

**PEMBROKE CITY COUNCIL
MINUTES
AUGUST 12, 2024**

The regular meeting of the Pembroke City Council was held on Monday, August 12, 2024, at the Bryan County Commissioners meeting room 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 Lawrence Butler of The Bridge Church gave the invocation. The pledge of allegiance to the flag was led by Councilmember Johnnie Miller.

MINUTES... A motion was made by Diane Moore and seconded by Ernest Hamilton to approve the minutes of the July 8, 2024; regular council meeting as presented. The motion carried unanimously.

PUBLIC COMMENTS

1. Alex Floyd of 2201 Hwy 67 Pembroke read a statement against the proposed Warnell PUD stating it was too large of a development.
2. Jennifer Lanier of 210 McBride Rd Pembroke spoke against the proposed Wyndham PUD, stating she had a petition with 400 signatures, and could garner more if she had more time.
3. Ricky Cannon of 1879 Sims Rd Pembroke spoke against development stating that the additional growth would interfere with water consumption.
4. Eric Anderson of 202 Church St Pembroke spoke against development and the impact it would have on current residents, resulting in increased taxes to pay for infrastructure.
5. Ella Moore of 32 Clara St Pembroke spoke against the proposed Garrison PUD stating it would cause drainage issues. She has 10 pages of signatures against the PUD and stated the current citizens did not want to see multi-family or commercial development in this area. She also questioned the current CDBG project regarding funds and whether it was being used for Clara Street.
6. Haley Pierce of 2431 Sims Rd Pembroke spoke against the proposed Wyndham PUD stating this area could not handle the additional traffic and that there was not an established boundary for the development entrance as stated by Mr. Dasher.
7. Pam Macchio of 853 Old Mill Creek Rd in Ellabell spoke about her concerns regarding all the proposed developments with reference to flooding, who the actual builders will be, if the homes will only become rental properties. It is too much too soon.
8. Kathleen Santos of 5801 Wystone Dr in Edmond OK owns property on 1267 Mason Rd Pembroke spoke against the proposed Warnell PUD.
9. Kristen Stampfer of 1367 ML Miller Rd representing Coastal Communities United spoke in objection to the Warnell and Wyndham PUD projects. The influx of homes would more than quadruple the population causing Pembroke to lose its small-town feel and take our current 13-1 student/teacher ratio to such elevated levels that our children would suffer.

10. Myra Ammermon of 2147 Beautiful Zion Church Rd Pembroke pleaded with council to choose wisely when approving projects for growth and to keep in mind what it feels like to have our small-town community.
11. Alex Long of Lawrence Alexander Homes spoke about the Warnell PUD stating that Pembroke is indeed at a crossroads. He feels his project would be an asset to the community and reminded the council that it will not happen overnight. It will take 7 to 10 years to see the project to completion. He also explained to council and the audience that the developer does in fact bear the cost of infrastructure with cost recovery and impact fees which is in writing. They are required to complete engineering guidelines regarding the impact of flooding, traffic, etc.
12. Ryan Thompson of Thomas & Hutton Engineering spoke about the Wyndham PUD informing council and the audience that they are doing a traffic study and that there are little wetlands on this project which will all be protected except one crossing and that their open space exceeds the recommended.

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

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

1. **Bryan County High School Homecoming Committee – request permission to hold annual Homecoming Parade on Thursday, September 26, 2024, beginning at 6:00pm. We have received approval from GDOT for road closure from 6pm to 7pm.**
2. **Bryan County Shrine Club seeking approval to hold paper sale fundraiser on Saturday, September 28, October 5, and October 12, 2024.**
3. **Bryan County High School Band Boosters – request permission to host a bucket brigade on Saturday, September 14, 2024, or Saturday, September 21, 2014, from 9am to 3pm.**

PUBLIC HEARINGS

1. **Applicant, GSDC LLC, is seeking a partial annexation, and rezoning to planned unit development (PUD) from R-1 and RR-1 (County) for Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072, and 012-060, also known as the Garrison Tract PUD, containing approximately 76 acres located on Garrison St. between Lucious Dr. and Highway 119.**
 - A. Derek Cathcart, Community Development Director, gave an overview of the Garrison Tract PUD. The planning commission recommended approval with staff recommendations.
 - B. Lamar Smith, applicant, of Smith Family Homes presented plans for the Garrison Tract PUD.
 - C. Ella Moore of 32 Clara Street asked if there would be an HOA and if the people buying the homes would have input into the HOA guidelines.
 - D. Pam Macchio of 853 Old Mill Creek Rd asked after development completion, who and how will the HOA be maintained long term.
 - E. Councilmember Miller made a statement regarding the opportunity this development will give to people in his district to have options regarding homeownership.

