

**Pembroke Planning Commission
Minutes
February 27, 2025**

The regular meeting of the Pembroke Planning Commission was held on Thursday, February 27, 2025, at City Hall with the following members present: Chair Charlotte Bacon, commission members Van Redcross, and Shalah Beckworth. Also, present was Community Development Director Derek Cathcart.

Call to Order... Chair Bacon called the meeting to order at 7:00pm and read the information regarding public comment and meeting decorum.

Minutes... A motion was made by Shalah Beckworth and seconded by Van Redcross to approve the minutes of January 16, 2025; regular commission meeting as presented. The motion carried unanimously.

Public Hearings

1. Applicant, Olivia McCumber, is requesting a Home Occupation for an online art business at 1001 Lumber Dr.

Olivia McCumber described her business as an online art business. Selling art online, or at events in Savannah. She plans to use space in the apartment to make art. She previously held a business license in Bryan County to operate the same business.

Chair Bacon asked if there would be any customers at the house, and the applicant said no.

Ron Kinder asked where the home occupation was located. Applicant stated the address is 1001 Lumber Dr, located in Sawmill Landings.

2. The City of Pembroke is proposing changes to the City's zoning ordinance, including amendments to Article V, Sections 5-2, 5-3, & 5-4, to allow Day Care Centers and Public Parks/Playgrounds as residential uses; and Article III, Sections 3-4-1 (V)(b) & 3-31 to correct contradicting language related to "Principal Buildings".

Derek Cathcart gave a brief presentation of the proposed text amendments. No further questions.

3. The City of Pembroke is proposing changes to the City's subdivision regulations. Those include amendments to Article IV, Section 6.1, "Required Improvements", and Article VII, Sections 7.1 & 7.2, "Design Standards".

Randy Dykes, representing ME Sack, gave a brief presentation of the proposed subdivision regulation text amendments. No further questions.

Action Agenda

- 1. Recommendation to city council regarding a request to operate a Home Occupation for an online art business at 1001 Lumber Dr.**

A motion to recommend approval to City Council was made by Shalah Beckworth, seconded by Van Redcross. The motion passed unanimously.

- 2. Recommendation to city council regarding changes to the City's Subdivision Regulations. Those include amendments to Article IV, Section 6.1, "Required Improvements", and Article VII, Sections 7.1 & 7.2, "Design Standards".**

A motion to recommend approval to City Council was made by Shalah Beckworth, seconded by Van Redcross. The motion passed unanimously.

- 3. Recommendation to city council regarding changes to the City's zoning, including amendments to Article V, Sections 5-2, 5-3, & 5-4, to allow Day Care Centers and Public Parks/Playgrounds as residential uses; and Article III, Sections 3-4-1 (V)(b) & 3-31 to correct contradicting language related to "Principal Buildings".**

A motion to recommend approval to City Council was made by Shalah Beckworth, seconded by Van Redcross. The motion passed unanimously.

- 4. Recommendation to city council regarding a final plat for a 4-lot minor subdivision along Waters Circle, Phase 1 of Sawgrass Subdivision.**

A motion to recommend approval to City Council was made by Van Redcross, seconded by Shalah Beckworth. The motion passed unanimously.

- 5. Recommendation to city council regarding development plans for King's Hollow (King Parcel PUD).**

A motion to recommend approval to City Council was made by Van Redcross, seconded by Shalah Beckworth. The motion passed unanimously.

Adjournment...There being nothing further to discuss, at 7:10pm a motion to adjourn was made by Shalah Beckworth, seconded by Van Redcross. The motion passed unanimously.

ATTEST:



Derek Cathcart
Community Development Director



Charlotte Bacon
Planning & Zoning Commission Chair