

Pembroke Planning Commission Meeting

January 16, 2025 at 7 p.m.

Workshop at 6 p.m.

Planning & Zoning Agenda

1. Call to Order
2. Chair Comments
3. Approval of December 19, 2024 meeting minutes

Public Hearings

1. Applicant, Jake Reynolds, is requesting a Variance to reduce the minimum lot width by 30' for a two-lot subdivision at 51 Mary St, Parcel #P07 21 002.
2. Applicant, Rebecca Phillips, is requesting a Variance to allow an 8' tall fence at 237 Patterson St, Parcel #P09 01 007.

Action Agenda

1. Recommendation to city council regarding a Variance to reduce the minimum lot width by 30' for a two-lot subdivision at 51 Mary St, Parcel #P07 21 002.
2. Recommendation to city council regarding a Variance to allow an 8' tall fence at 237 Patterson St, Parcel #P09 01 007.

**Pembroke Planning Commission
Minutes
December 19, 2024**

The regular meeting of the Pembroke Planning Commission was held on Thursday, December 19, 2024, at City Hall with the following members present: Chair Charlotte Bacon, commission members Anne Barton, Van Redcross, Dave Williams, and Shalah Beckworth. Also, present was Community Development Director Derek Cathcart.

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 Anne Barton and seconded by Dave Williams to approve the minutes of November 21, 2024; regular commission meeting as presented. The motion carried unanimously.

Chair Bacon: Variance request for 51 Mary street has been rescheduled to January 16th.

Public Hearings

- 1. Applicant, Dana Scheetz, is requesting a Variance to reduce the minimum lot width by 5' for two lots in a proposed subdivision on Mikell St, Parcel #P06 17 004.**

Chair Bacon: Asked where the ditch would be located.

Dana Scheetz: The final location would be determined after the field survey.

Bacon: Asked why the houses had single car garages.

Clay Collins: The homes built in the subdivision will act as a test run of a home to be built in another development.

Anne Barton: Asked if the option was explored to develop behind the setback line, where the lot width was 100'

Clay Collins: No

Action Agenda

- 1. Recommendation to city council regarding a Variance to reduce the minimum lot width by 5' for two lots in a proposed subdivision on Mikell St, Parcel #P06 17 004.**

A motion to recommend approval to City Council was made by Anne Barton, seconded by Van Redcross. The motion passed unanimously.

2. Recommendation to city council for the final plat of a two-lot subdivision for Darlene Shuman, parcel #0161 073, at 1357 Camellia Dr.

A motion to recommend approval to City Council was made by Anne Barton, seconded by Van Redcross. The motion passed unanimously.

Adjournment...There being nothing further to discuss, at 7:15pm a motion to adjourn was made by Dave Williams, seconded by Van Redcross. The motion passed unanimously.

ATTEST:

Derek Cathcart
Community Development Director

Charlotte Bacon
Planning & Zoning Commission Chair



This report is prepared by the City of Pembroke Department of Development staff to provide information to the Pembroke Planning Commission for assistance in making an informed decision on this matter.

Applicant: Jake Reynolds, RJ Reynolds Construction LLC

Request: Variance – 30’ reduction of side yard setbacks minimum.

I. MEETINGS:

Planning Commission:	Public Hearing	January 16, 2025
City Council:	Public Hearing & Final Vote	February 10, 2025

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: R-2

Proposed Use: Single-Family Residential

Owner/Agent: Jake Reynolds, RJ Reynolds Construction LLC (Owner)

Location of Property: 51 Mary St. Pembroke, GA 31321

Election Ward: District 1, Johnnie Miller Sr.

Zoning of Surrounding Property: R-2, R-1

Comprehensive Plan Character Area: Traditional Neighborhood Development

III. EXECUTIVE SUMMARY:

The City has received a Variance request submitted by Jake Reynolds of RJ Reynolds Construction LLC for 51 Mary St, Parcel #P07 21 002. The variance request is to reduce the minimum lot width from 80’ to 50’. The applicant plans to subdivide the lot into two lots and build single family homes on both lots. The proposed residences will meet all required setbacks. The other option for the lot

will be to build a duplex on the existing lot, as the current lot width will not permit a two-lot subdivision.

IV. SUBJECT PROPERTY:

51 Mary Street, between Ledford Street and S. Main Street. The zoning of adjacent properties includes R-1 and R-2. Several properties in the neighborhood have been approved for variances in lot width for properties zoned R-2.

V. APPLICABLE CODE SECTIONS:

Section 7-4 Powers and Limitations of the Board.

(1) Administrative Review. The Board shall have the following powers:

(c) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance or resolution will, in an individual case, result in unnecessary hardship, so that the spirit of the ordinance or resolution shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the city council that:

(i) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **The existing lot width does not permit a two lot subdivision in the R-2 district. The current lot width is 100', and 160' feet would be necessary for a two-lot subdivision. The lot size does meet the minimum lot size requirements.**

(ii) The application of the ordinance or resolution to this particular piece of property would create an unnecessary hardship; **The existing zoning classification and lot size would permit a duplex to be constructed, however not two single family residences. The proposed two lot subdivision meets minimum lot size requirements but does not meet minimum width requirements.**

(iii) Such conditions are peculiar to the particular piece of property involved; **The proposed two lots meet the minimum lot size requirements, but do not meet the minimum lot width requirements.**

(iv) Relief, if granted, would not produce substantial detriment to the public good or impair the purposes and intent of the ordinance or resolution, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the ordinance or resolution.

