

**PEMBROKE CITY COUNCIL
MINUTES
JULY 8, 2024**

The regular meeting of the Pembroke City Council was held on Monday, July 8, 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 Albert Hill of Pembroke First 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 Ed Bacon to approve the minutes of the June 10, 2024; regular council meeting as presented. The motion carried unanimously.

PUBLIC COMMENTS

1. Elizabeth Norman of 1548 Hwy 280 spoke to the council regarding growth and the potential for 3500 homes being built in the next 5 to 10 years. She encouraged the council to move slowly when considering development plans.
2. Marla Fulton of 350 Mason Road spoke to the council regarding damage done to her home when the city was installing a sewer in her area. She contends that the city damaged her home, and she is requesting that the city repair the damage.

APPROVAL OF MEETING AGENDA...A motion to amend the consent agenda to remove item G1 and move to J (Action 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 Diane Moore, seconded by Johnnie Miller. The motion carried unanimously.

1. **Approval for the Fire Department to purchase a 2024 Dodge Durango and outfit it with the necessary equipment in the amount of \$60,000.00.**
2. **Approval and Adoption of the FY 2023 Audit as presented by Lanier, Deal & Proctor.**

PUBLIC HEARINGS

1. **Applicant seeking a rezoning to planned unit development for Parcels 011-024, 011-024-04, and 011-025 located along Highway 67, also known as the Warnell-GSL Cattle Company, LLC Tract PUD, containing approximately 535 acres.**
 - A. The applicant spoke on behalf of this project, providing a presentation of the proposed development. Mr. Long acknowledged that some community amenities will be accessible to the general public like walking trails, community space or parks near village area.

- B. Jason Quill of 312 Live Oak Circle spoke against the rezoning, stating that no one in the community wanted to see this development approved, that it would bring no benefit to anyone in the community.
 - C. Tami Jo of Ashbranch Manor inquired about the schools, fire service and hospitals considering all the developments.
 - D. Alex Floyd of 2201 Highway 67 read a letter he had previously submitted to council detailing his concerns and disagreement with the proposed project.
 - E. The City Administrator read a letter submitted by Kathleen Santos in opposition to the proposed project.
- 2. Applicant is seeking a rezoning to planned unit development for Parcels 015-008 and 015-062 along Wildwood Church Road, also known as the Wyndham PUD, containing approximately 186 acres.**
- A. James Dasher, the applicant, offered a brief explanation of the changes made to this project including the reduction in lots, houses per acre and buffer size to 50 feet. Construction of 75 to 80 homes per year over a 7-to-10-year period. Entire development will be buffered from the existing property owners.
 - B. Ryan Thompson, Landscape Architect from Thomas & Hutton gave a presentation of the proposed project.
 - C. Jason Quill of 312 Live Oak Circle spoke against the rezoning and annexation stating the city had land already available for building purposes.
 - D. City Administrator Chris Benson addressed Mr. Quill's comments, explaining that the city does not look to actively annex properties, property owners approach the city. The city does have available land within the current city limits; however, the city has no say in how those property owners choose to use their land.
 - E. Derek Cathcart, Pembroke Planning and Zoning, informed council of the Tree Ordinance and the PUD regulations regarding minimum tree canopy and caliper.
- 3. Wyndham PUD applicant is also seeking a rezoning to AR-1 for Parcel 015-003-02, along Highway 119, containing approximately 41 acres.**
- A. James Dasher informed the council that this request is for access to Highway 119 only. There will be no development as the property is under a conservation agreement.
- 4. Applicant is seeking a rezoning from R-1, Residential, to B-3, Village Commercial, for 153 N. Main Street, Parcel 06-15-005.**
- A. Chris Freeman of State Farm Insurance introduced himself and relayed his excitement to become a part of the community and to offer his services.
- 5. City of Pembroke is proposing changes to the City's zoning ordinance. Those include changes to Article III Sections 3-9 through 3-41. Article V Sections 5-2 (1a) (1c) (3) (5b) (6h), 5-4 (1a) (2), 5-10 (2a) (2d) (3) (8) (9a). Those changes include clarifications, additions, and the elimination of conflicting information to the affected sections and subsections.**
- A. Chris Benson and Derek Cathcart went over the proposed changes.

ORDINANCE READINGS

1. **First Reading of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by H. Brooks Warnell, Jr., Parcel 001-024.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.
2. **First Reading of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation to land petitioned to be annexed on Highway 67, Parcel 001-024, and city parcels 011-024-01, and 011-025 on Highway 67.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.
3. **First Reading of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by Stubbs Family Farm LLC, Parcel 015-008.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.
4. **First Reading of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by Darlene Morgan, Parcel 015-062.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Ernest Hamilton. The motion carried unanimously.
5. **First Reading of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation for land petitioned to be annexed on Sims Road, Parcel 015-062, and Wildwood Church Road, Parcel 015-008.** A motion to dispense with reading of the entire document was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.
6. **First Reading of an Ordinance to Annex into the corporate city limits of the City of Pembroke as requested by Tiffany Warnell, Parcel 015-003-02.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Sharon Lewis. The motion carried unanimously.
7. **First Reading of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide an AR-1 zoning designation for land petitioned to be annexed on Highway 119, Parcel 015-03-02.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Diane Moore. The motion carried unanimously.
8. **First Reading of an Ordinance to Amend the City of Pembroke Zoning Ordinance from R-1 to B-3 for 153 N. Main Street, Parcel 06-15-005.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.

Second Reading

1. **Second Reading and Approval of an Ordinance to consider changes to the city's zoning ordinance. Those include changes to Article III Sections 3-9 through 3-41. 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.** A motion to dispense with the reading of the entire document and approval of the ordinance changes was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.

ACTION AGENDA

1. **Approve/Disapprove an Amendment to the City Personnel Policy to add Juneteenth as an observed holiday.** A motion to approve was made by Johnnie Miller, seconded by Sharon Lewis. Diane Moore and Ernest Hamilton were in favor, while Ed Bacon was opposed. The motion carried 4 to 1.

DEPARTMENT REPORTS...

Police – Sgt. Mizell standing in for Chief Collins introduced council to a new police officer, Officer Donald Hillis. He reported on many cases of theft of unlocked vehicles.

Fire – Chief Waters reported that there were sixty-three calls during the month of June. He also reported on the success of summer camp and the splash pad event, and that there is an upcoming EV training with other local municipality departments.

DDA – Fernanda reported on the Whistle Stop Farmers Market, an upcoming board meeting and the launch of the Mayor's Youth Council. Mayor Zeigler gave an overview of the program which will be available to Sophomore, Junior, and Senior high school students.

Street – Dalton Cook reported that the department was cleaning up debris on Highway 280 and continuing the digging project on south Highway 119.

Planning and Zoning – Derek Cathcart informed the council of a change to the July PZ meeting from July 18 to August 1. There will be two meetings in August.

City Administrator – Mr. Benson informed council that he is currently considering the addition of a second work detail if the budget will sustain and explained the reasons for changing the date of the PZ meeting to balance the number of items and to allow for all board members to be present.

City Attorney – nothing to report.

City Clerk – nothing to report.

COMMITTEE REPORTS... Mayor Pro-Tem Johnnie Miller spoke about attending the GMA convention in June and the importance of ongoing training and networking with other municipalities.

EXECUTIVE SESSION...none.

ADJOURNMENT... There being nothing further to discuss, at 8:44pm a motion to adjourn the meeting was made by Johnnie Miller, seconded Ed Bacon. The motion passed unanimously.

ATTEST:



Arlene Hobbs, City Clerk

Tiffany M. Zeigler, Mayor