

CITY OF PEMBROKE, GA

Minutes of Planning & Zoning Commission Meeting of 1/4/24

Call to Order: Chair Bacon called the meeting to order at 6:30 p.m. Commissioners in attendance were Charlotte Bacon, Chair, Anne Barton, Vice Chair, Dave Williams, and Shalah Beckworth. Van Redcross was absent. City staff in attendance were Chris Benson, City Administrator, Steve Scholar, Planning Administrator.

Approval of December 7, 2023 Minutes: Motion to approve the minutes made by Dave Williams, seconded by Shalah Beckworth, all in favor, minutes approved. (Van Redcross absent)

PUBLIC HEARING:

Chair Bacon opened the public hearing at 6:34 to take public input on a request by Paul S. Floyd for a conditional use permit to allow the construction of a cell tower on the 36.29 acre Parcel #0121 048 which fronts on both W. E. Smith and Rogers Road and is zoned AR-1.

Steve Scholar gave an overview of the request and informed the Commission that a previously approved conditional use permit had expired and this was a request for a new permit.

Chris Doyle, Verizon Representative explained that due to budget issues, the construction of this cell tower location was delayed but it is now funded and in the pipeline for construction.

Anne Barton asked if there were any changes from the previously approved permit and it was stated that there are no changes and the Representative confirmed access to the tower was off of W. E. Smith Street.

Ron Kinder, Harry Hagan Road resident, asked what the height of the tower is which the Representative confirmed a 250 foot tower meeting with all approvals of specified requirements for this communication tower.

Chair closed the hearing at 6:38 and asked to hear a motion from the Commission.

Motion to recommend approval of the request by Paul S. Floyd for a conditional use permit to allow the construction of a cell tower on the 36.29 acre Parcel #0121 048 which fronts on both W. E. Smith and Rogers Road and is zoned AR-1 by Anne Barton, seconded by Shalah Beckworth, all present in favor, motion passes (Van Redcross absent)

AGENDA ITEMS:

1. Recommendation on a request by Paul S. Floyd for a conditional use permit to allow the construction of a cell tower on the 36.29 acre Parcel #0121 048 which fronts on both W. E. Smith and Rogers Road and is zoned AR-1.

Following the Public Hearing a motion to recommend approval of the request by Paul S. Floyd for a conditional use permit to allow the construction of a cell tower on the 36.29 acre Parcel #0121 048 which fronts on both W. E. Smith and Rogers Road and is zoned AR-1 by Anne Barton, seconded by Shalah Beckworth, all present in favor, motion passes (Van Redcross absent)

2. Recommendation of approval/disapproval to City Council an application made by Alex Long for Revision to Plat for a proposed subdivision of 25 lots off Waters Circle.

Steve Scholar introduced the applicant Alex Long who did speak on the R-1 Zoning and the plan showing lots that met all zoning requirements for that District with roads being recorded at 60 feet instead of 20 feet as per City requirements. To address Commission Members inquiries it was noted that no lots will require variances and most lots average .3 acres, in excess of the .25 acre lot requirement (10,890 sf). It is the developer's intention to keep as many trees as possible to enhance the appeal and value of the homes. No sidewalks are being provided. The applicant also confirmed that the access to 13 of the homes is proposed off of Rt. 119 which will be coordinated with GDOT. The other 10-12 homes will be accessed from Waters Circle where 4 homes front with 6 on a proposed newly constructed street, already named Kelly Street. Kelly Street provides a cul-de-sac turn around for the 6 new homes and it was confirmed that McRae Street (dirt road) would not be paved or provided with a turnaround for the 2 new homes and 1 recently built home and there are 2 existing homes and 2 drive accesses to the two corner lot homes off McRae. Ron Kinder, Harry Hagan Road, asked about the cul-de-sac affecting lot frontages but it was stated it did not. All lots meet frontage requirements.

Anne Barton first asked if the submittal was a Revision to a Plat as noted on the application form. The site is located in an older subdivision that was not fully built out many years ago. It remained unclear as to whether or not it was a Revision or new submittal. A. Barton also noted to the applicant that the submittal, both the form and drawing, requirements were not compliant with submittal requirements for a Preliminary Plat Submittal as outlined in the City's Subdivision Regulations and requested that in the future the applicant be sure that his submittals do meet the City's regulations for size and scale of plans submitted and all other requirements for the Commission's adequate review. The applicant said that at some point in his process that the City did have copies of plans to scale and containing all the other required details. The Commission only had copies of a small reduced plan at a very small scale, difficult to make out. Chris Benson brought up the property map on the screen for Commission members to adequately view.

Member Barton noted that the neighborhood currently appears to be underserved by hydrants, asking the City Administrator to make sure the neighborhood has a safe and adequate number of hydrants to serve existing and new homes. Also noted was the road entrance to Waters Circle from Payne Drive comes to a turn which does not allow two cars/trucks to pass and that some form of regulatory control (Stop Signs) or safety signage should be installed. It has also been difficult for some moving vans to access the neighborhood's recent new homes. The drainage ditch on either side of the road is steep in this area if there were an accident at this turn. At the close of discussion, the Chair asked to hear a motion.

Motion to recommend approval to City Council of an application made by Alex Long for Revision to Plat for a proposed subdivision of 25 lots off Waters Circle conditioned upon there being adequate fire hydrant coverage for the entire proposed and existing neighborhood and that the turn on Waters Circle be evaluated for regulatory control or other appropriate safety precautions to allow 2 vehicles to pass without incident/accident, seconded by Dave Williams, all present in favor, motion passes (Van Redcross absent).

Comments: Chris Benson informed Commission Members of the Joint Workshop of the City Council Planning & Zoning Commission, and Downtown Development Authority to be held on February 13, 2024 at 5:30 p.m. at the Harn Center. A reminder of the Housing Workshop conducted by DCA on January 16, 2024 from 10:00 a.m. to 12:00 p.m. at the Harn Center. The Workshop will cover the CHIP, HOME, Rural Workforce Housing, and LITEC Programs.

Resident Ken Copi asked when and where Planning & Zoning Commission Meeting Agendas were available. Steve Scholar told him they should be posted on the Public Information Board at City Hall Reception or that he will email an agenda to Mr. Copi.

Adjourn: Motion to adjourn at 7:00p.m. made by Dave Williams, seconded by Shalah Beckworth, all present in favor, a motion passes (Van Redcross absent).

Charlotte Bacon, Chair *Charlotte W Bacon* Date: *2-1-24*