7-4 (3). Variances: The Council may grant a variance only when it finds that literal or strict application of a zoning ordinance to the applicant's property would cause undue hardship in all of the following ways:

(a) The lot in question cannot yield a reasonable return unless a variance is granted; The applicant is able to develop a duplex on the property, however would like to build two single-family homes instead.

(b) The need for a variance is due to the unique circumstances of the lot and not to the general conditions in the neighborhood; The lot in question is large enough to meet the minimum lot size, however not wide enough to meet the minimum lot width when subdivided.

(c) The granting of the variance will not alter the essential character of the locality; Multiple lot width variances have been granted in the immediate area.

(4/8/24). 17' lot width variance from 80' to 63' for two lots on S. Main St, Parcel #07 12 003, 07 12 004.

(12/12/22) 5' lot width variance from 80 to 75' for three lots on S. Main St. Parcel #07 21 001.

(d) The hardship is not the result of action taken by the applicant or a prior owner. N/A.

VI. STAFF ANALYSIS:

The proposed subdivision meets all requirements of the R-2 zoning designation, except for minimum lot width. The subject lot, when subdivided into two lots, is large enough to meet the minimum lot size, and the proposed structures meet all minimum setbacks. The applicant is permitted to build a duplex on the property and would meet all the minimum lot requirements to build a duplex or two-family structure. The proposed variance and single-family homes contribute to the following goal from the City's Comprehensive Plan:

- Goal #2: Promote and foster homeownership

The character area, Traditional Neighborhood Development, is described as: residential areas following a mid to high density pattern of development, with narrow setbacks, and small, regular lots.

While the neighborhood in question is appropriate for smaller lot sizes and is an ideal location to increase density for single family residences, blending two-family structures into neighborhoods with single family lots helps create varying densities and allows for varying residential situations. Multiple variances for reduction in lot width requirements were previously approved for neighboring lots, however 30' would be the largest variance granted in the neighborhood.

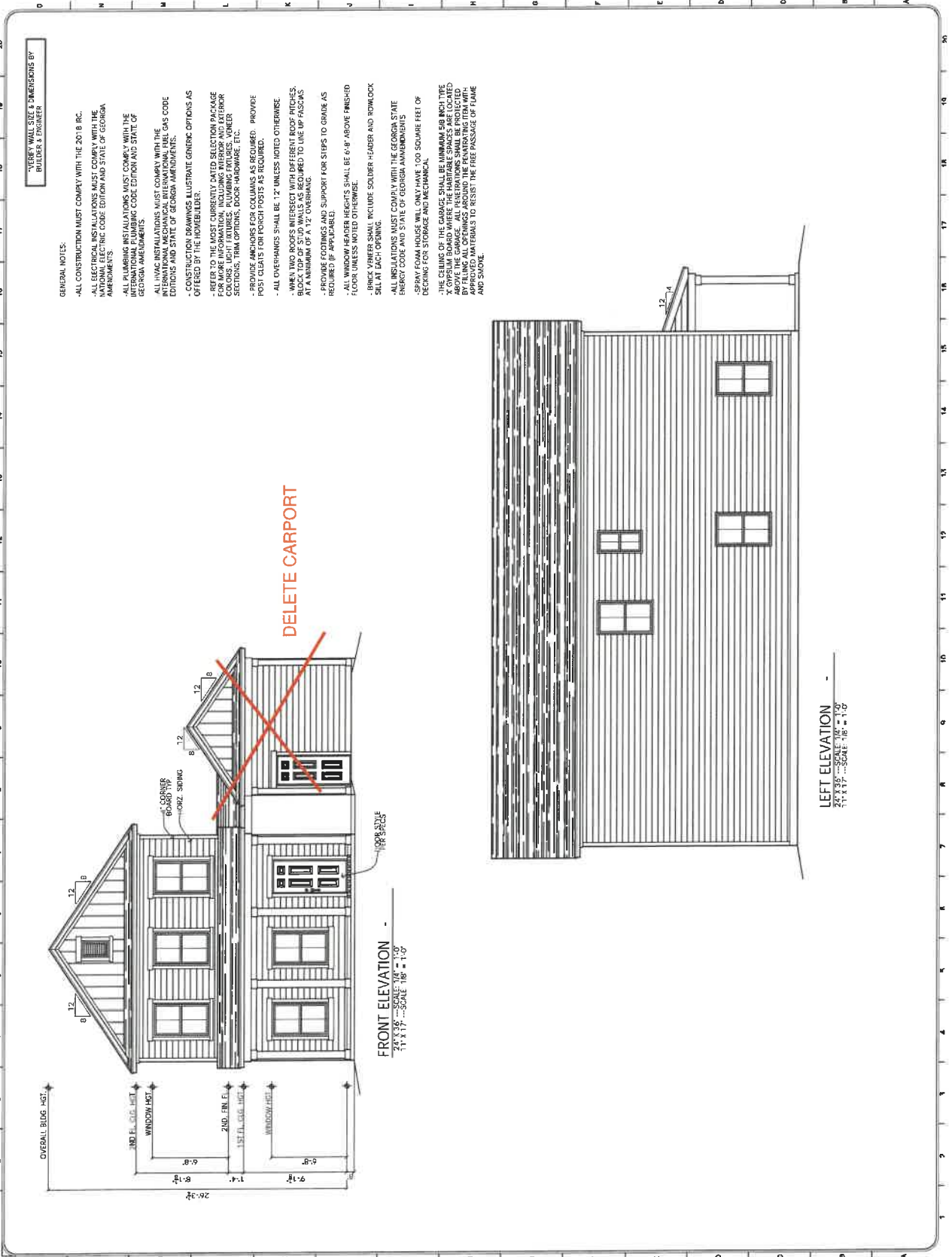
VII. STAFF RECOMMENDATION:

