

**PEMBROKE PLANNING COMMISSION
MINUTES
AUGUST 15, 2024**

The regular meeting of the Pembroke Planning Commission was held on Thursday, August 15, 2024, at City Hall with the following members present: Chair Charlotte Bacon, commission members Anne Barton, Dave Williams, Van Redcross, and Shalah Beckworth. Also, present were City Administrator Chris Benson, and City Clerk Arlene Hobbs. Community Development Director Derek Cathcart was unable to attend.

CALL TO ORDER... Chair Bacon called the meeting to order at 7:00pm and read the information regarding public comment and meeting decorum.

MINUTES... A motion was made by Dave Williams and seconded by Van Redcross to approve the minutes of the August 1, 2024; regular council meeting as presented. The motion carried unanimously.

PUBLIC HEARINGS

- 1. Applicant, Beacon New Homes Inc., is seeking an annexation and rezoning to planned unit development (PUD) from A-5 (County) and RR-1 (County) for Parcels 015-039, 016-1001, also known as the Highway 119 PUD, containing approximately 125 acres located on Highway 119 about ½ mile north of Bryan County High School.**
 - A. A brief presentation was provided by staff and the applicant. Corde Wilson and Clay Collins were available for questions.
 - B. Richard Kennedy of Pembroke, GA spoke about the need for deceleration and acceleration lanes to which the developer agreed. He also stated that the infrastructure for the development should not be phased but completed in entirety.
 - C. Isaac Bielecki ^{and} Cason Drive in Pembroke spoke against the rezoning due to pedestrian related concerns and logistics due to increased traffic. He also inquired about continuing to hunt the property until such time as it was ready for construction.

- 2. Applicant, ^{Lucky} Lucy Joe LLC, is seeking a rezoning request to planned unit development (PUD) from R-1 and B-2 for Parcels 10-07-001, 016-024, also known as Lucky Joe PUD, containing approximately 148 acres located east of Highway 119 between Highway 290 and the educational complex.**
 - A. Staff and the applicant provided a brief presentation.
 - B. Elizabeth Norman of Hwy 280 spoke about the importance of being extremely cautious with this property as it is extremely wet.
 - C. Richard Kennedy of Pembroke spoke about that the need for decel and excel lanes and the importance of having all infrastructure in place before construction.
 - D. Isaac Bielecki of Cason drive also spoke against the project due to growth occurring too rapidly.

ACTION AGENDA

1. **Recommendation to city council regarding rezoning to planned unit development (PUD) from A-5 (County) and RR-1 (County) for Parcels 015-039, 016-1001, also known as the Highway 119 PUD, containing approximately 126 acres located on Highway 119 about ¼ mile north of Bryan County High School.**
A motion to recommend approval to city council with staff recommendations was made by Van Redcross, seconded by Dave Williams. The motion passed unanimously.
2. **Recommendation to city council regarding rezoning to planned unit development (PUD) from R-1 and B-2 for Parcels 10-07-001, 016-024, also known as the ^{Lucy} Lucy Joe PUD, containing approximately 148 acres located east of Highway 119 between Highway 290 and the educational complex.**
A motion to recommend approval to city council with staff recommendations was made by Dave Williams, seconded by Shalah Beckworth. The motion passed unanimously.

ADJOURNMENT...There being nothing further to discuss, at 8:00pm a motion to adjourn was made by Dave Williams, seconded Shalah Beckworth. The motion passed unanimously.

ATTEST:



Derek Cathcart
Community Development Director



Charlotte Bacon
Planning & Zoning Commission Chair