

Pembroke Planning and Zoning Meeting

May 16, 2024 at 7 p.m.

Workshop at 6 p.m.

Minutes

Meeting was called to order by Chair Bacon at 7:00 p.m. The Chair read comments to the public regarding procedural matters. A motion by Williams and second by Salah Beckworth to approve the minutes of the April 18 P&Z meeting. Approved unanimously.

Public Hearings

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

1. Applicant is seeking reconsideration of a previous stipulation placed by the Pembroke City Council upon Parcel 09-01-013 on Harry Hagan Road that all single family residences built there must have a 10,890 square foot lot size. Property is zoned R-3, multi-family residential. The applicant is asking for 67 single family homes only.
2. Applicant is seeking a rezoning for P#11-08-002 on Madison Street currently zoned R-1, single family residential, to R-2, two family residential. **Angel Curry (40 Georgia St.), Terry Post (101 Madison), Thomas Goodrich all spoke against the rezoning.**
3. Applicant is seeking a rezoning for P#11-08-001 at 196 Park Street, currently zoned R-1, single family residential, to R-2, two family residential.
4. Applicant is seeking a rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres. **Representative from Maxwell Redick gave a brief presentation. Craig Shuman (596 Mason Rd) spoke against, Ben Kirsh (Ogeechee River Keepers) discussed their concerns with storm water and waste water. Alex Floyd read letters from surrounding property owners into the record (Copies are on file). Mr. Floyd made several other comments about the proposed development. Sid Jones discussed water and sewer needs for the development. Jackie Butler discussed traffic, wildlife and flooding concerns. Kelly Floyd, discussed concerns on Floyd Rd.**

5. Applicant is seeking a rezoning to planned unit development for Parcels 012-072, 012-070, 012-069, 012-067, 012-064, 012-063 and 012-068, along Garrison Street, also known as the Garrison PUD, containing approximately 76 acres. **Craig Shuman expressed his concerns regarding traffic, "track" homes and building codes. Tanisha Jackson discussed concerns about congestion. Alex Floyd spoke in support of the developer. Ela Moore discussed issues with drainage. Clara Fields spoke against the development. Britney Blackburn discussed the homes being too close together. Dave Clute discussed flooding and buffers. A representative from Maxwell Redick addressed the concerns.**

Agenda

1. Recommendation to city council regarding reconsideration of a previous stipulation placed by the Pembroke City Council upon Parcel 09-01-013 on Harry Hagan Road that all single family residences built there must have a 10,890 square foot lot size. Property is zoned R-3, multi-family residential. The applicant is asking for 67 single family homes only. **Barton made a motion to approve, second by Beckworth. Williams voted no, all others in favor.**
2. Recommendation to city council regarding rezoning of P#11-08-002 on Madison Street, currently zoned R-1, single family residential, to R-2, two family residential. **Redcross made a motion to approve, second by Williams, all in favor, approved.**
3. Recommendation to city council regarding rezoning of P#11-08-001 at 196 Park Street, currently zoned R-1, single family residential, to R-2, two family residential. **Beckworth made a motion to approve, second by Redcross, all in favor, approved.**
4. Recommendation to city council regarding rezoning to planned unit development for Parcels 011-024, 011-024-01 and 011-025, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres. **This item was moved to a future meeting.**
5. Recommendation to city council of rezoning to planned unit development for Parcels 012-072, 012-070, 012-069, 012-067, 012-064, 012-063 and 012-068, along Garrison Street, also known as the Garrison PUD, containing approximately 76 acres. **This item was moved to a future meeting.**

1. Comments
2. Adjourn