As a result, Staff recommends **to not approve** the Variance Request for a 30' minimum lot width reduction for two lots proposed at 51 Mary St, parcel #P07 21 002.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3 (a.), of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council approve/not approve the Variance request

PLEASE NOTE: THIS DESIGN CONCEPTS, ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTION FROM THESE PLANS, THE DESIGN IS ONLY A DESIGNER AND IS NOT A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER. ANY FINISHES, SHOWN AND LAMERS, BEING SPECIFIED ON THESE PLANS, MUST BE CHECKED BY REGISTERED ARCHITECT OR ENGINEER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



GENERAL NOTES:

- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
- ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE, EDITION AND STATE OF GEORGIA AMENDMENTS.
- ALL MECHANICAL INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INSTITUTE (IMM) AND STATE OF GEORGIA AMENDMENTS.
- ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INSTITUTE (IMM) AND STATE OF GEORGIA AMENDMENTS.
- CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE HOMEOWNER.
- REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR FINISHES, LIGHT FIXTURES, PLUMBING FIXTURES, VENER, SECTIONS, TRIM OPTIONS, DOOR HARDWARE, ETC.
- PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CLEATS FOR PORCH POSTS AS REQUIRED.
- ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
- WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF SLOPED WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF A 12" OVERHANG.
- PROVIDE FOOTINGS AND SUPPORT FOR STEPS TO GRADE AS REQUIRED (IF APPLICABLE).
- ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- BRICK VYNER SHALL INCLUDE SOLDIER HEADER AND ROWLOCK SILL AT EACH OPENING.
- ALL INSULATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMENDMENTS.
- SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DECOR FOR STORAGE AND MECHANICAL.
- THE CEILING OF THE GARAGE SHALL BE MINIMUM 8'6" HIGH. THE GARAGE SHALL BE FINISHED TO MATCH THE INTERIOR FINISHES ABOVE THE GARAGE. ALL PENETRATIONS SHALL BE PROTECTED BY FILLING ALL OPENINGS AROUND THE PENETRATING ITEM WITH MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

DELETE CARPORT

FRONT ELEVATION
24' X 36' --- SCALE 1/8" = 1'-0"
11' X 17' --- SCALE 1/8" = 1'-0"

LEFT ELEVATION
24' X 36' --- SCALE 1/8" = 1'-0"
11' X 17' --- SCALE 1/8" = 1'-0"

SUMTER RESIDENCE
R. J. REYNOLDS CONSTRUCTION

498 LONGWOOD DRIVE
RICHMOND HILL, GEORGIA 31324

Front & Left
Elevations

PROJECT NUMBER:
DATE: 10.1.20
DRAWN BY: JF
CHECKED BY: JR

A-1



City of Pembroke

"A Historic Railroad Town"



TIFFANY ZEIGLER
Mayor

CHRIS BENSON
City Administrator

ARLENE P. HOBBS
City Clerk

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

JOHNNIE A. MILLER, SR.
Mayor Pro Tem
Councilmember - District 1

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

Notice of Public Hearing

The Pembroke Planning Commission will hold a public hearing December 19, 2024, at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a Variance request to reduce the minimum lot width by 30', at 51 Mary St. Parcel #P07 21 002. The Pembroke City Council will hold a public hearing and final vote for the Variance request on January 13, 2025, in the city hall at 353 N. Main Street. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



353 N. Main St.
P.O. Box 130
Pembroke, GA 31321

Phone (912) 653-4413
Fax (912) 653-4424

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

For Office Use Only

Date Received:

11/11/24

Payment Received:

Parcel Number:

P07 21 002

Current Zoning:

R-2

Requested Zoning/Variance:

30' variance in minimum lot width

PC Hearing:

PC Recommendation:

~~11/11/24~~

~~12/19/24~~

1-16-25

CC Hearing Date:

CC Action:

~~11/11/24~~

~~11/13/25~~

2-10-25

~~12/16/24~~

~~1/13/25~~

2-10-25

First Reading:

Second Reading:

INSTRUCTIONS:

1. Please complete this form in its entirety.
2. Attach additional sheets if needed with section number and letter indicated. If a section does not apply, indicate by "N/A".
3. Incomplete submittal may result in delay of processing.
4. Provide requested information for any adjacent property under the same ownership in this application.
5. **All property owners must sign this form.** Agents may only sign for a property owner if authorized by a notarized letter signed by the owner accompanies the application.
6. Application must be accompanied by a scaled map or plat showing the property referred to in this application and all adjoining lots or parcels of land which are also under the same ownership.
7. Refer to the Bryan County Tax Assessor's website (qpublic.net/bryan) for additional information.

1. Action Requested (Check all that applies):

Variance

2. Owner and Agent Information:

a. Owner(s) of Record:

Name:

RJ Reynolds Construction LLC

Phone:

(912) 663-3007

Mailing Address:

PO Box 2766, Richmond Hill, Georgia 31324

Physical Address:

PO Box 2766, Richmond Hill, Georgia 31324

Do(es) the owner(s) own any adjacent properties?

