

Pembroke Planning and Zoning Special Meeting
June 3, 2024 at 6:30 p.m.
Minutes

Meeting was called to order by Chair Bacon at 6:30 p.m. The Chair read comments to the public regarding procedural matters.

Public Hearings

The following Public Hearings were held and public comments were received as noted below:

1. The City of Pembroke is proposing changes to the City's zoning ordinance. Those include changes to Article V Sections 5-2 (5)(b), 5-2 (3), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (2), 5-10 (3), 5-10 (9) A. Those changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections.

Anne Barton asks if Section 5-2 (5)(a) would be amended in addition to Section 5-2 (5)(b). Chris Benson responds that 5-2(5)(b) will not be amended.

Barton: Will single-family residences be excluded in R-3 under the amended section 5-4 (1).

Benson: Yes, single-family residences will be excluded from R-3 if amended.

Resident: Are apartments and condos new permitted uses in the amended 5-2 (1)?

Benson: Apartments and condos are already permitted uses as "multifamily", the amendment clearly identifies multifamily housing types.

Benson: The "Density Bonus" in Section 5-10 (2) comes from Developers requesting dense projects, and this is a way the City can require higher quality houses and buildings.

Charlotte Bacon: What are “enhanced vegetative buffers”? (Section 5-10 (3)).

Benson: This can be used to increase landscape or vegetative buffer density between uses, neighborhoods, and traffic corridors.

Bacon: What size lots does the City want to see?

Benson: Everyone has their preference. Varying lot sizes can be beneficial to the City.

Barton: Will the PUD amendment regulations be applied to current PUD applicants?

Benson: Yes to all current PUD applications and recent approval.

Benson: The City will likely adjust language to increase specificity, examples include: Wood building material 5-10 (2), architectural shingles 5-10 (2), and privacy fencing 5-10 (3).

Mayor Zeigler: The City needs to grow, but growth needs to be controlled. This is an opportunity for the City to require a high standard of housing for the future of Pembroke. Look at examples in Chatham, Effingham, and Richmond Hill of poor housing causing issues years later.

Barton: This information needs to be circulated to the public.

Elizabeth Norman: Residents are concerned about losing rural character. Need to preserve open space, vistas, viewpoints, natural features. Need to increase natural buffers and screening. Utilize development patterns to create continuous open or green space. Require landscape inventory and analysis. Require a window for every façade. Require streetlights to shine downwards. Require 40% open space in PUDs. (Elizabeth provided an example of successful residential development strategies to create continuous green space)

Ken Copi: Are there any requirements from an energy efficiency standpoint?

Benson: Section 5-10 (2) list LEED-certified buildings as an element to include for the Density Bonus.

Resident: This is an opportunity to require developers to build energy efficient houses for the future.

Mayor Zeigler: Federally funded houses in Pembroke are all LEED certified.

Agenda

1. Recommendation to city council regarding proposed changes to the City's zoning ordinance. Those include changes to Article V Sections 5-2 (5)(b), 5-2 (3), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (2), 5-10 (3), 5-10 (9) A. Those changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections. **Shalah Beckworth made a motion to approve, second by Dave Williams, all in favor, approved.**
2. Adjourn