 003 and 07 12 004, both from R-1, Single Family Residential, to R-2, Two Family Residential, and a lot width variance from 80 feet to 63 feet wide.** There were no comments.
5. **Applicant is seeking a rezoning of Parcel 11 08 002 on Madison Street from R-1, Single Family Residential, to R-3, Multi-Family Residential.** Ron Lewis expressed his motivation to provide the community with affordable residential housing and proposed to build six townhomes on this one lot. Diane Moore commented that duplex units would be better suited to the neighborhood. Ed Bacon inquired if these were two story units to which he is opposed.
 - A. David Whitten of 170 E. Burkhalter spoke against the rezoning citing that **this** area is single family homes.
 - B. Terry Post of 101 Madison Street spoke against the rezoning citing the area should remain single family homes only. He also stated there would be too much of an increase in traffic.
6. **Applicant is seeking a rezoning of Parcel 11 08 001, 196 Park Avenue from R-1, Single Family Residential, to R-3, Multi-Family Residential.** Ron Lewis expressed his motivation to provide the community with affordable housing. There were no council comments.
 - A. David Whitten of 170 E. Burkhalter spoke against the rezoning citing issues with the traffic. He also feels that these homes would only be rented by factory workers and will not provide permanent residences for the community.

ORDINANCE READINGS

1. **Second Reading and Approval of an Ordinance to amend Sections 5-2-2, 5-2-3, and 5-2-12 of Chapter 2 of Title V of the Pembroke Code of Ordinances, and Sections 5-3-21 and 5-3-23(a) of Chapter 3 of Title V of the Pembroke Code of Ordinances as related to water and sewer cost recovery.** A motion to dispense with the reading of the ordinance was made by Diane Moore, seconded by Ernest Hamilton. The motion passed unanimously. A motion to approve the amendment was made by Johnnie Miller and seconded by Ed Bacon. The motion passed unanimously.
2. **First Reading of an Ordinance to Annex into the Corporate City Limits of the City of Pembroke as requested by Pamela Hagan King, Parcel 015 052.** A motion to dispense with the reading of the ordinance was made by Diane Moore, seconded by Ernest Hamilton. The motion passed unanimously.
3. **First Reading of an Ordinance to Annex into the Corporate City Limits of the City of Pembroke as requested by Patrick H.K. King, Parcel 0151 001.** A motion to dispense with the reading of the ordinance was made by Johnnie Miller, seconded by Ed Bacon. The motion passed unanimously.
4. **First Reading of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a zoning designation for land petitioned to be annexed on**

Harry Hagan Road, Parcel 015 052, and Georgia Highway 119, Parcel 0151 001.

A motion to dispense with the reading of the ordinance was made by Diane Moore, seconded by Ernest Hamilton. The motion passed unanimously.

ACTION AGENDA

- 1. Applicant seeking to change the previous city council stipulation on Parcel 09 01 013 on Harry Hagan Road requiring lots to be a minimum of 10,890 square feet for all single-family residences to a square footage of 8,000 square feet as allowed in R-2. Also, changing the number of single family and townhouses previously designated.** A motion to deny was made by Diane Moore, seconded by Ed Bacon. The motion passed unanimously.
- 2. The City of Pembroke is seeking a rezoning of Parcel 07 08 013, 244 Ledford Street, from B-2, General Commercial, to R-2, two family Residential.** A motion to approve was made by Diane Moore, seconded by Sharon Lewis. The motion passed. Ed Bacon was opposed.
- 3. The City of Pembroke is seeking a rezoning of Parcels 07 12 003 and 07 12 004, both from R-1, Single Family Residential, to R-2, Two Family Residential, and a lot width variance from 80 feet to 62 feet wide.** A motion to approve was made by Diane Moore, seconded by Sharon Lewis. The motion passed unanimously.
- 4. Applicant is seeking a rezoning of Parcel 11 08 002 on Madison Street from R-1, Single Family Residential to R-3, Multi-Family Residential.** A motion to deny was made by Ed Bacon. There was not a second. The motion dies. Sharon Lewis made a motion to approve. There was not a second. The motion dies. The applicant can come back to rezone this R-1 property to R-2. After discussion, a motion to deny was by Diane Moore, seconded by Ed Bacon. The motion passed unanimously.
- 5. Applicant is seeking a rezoning of Parcel 11 08 001, 196 Park Avenue from R-1, Single Family Residential, to R-3, Multi-Family Residential.** Ron Lewis explained to the council that the planning and zoning commission asked him to change the zoning from R-2 to R-3. Applicant will need to reapply for R-2. A motion to deny was made by Sharon Lewis, seconded by Diane Moore. The motion passed unanimously.

DEPARTMENT REPORTS...

Police – Chief Collins introduced the new officer, Tracy Smith, and she was welcomed to the department.

Fire – Chief Waters reported that there were 70 calls during the month of March. The department has completed the flushing of the fire hydrants. He also reported that we are still looking for students for summer lifeguards at the city pool. Diane Moore inquired about the possibility of providing swimming lessons this year. Chief Waters is trying to get worked out.

DDA – Fernanda reported on the progress of the Statesboro Main Street Farmers Market2Go. She also informed the council of the Hyundai check presentation we are hosting for the Coastal Bryan Tree Foundation.

City Administrator – nothing to report.

City Attorney – nothing to report.

City Clerk – Arlene Hobbs had nothing to report.

COMMITTEE REPORTS...nothing to report.

EXECUTIVE SESSION...none.

ADJOURNMENT...There being nothing further to discuss, a motion to adjourn the meeting was made by Diane Moore, seconded by Johnnie Miller. The motion passed unanimously.



ATTEST:

Arlene Hobbs, City Clerk

Tiffany M. Zeigler, Mayor