No

List Parcel Numbers:

The following may be left blank if the applicant is the same as the property owner.

b. Name of Applicant/Agent:**Company Name:****Phone Number:****Mailing Address:**

Georgia

Physical Address:

Georgia

c. Name of Professional Contractor(s) (Architect, Engineer, Surveyor, Developer)**Company Name:**

RJ Reynolds Construction LLC

Phone Number:

(912) 663-3007

Mailing Address:

PO Box 2766, Richmond Hill, Georgia 31324

Physical Address:

Georgia

3. Property Information – Current**a. Property Parcel Number:**

P07 21 002

b. Total Acreage of Property:

16,424.30 sqft

c. Acreage proposed for rezoning:

16,424.30 sqft

d. Street address of Property:

51 Mary St. Pembroke, GA 31321

e. Location of property:

South side of Mary St, approximately half way between S Main St and Ledford St

f. Current Zoning:

R2

Current Land Use:

Residential

g. Lot Characteristics (wooded, field, developed, etc.)

Cleared vacant lot

h. Are there any structures currently on the property?

No

i. Contiguous land uses:

South	East	West
North Residential	Residential	Residential

j. Current Access (roads):
Mary St

k. Existing utilities:
Water, Power, sewer

l. Please list any rezonings, subdivisions, variances, or other actions for reclassification on all or part of the listed property
N/A

Action	Date
N/A	

m. Legal description of property by lot, block, and subdivision designations, or if none, by metes and bounds:
19GMD 5-A-465 07/08/80 \$1 500 PBI 112

4. Property Information – Proposed:

a. Proposed Zoning: R2	Proposed Use: Residential
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b. Proposed water: City	proposed sewer: City
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c. Do you plan to sub-divide the property? Yes	if so, please answer the following:
--	--

Proposed number of lots 2	Proposed improvements (roads, water system, etc.) 2 new single family homes
-------------------------------------	---

Proposed access:
Mary St

d. Justification of rezoning:

Note: APPLICANTS SHOULD SUBMIT A SKETCH PLAN WITH THE REZONING APPLICATION

5. Proposed Variance: (if applicable)

a. List the section of the City Zoning Ordinance from which you need a variance (refer to the City of Pembroke Website or staff can assist with this information)

Section 5-3 (3)

b. Please describe the variance you are requesting.

30ft lot width variance

c. Please describe why you believe this variance is justified.

Instead of one duplex, this will allow the property to have 2 single family homes, keeping with the City's vision for the area.

(Hardship: The difficulty or impossibility of the use of a lot or parcel created by the zoning ordinance. Hardship is concerned with land use, not the personal problems or situation of the owner of the land.)

Note: If requesting a Variance, this application must be accompanied by a site plan and/or architectural renderings of proposed development depicting the location of lot restrictions and a survey of the property signed and stamped by a State of Georgia Certified Land Surveyor.

6. Adjacent Property Owners:

Provide names, mailing addresses, and zip codes of all property owners adjacent to and across any public right of way, including properties diagonally across an intersection and/or within 250 feet of the property proposed for rezoning or a variance. Provide all names in one list.

Property Owners

Item 1

Name

Rosalind Gillard

Address

PO Box 245, Pembroke, Georgia 31321

Item 2

Name

Levette Lanier

Address

260 Cattle Run Way, Pooler, Georgia 31322

Item 3

Name

Ponderosa Ranch LLC

Address

PO Box 349, Bluffton, South Carolina 29901

Item 4

Name

City of Pembroke

Address

PO Box 130, Pembroke, Georgia 31321

Item 5

Name

Ida Little

Address

18130 NW 56th Ave, Miami Gardens, Florida 33055

7. Certifications:

a. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of this application to a candidate that will hear the proposed application?

Untitled

If answered "Yes," please attach a explanation

No

b. Do any of the property owners of this property own any of the adjoining properties?

No

c. I (We), the undersigned, do hereby certify that I (we), am (are) the owners of the property affected by this proposed amendment to the City of Pembroke Zoning Ordinance by virtue of a deed dated **Date** 5/4/2023

on file in the office of the Clerk of the Superior Court of Bryan County, in Deed **Deed Book** Book 1622

page **page** Further, I (we) attest that the information contained herein is true and complete to the best of my (our) knowledge. 717

Owner's Signature:

Item 1

Signature

Date

11/11/2024

Jake Reynolds



This report is prepared by the City of Pembroke Department of Development staff to provide information to the Pembroke Planning Commission for assistance in making an informed decision on this matter.

Applicant: Rebecca Phillip

Request: Variance – To allow 8’ fence.

I. MEETINGS:

Planning Commission:	Public Hearing	January 16, 2024
City Council:	Public Hearing & Final Vote	February 10, 2024

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: R-1

Owner: Rebecca Phillips

Location of Property: 237 Patterson St.

Election Ward: District 4, Rufus “Ed” Bacon

Zoning of Surrounding Property: R-1, R-3

Comprehensive Plan Character Area: Suburban Development

III. EXECUTIVE SUMMARY:

The City has received a Variance request submitted by Rebecca Phillips to allow an 8’ tall fence within the required rear and side yards. Fences are not permitted to exceed 6’ within any side or rear yard setback. The applicant desires an 8’ fence to ensure the larger dog breeds cannot jump the fence.

IV. SUBJECT PROPERTY:

237 Patterson Street, Parcel #P09 01 007. The subject property is a .71 acre lot located on Patterson Street.

V. APPLICABLE CODE SECTIONS:

Section 7-4 Powers and Limitations of the Board.