- F. Councilmember Moore asked if the homes would follow current guidelines of having exterior materials of hardy board or brick instead of vinyl. Lamar Smith replied that they will follow our guidelines, however, their application was submitted before this change and that doing so will only increase the price of the home.
- G. Councilmember Bacon inquired about the commercial aspect of the development. Lamar Smith replied that the commercial areas would be located across the street and would most not be occupied for many years.
- H. Mayor Zeigler inquired about how they will approach the issue of water drainage. Lamar Smith explained that the EPD has a guideline that says any runoff of water cannot be more post development than it was pre-development.

2. The City of Pembroke is proposing changes to the City's subdivision regulations. Those include an addition of section 6.1.12 "Lighting Guidelines."

- A. Derek Cathcart, Community Development Director presented the changes requested to the lighting guidelines of the city's subdivision regulations.

ORDINANCE READINGS

- 1. First Reading of an Ordinance to amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation for land petitioned to be annexed near Garrison Street, portions of Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072, and City Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072, 012-060 near Garrison Street.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Ed Bacon The motion carried unanimously.
- 2. First Reading of an Ordinance to Annex into the Corporate City Limits of the City of Pembroke as requested by GSDC LLC, Portions of Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Johnnie Miller. The motion carried unanimously.
- 3. First Reading of an Ordinance proposing changes to the city's subdivision regulations. Those include an addition of section 6.1.12 "Lighting Guidelines."** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Ernest Hamilton. The motion carried unanimously.

Second Readings

- 1. Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation to land petitioned to be annexed on Highway 67, Parcel 001-024, and city parcels 011-024-01, and 011-025 on Highway 67.** A motion to approve was made by Ed Bacon, seconded by Johnnie Miller. The motion carried unanimously.
- 2. Second Reading and Approval of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by H. Brooks Warnell, Jr., Parcel 001-024.** A motion to approve was made by Diane Moore, seconded by Sharon Lewis. The motion carried unanimously.
- 3. Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a PUD designation for land petitioned to be annexed on Sims Road, Parcel 015-062, and Wildwood Church Road, Parcel 015-008. A**

motion to disapprove was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.

4. **Second Reading and Approval of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by Darlene Morgan, Parcel 015-062.** A motion to disapprove was made by Diane Moore, seconded by Ernest Hamilton. The motion passed unanimously.
5. **Second Reading and Approval of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by Stubbs Family Farm LLC, Parcel 015-008.** A motion to disapprove was made by Ed Bacon, seconded by Diane Moore. The motion carried unanimously.
6. **Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide an AR-1 zoning designation for land petitioned to be annexed on Highway 119, Parcel 015-003-02.** A motion to disapprove was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.
7. **Second Reading and Approval of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by Tiffany Warnell, Parcel 015-003-02.** A motion to disapprove was made by Ed Bacon, seconded by Ernest Hamilton. The motion carried unanimously.
8. **Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance from R-1 to B-3 for 153 N. Main Street, Parcel 06-15-005.** A motion to approve was made by Johnnie Miller, seconded by Ernest Hamilton. The motion carried unanimously.

ACTION AGENDA...none.

DEPARTMENT REPORTS...

Police – Chief Collins reported about the going recovery efforts with GEMA and FEMA. He also reported by Detective Brenda Tyson returned to work after her absence, but that Officer Kayla Mannon was involved in a traffic stop where her leg was broken. Looking to place her on light duty. The department is currently experiencing mechanical issues with the fleet.

Fire – Chief Waters out assisting Richmond Hill with water rescues.

DDA – Fernanda reported the walking trail, scavenger hunt and the upcoming citizen engagement “Coffee and Conversation.” The Mayor and City Administrator will be meeting with members of the community for coffee at 9am on August 19, 2024, and again in the evening at 6pm.

Street – Dalton Cook out assisting Richmond Hill with water rescues.

Planning and Zoning – nothing to report.

City Administrator – Mr. Benson thanked staff for their hard work in getting prepared for Hurricane Debby, and their ongoing support during and after the event.

City Attorney – nothing to report.

City Clerk – nothing to report.

City Engineer - Randy Dyches with M.E. Sack Engineering gave an overview of ongoing projects within the city, i.e., mechanical plant, LAS, CDBG, Service Line Inventory, Anne Street Canal, CHIP, Watershed Assessment, GUPS Permits, LMIG and City Shop.

COMMITTEE REPORTS... Mayor Zeigler thanked the staff for their hard work and efforts during Hurricane Debby. She also reminded the audience about the Mayor's Youth Council, applications are available.

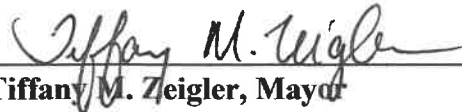
EXECUTIVE SESSION... A motion to enter executive session at 8:45pm was made by Johnnie Miller, seconded by Ernest Hamilton. The motion passed unanimously. A motion to close executive session was made by Diane Moore, seconded by Johnnie Miller. The motion passed unanimously.

ADJOURNMENT... There being nothing further to discuss, at 9:05pm a motion to adjourn the meeting was made by Ed Bacon, seconded Ernest Hamilton. The motion passed unanimously.

ATTEST:



Arlene Hobbs, City Clerk



Tiffany M. Zeigler, Mayor