

**PEMBROKE CITY COUNCIL
MINUTES
JUNE 10, 2024**

The regular meeting of the Pembroke City Council was held on Monday, June 10, 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, City Clerk Arlene Hobbs, and City Engineer Marcus Sack.

CALL TO ORDER, INVOCATION AND PLEDGE... Mayor Zeigler called the meeting to order at 7:00 pm. The invocation was given by Pastor Tim Traywick of Christ Baptist Church. The pledge of allegiance to the flag was led by Councilmember Johnnie Miller.

MINUTES... A motion was made by Johnnie Miller and seconded by Ernest Hamilton to approve the minutes of the May 13, 2024; regular council meeting as presented. The motion carried unanimously.

PUBLIC COMMENTS...none.

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

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

- 1. Approval to Adopt GMEBS Defined Benefit Retirement Plan Restatement.**
- 2. Approval of Work Detail Agreement by and between the Georgia Department of Corrections and City of Pembroke.**
- 3. Approval to open a new checking account with Ameris Bank for SPLOST VIII funds.**
- 4. Approval to reappoint Steven Asplund as the non-public representative of the City of Pembroke to the Coastal Regional Commission for the 2024 – 2025 term.**

PUBLIC HEARINGS

- 1. Applicant seeking reconsideration of a previous stipulation placed by the Pembroke City Council upon Parcel 09-01-013 on Harry Hagan Road requiring all single-family residences built on the parcel must have a 10,980 square foot lot size. Property is zoned R-3, Multi-Family Residential. The applicant is seeking to construct sixty-seven single family homes only.**
 - A. The applicant spoke on behalf of this project, reiterating the fact that these will be single family homes only, no townhomes, and they will be away from all guide wires.
- 2. Applicant is seeking a rezoning for Parcel 11-08-002 on Madison Street currently zoned R-1, Single Family Residential, to R-2, Two-Family Residential.**
 - A. Ron Lewis, the applicant, of 63 Georgia Street, spoke in a favor of the request.

- B. Angel Curry of 40 Georgia Street spoke against the rezoning, stating that she as well as all the neighbors only want to see single family residences.
 - C. Terry Post of 101 Madison Street spoke against the rezoning. He presented a petition with thirty-three signatures against any multi-family development.
 - D. Trinity Stone of 40 Georgia Street spoke against the rezoning request.
 - E. Celeste Post of 101 Madison Street spoke against the rezoning request stating the increased traffic it would bring to the neighborhood.
3. **Applicant seeking rezoning for Parcel 11-08-001, 196 Park Street, currently zoned R-1, Single Family Residential, to R-2, Two-Family Residential.**
- A. Ron Lewis of 63 Georgia Street, the applicant, spoke in favor of the rezoning stating that he lives in this neighborhood himself and is not trying to bring in anything that would create a less safe environment.
 - B. Terry Post of 101 Madison Street spoke against the rezoning.
 - C. Angel Curry of 40 Georgia Street spoke against the rezoning.
 - D. Celeste Post of 101 Madison Street spoke against the rezoning.
 - E. Trinity Stone of 40 Georgia Street spoke against the rezoning.
4. **The city of Pembroke is proposing changes to the city's zoning ordinance to include changes to Article V, Sections 5-2 (3), 5-2 (5)(b), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (2), 5-10 (3), and 5-10 (9)(a). Changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections.**
- A. Chris Benson, City Administrator, gave an overview of the proposed changes. Mayor Tiffany Zeigler requested that we make sure to reference building materials as being stone, masonry, or hardy plank, as well as to address the light pollution by using downlighting, etc.

ORDINANCE READINGS

Motion to dispense with the reading of the Ordinances to follow was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.

- 1. **First Reading of an Ordinance to consider changes to the city's zoning ordinance. Those include changes to Article V, Sections 5-2 (3), 5-2 (5)(b), 5-2 (6)(h), 5-4 (1), 5-4 (2), 5-10 (3), and 5-10 (9)(a). Those changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections.**

ACTION AGENDA

- 1. **Approve/Disapprove reconsideration of previous stipulation placed by Pembroke City Council upon Parcel 09-01-013 on Harry Hagan Road requiring all single-family residences built on the parcel must have a 10,980 square foot lot size. Property is zoned R-3, Multi-Family Residential. The applicant is seeking to construct sixty-seven single family homes only.** A motion to approve was made by Johnnie Miller, seconded by Diane Moore. The motion carried unanimously.

2. **Approve/Disapprove rezoning of parcel 11-08-002 on Madison Street, currently zoned R-1, Single-Family Residential to R-2 Two-Family Residential.** A motion to disapprove was made by Ed Bacon. There was not a second, thus the motion dies. A motion to approve was made by Johnnie Miller, seconded by Sharon Lewis. Ed Bacon, Diane Moore, and Ernest Hamilton voted no to the rezoning, while Johnnie Miller and Sharon Lewis voted yes. The rezoning request was denied 3-2.

3. **Approve/Disapprove rezoning of parcel 11-08-001 at 196 Park Street, currently zoned R-1, Single-Family Residential, to R-2 Two-Family Residential.** A motion to disapprove was made by Ed Bacon, seconded by Diane Moore. Ed Bacon, Diane Moore, and Ernest Hamilton voted no to the rezoning, while Johnnie Miller and Sharon Lewis voted yes. The rezoning request was denied 3-2.

DEPARTMENT REPORTS...

Police – Chief Collins reported there was one open position for an officer. He reported on many cases of theft of unlocked vehicles. He also talked about becoming a member of the GGIA and GASRE.

Fire – Chief Waters reported that there were eighty-three calls during the month of May. Summer Camp is full. The pool passed inspection and is open and running smoothly.

DDA – Fernanda reported on the Whistle Stop Farmers Market. She also reminded everyone to sign the Birthday card for the Army.

Street – Dalton Cook informed the council that mosquito spraying would begin soon and would be done twice weekly at 7pm. He reported on new street signs to be installed and that all members of his team had successfully passed their flagging class.

City Administrator – Mr. Benson spoke on the new P&Z employee and thanked Steve Scholar for his ongoing support.

City Attorney – nothing to report. Mr. Braun did introduce his new intern for the summer.

City Clerk – 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 Johnnie Miller, seconded Ernest Hamilton. The motion passed unanimously.

ATTEST:



Arlene Hobbs, City Clerk

Tiffany M. Zeigler, Mayor