(1) Administrative Review. The Board shall have the following powers:

(c) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance or resolution will, in an individual case, result in unnecessary hardship, so that the spirit of the ordinance or resolution shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the city council that:

(i) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **Not applicable**

(ii) The application of the ordinance or resolution to this particular piece of property would create an unnecessary hardship; **The ordinance will not allow for an 8' tall fence within the required yards. The fence height creates a hardship to the property owner as the larger dogs could jump a 6' tall fence. An 8' tall fence would be permitted inside of the setbacks, however the useable space would be severely limited in comparison.**

(iii) Such conditions are peculiar to the particular piece of property involved; **Not applicable**

(iv) Relief, if granted, would not produce substantial detriment to the public good or impair the purposes and intent of the ordinance or resolution, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the ordinance or resolution.

7-4 (3). Variances: The Council may grant a variance only when it finds that literal or strict application of a zoning ordinance to the applicant's property would cause undue hardship in all of the following ways:

(a) The lot in question cannot yield a reasonable return unless a variance is granted; **Not Applicable: The property owner is permitted to install an 8' tall fence inside of the setback lines, or a 6' tall fence within the yard setbacks.**

(b) The need for a variance is due to the unique circumstances of the lot and not to the general conditions in the neighborhood; **Not Applicable – see previous response.**

(c) The granting of the variance will not alter the essential character of the locality; **If granted – the variance would not alter the essential character of the locality; however, the variance would set a precedent to allow taller fences in the neighborhood and city.**

(d) The hardship is not the result of action taken by the applicant or a prior owner. **The hardship is not the result of action taken by the applicant or prior owner.**

VI. STAFF ANALYSIS:

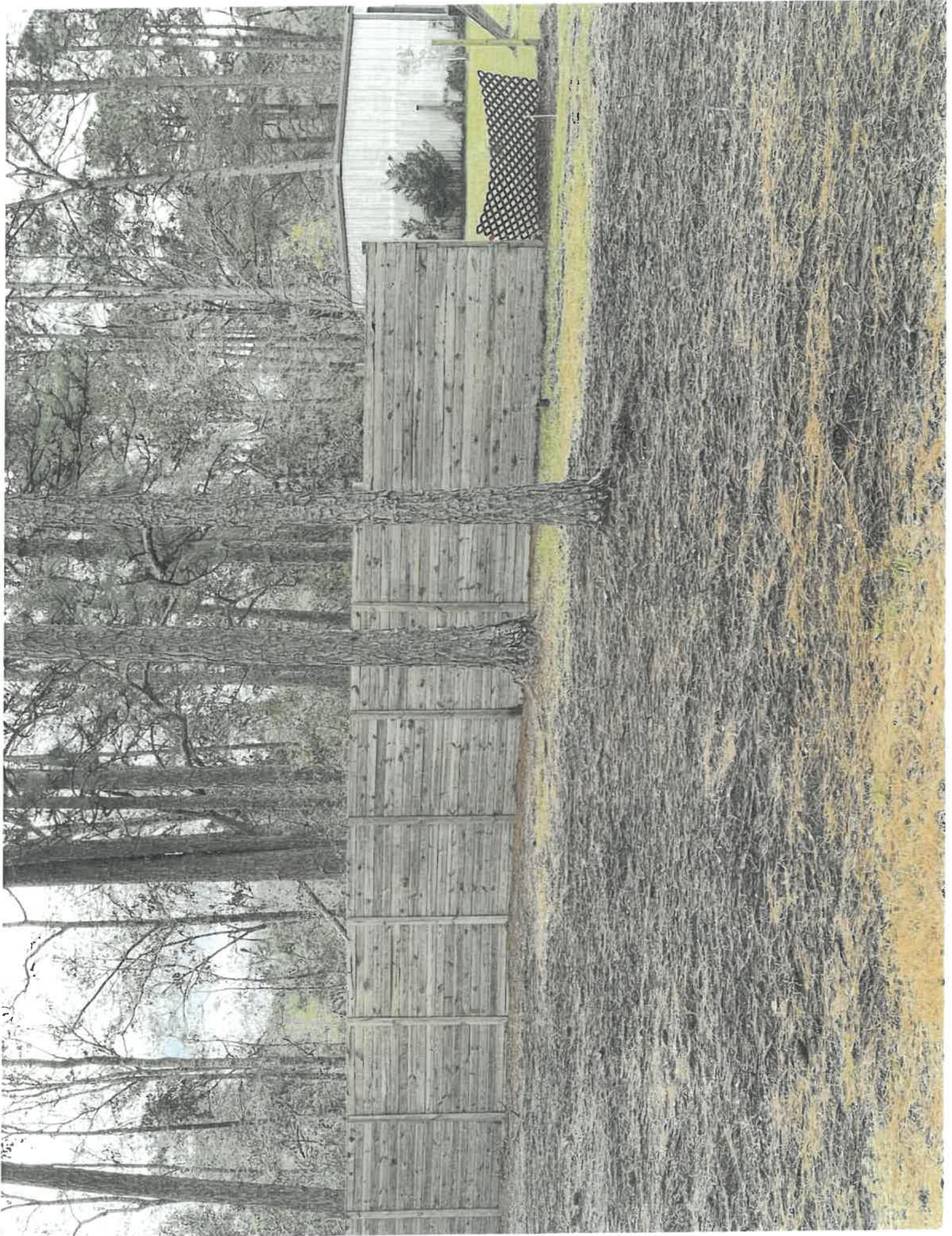
The strict application of the zoning ordinance creates an issue for the property owner by not allowing fences taller than 6' within the required rear and side yards. The property owner is concerned that the larger dogs will be able to jump the 6' fence, and that an 8' fence would eliminate the possibility. The zoning ordinance allows for fences to exceed 6' if they are installed inside of the of the setback lines – this would reduce the useable space considerably. Adjacent neighbors support the larger fence, and by containing the pets within the backyard increase the neighbor's safety. In reviewing the application staff finds that literal or strict application of a zoning ordinance to the applicant's property would not cause undue hardship.

