

## Pembroke Planning and Zoning Commission

### Minutes of the March 7, 2019 Meeting

The Pembroke Planning and Zoning Commission met on March 7, 2019 in the council room at City Hall. All members of the Planning & Zoning Commission were present, as well as Dain Reams, Secretary. After determining that a quorum was present to conduct business, the meeting was called to order.

**Call to Order:** Charlotte Bacon, chairperson, called the meeting to order and reminded those present that the Commission was a recommending body and that the City Council would have final say over the issues discussed.

**Approval of the Agenda:** The agenda was approved by all members present.

**Approval of the Minutes of the February 5, 2019 Meeting:** After the minutes were reviewed by the commission members, Mr. Porter made the motion to accept the minutes as written, with Ms. China seconding. The motion was passed by unanimous decision of those present.

#### **New Business/Discussions**

- I. Map Amendment (Rezoning) – W. K. “Buddy” Polk
  - a. 80 S. Main Street (Parcel# P07-03-004 & P07-03-005)
    1. Rezone to B-2 (General Commercial) to “satisfy buyer”
  - b. Mr. Polk was present to answer questions.
    1. Ms. Bacon and Mr. Tuten both questioned why the rezoning was necessary.
      - i. Mr. Polk stated that a garage is not listed as a use under current zoning and there were other uses allowed under the requested zoning that were not allowed under current zoning.
      - ii. Mr. Reams reminded Mr. Polk that the use was allowed as the building was there prior to the Zoning Ordinance being put in place.
    2. Mr. Porter asked what the space was going to be used for that required the rezoning.
      - i. Mr. Polk stated that he did not know the intent of the buyer as far as what use would be put into place if the parcel was rezoned – only that the buyer was looking at renting it to another party.
      - ii. Mr. Williams and Mr. Porter both pointed out that there were several uses in the requested zoning that may not be fit in with the downtown corridor/historic area character.
    3. Ms. Bacon asked why it needed to be rezoned prior to being sold.
      - i. Mr. Polk stated that it was desired by the buyer so that he could use it for potential rental property.
  - c. There were no members of the public present who wished to speak on the matter.
  - d. With no further questions from the commission, Mr. Tuten made a motion to recommend the rezoning for approval, with Ms. China seconding. Ms. Bacon, Mr. Porter and Mr. Williams opposed the motion. With the vote at 2 (two) for the approval and 3 (three) against, the motion was defeated.

**Old Business –**

- I. Mr. Reams reminded the Commission that the rezoned Edenfield parcel was coming due for rezoning.
  - A. Rezoning of Edenfield parcel (012-012) for I-1 (Industrial)
    - i. Rezoned in March 2018. Proceedings started in December 2017
    - ii. Return of parcel to original zoning

**Adjournment:** With no further business, Ms. China made a motion that the meeting be adjourned with Mr. Porter seconding the motion and all present members approving.

The next meeting is 4 April 2019.

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date

\_\_\_\_\_ Secretary \_\_\_\_\_ Date