VII. STAFF RECOMMENDATION:

As a result, Staff recommends to not approve the Variance Request for an 8' fence at 237 Patterson St.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3 (a.), of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council approve/not approve the Variance request.



REGISTERED PLAT SURVEY

Georgia, Bryan County
Recorded in Plat Book
562 Page
Date 2-23-06
Linda
Clerk Superior Court

PATERSON ROAD
60 FT. R/W

TRACT #1
AREA = 0.71 ACRE

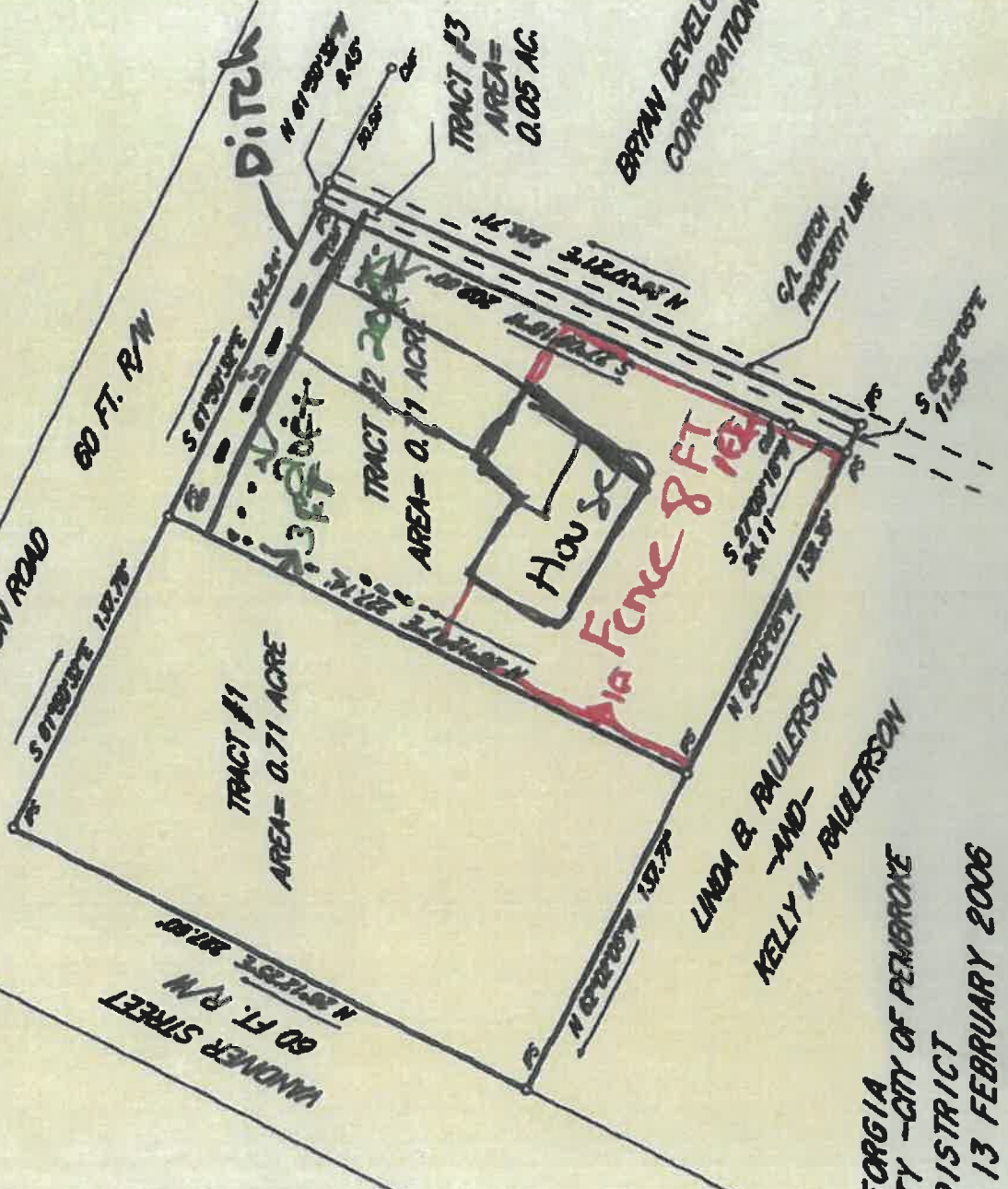
TRACT #2
AREA = 0.71 ACRE

TRACT #3
AREA = 0.05 AC.

BRYAN DEVELOPMENT CORPORATION

House

8 FT FENCE



LINDA B. BAULLERSON
-AND-
KELLY M. BAULLERSON

GEORGIA
CITY OF PEMBROKE
DISTRICT
13 FEBRUARY 2006
SCALE: 1" = 20,000'
1" PER POINT
IN 20,000'



SURVEY FOR:

Initial
TP

DS
[Signature]

NOTE:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

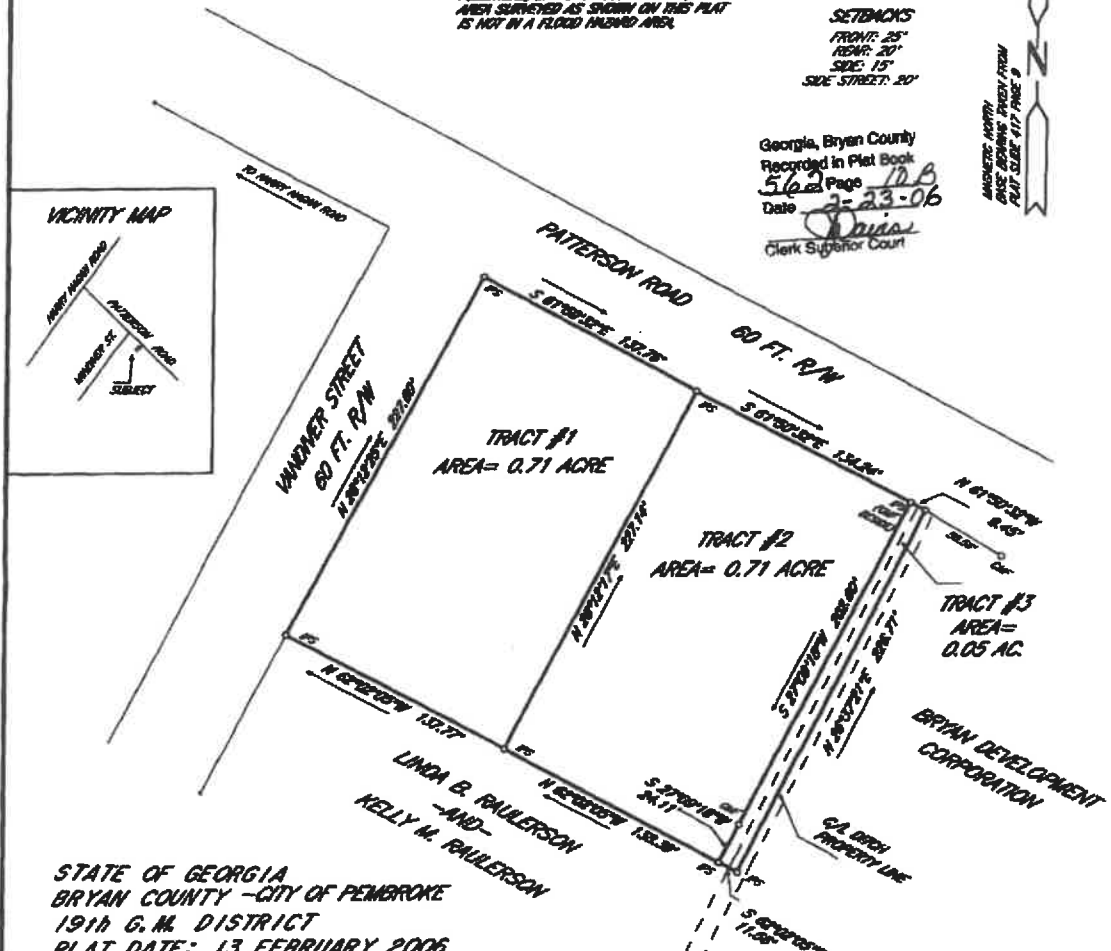
NOTE: THE AREA SURVEYED IS ZONED R1

NOTE: I CARRY IN MY OPINION ACCORDING TO FN FLOOD HAZARD BOUNDARY MAP NO. 14 OF THE CITY OF PEMBROKE DATED 05 MARCH 1976, THE AREA SURVEYED AS SHOWN ON THIS PLAT IS NOT IN A FLOOD HAZARD AREA.

SETBACKS
FRONT: 25'
REAR: 20'
SIDE: 15'
SIDE STREET: 20'

Georgia, Bryan County
Recorded in Plat Book
560 Page 108
Date 2-23-06
[Signature]
Clerk Superior Court

ANGULAR ERROR
ONCE BEARING FIRST FROM
PLAT SUBJ. #17 PAGE 9



STATE OF GEORGIA
BRYAN COUNTY - CITY OF PEMBROKE
19th G.M. DISTRICT
PLAT DATE: 13 FEBRUARY 2006
FIELD SURVEY: 10 FEBRUARY 2006
FIELD E. O. C. = 1' IN 20,000' +
ANGULAR ERROR = .05' PER POINT
PLAT E. O. C. = 1' IN 20,000' +
ADJUSTMENT - NONE

EQUIPMENT USED
ELECTRONIC TOTAL STATION
IPS - IRON PIN SET
IPF - IRON PIN FOUND
CMS - CONCRETE MARKER SET
CMF - CONCRETE MARKER FOUND
RPS - REBAR SET
RPF - REBAR FOUND



FILE # 041008B
F. B. # 0601

SURVEY FOR:
NORMAN B. CARNEY



Approved For Recording This The
23 of Feb 2006
[Signature]
Pembroke Planning Commission.

EASON LAND SURVEYING
P. O. BOX 753
CLAXTON, GA. 30417
(912) 739-7143

Initial
TP

DS


All that certain lot, tract or parcel of land situate, lying and being in the 19th G. M. District of Bryan County, Georgia, being "Tract # 2", containing 0.71 acre, more or less, according to a plat prepared by Timothy W. Eason, Georgia Registered Land Surveyor No. 2508, dated February 13, 2006, and recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia, in Plat Book 562, Page 10-B, Said plat is hereby incorporated by specific reference for descriptive and all other legal purposes.

Entry #: 18 - Rebecca Phillip

Status: Submitted

Submitted: 12/17/2024 5:11 PM

Application for Rezoning, Variance, Home Occupation or Conditional Use

Phone: 912-653-4413

Fax: 912-653-4424

For Office Use Only

Date Received:

12/17/24

Payment Received:

\$150 12/17 *[Signature]*

Parcel Number:

P09 01 007

Current Zoning:

R-1

Requested Zoning/Variance:

Fence exceeding 6' in required yard
Article III, 3-10.

PC Hearing:

1/16/25

PC Recommendation:

CC Hearing Date:

2/10/25

CC Action:

First Reading:

Second Reading:

INSTRUCTIONS:

1. Please complete this form in its entirety.
2. Attach additional sheets if needed with section number and letter indicated. If a section does not apply, indicate by "N/A".
3. Incomplete submittal may result in delay of processing.
4. Provide requested information for any adjacent property under the same ownership in this application.
5. **All property owners must sign this form.** Agents may only sign for a property owner if authorized by a notarized letter signed by the owner accompanies the application.
6. Application must be accompanied by a scaled map or plat showing the property referred to in this application and all adjoining lots or parcels of land which are also under the same ownership.
7. Refer to the Bryan County Tax Assessor's website (qpublic.net/bryan) for additional information.

1. Action Requested (Check all that applies):

Variance

2. Owner and Agent Information:

a. Owner(s) of Record:

Name:

Rebecca Phillip

Phone:

(208) 618-9746

Mailing Address:

237 Patterson St, Pembroke, Georgia 31321

Physical Address:

237 Patterson St, Pembroke, Georgia 31321

Do(es) the owner(s) own any adjacent properties?

No

List Parcel Numbers:

P09 01 007

The following may be left blank if the applicant is the same as the property owner.

b. Name of Applicant/Agent:

Company Name:

Phone Number:

Mailing Address:

Georgia

Physical Address:

Georgia

c. Name of Professional Contractor(s) (Architect, Engineer, Surveyor, Developer)

Company Name:

Phone Number:

Mailing Address:

Georgia

Physical Address:

Georgia

3. Property Information – Current

a. Property Parcel Number:

P09 01 007

b. Total Acreage of Property:

.71

c. Acreage proposed for rezoning:

d. Street address of Property:

237 Patterson St, Pembroke GA 31321

e. Location of property:

TRACT 2 PS 562/10B

f. Current Zoning:

R-1

Current Land Use:

United States

g. Lot Characteristics (wooded, field, developed, etc.)

Developed

h. Are there any structures currently on the property?

Yes

Note: APPLICANTS SHOULD SUBMIT A SKETCH PLAN WITH THE REZONING APPLICATION

5. Proposed Variance: (if applicable)

a. List the section of the City Zoning Ordinance from which you need a variance (refer to the City of Pembroke Website or staff can assist with this information)

Article III. Section 3-10 Fences.

Except in Manufactured Housing Parks, industrial, general and neighborhood commercial districts, no fence, wall, or screening structure--excluding plants and shrubbery--over six (6) feet in height shall be built within any required yard. Amended 6-11-2012

b. Please describe the variance you are requesting.

8 foot fence in back yard

c. Please describe why you believe this variance is justified.

Does not impose any harm on neighbors or surrounding areas. Neighbors also would like the 8 foot fence divider for their animals and privacy. We are getting some larger dog breeds who could jump a 6 foot fence if they got motivated (by another dog or animal). We want to ensure our animals are kept in our yard.

(Hardship: The difficulty or impossibility of the use of a lot or parcel created by the zoning ordinance. Hardship is concerned with land use, not the personal problems or situation of the owner of the land.)

Note: If requesting a Variance, this application must be accompanied by a site plan and/or architectural renderings of proposed development depicting the location of lot restrictions and a survey of the property signed and stamped by a State of Georgia Certified Land Surveyor.

6. Adjacent Property Owners:

Provide names, mailing addresses, and zip codes of all property owners adjacent to and across any public right of way, including properties diagonally across an intersection and/or within 250 feet of the property proposed for rezoning or a variance. Provide all names in one list.

Item 1

Signature

Date

12/17/2024

Rebecca Darina Phillip

Item 2

Signature

Date

12/17/2024

Terence Phillip

City of Pembroke

"A Historic Railroad Town"



TIFFANY ZEIGLER
Mayor

CHRIS BENSON
City Administrator

ARLENE P. HOBBS
City Clerk

DANA BRAUN
City Attorney

ROBERT F. PIRKLE
Municipal Court Judge

JOHNNIE A. MILLER, SR.
Mayor Pro Tem
Councilmember - District 1

SHARON LEWIS
Councilmember - District 2

DIANE MOORE
Councilmember - District 3

ED BACON
Councilmember - District 4

ERNEST HAMILTON
Councilmember-At-Large

Notice of Public Hearing

The Pembroke Planning Commission will hold a public hearing January 16, 2025, at 7 p.m. in the city hall at 353 N. Main Street, Pembroke, Georgia, to consider a Variance request to install an 8' fence at 237 Patterson St. The Pembroke City Council will hold a public hearing and final vote for the Variance request on February 10, 2025, in the city hall at 353 N. Main Street. The public is invited. Persons needing special accommodations should call the Pembroke City Hall at (912) 653-4413.



353 N. Main St.
P.O. Box 130
Pembroke, GA 31321

Phone (912) 653-4413
Fax (912) 653-4424