

Pembroke Planning Commission Meeting

March 20, 2025 at 7 p.m.

Workshop at 6:30 p.m.

Planning & Zoning Agenda

1. Call to Order
2. Chair Comments
3. Approval of February 27, 2024 meeting minutes

Public Hearings

1. Applicant, Alex Long, is requesting approval of an amendment to the Warnell PUD document, and the concept plan.

Action Agenda

1. Recommendation to city council regarding a request to approve an amendment to the Warnell PUD document, and the concept plan.

**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 Salah 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 Salah 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 Salah 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 Salah 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 Salah Beckworth. The motion passed unanimously.

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

ATTEST:

Derek Cathcart
Community Development Director

Charlotte Bacon
Planning & Zoning Commission Chair



This report is prepared by the City of Pembroke Department of Development staff to provide information to the Pembroke Planning Commission for assistance in making an informed decision on this matter.

Applicant: Alex Long

Request: Amend an Approved Planned Unit Development (PUD) Plan

I. MEETINGS:

Planning Commission: Public Hearing March 20, 2025

City Council: Public Hearing & Final Vote April 14, 2025

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Existing Zoning: PUD

Owner/Agent: Alex Long (Authorized Agent)

Location of Property: Highway 67

III. EXECUTIVE SUMMARY:

The city has received a request to amend the approved Planned Unit Development plan for the Warnell PUD. The applicant is also seeking approval of an updated concept plan. City Council approved the Warnell PUD master plan on August 12, 2024. The PUD document acts as the master plan for the approved rezoning and provides standards and design guidelines for which to regulate the approved PUD.

The applicant is proposing two changes to the PUD document:

1. Amending Section D.3.b.3, "Townhomes", to adjust the design standards for townhome residential units within the PUD.
2. Adding Section D.3.b.7, "Hybrid Residential Use", this section introduces a residential unit not previously included as an approved housing type, the "single-family detached townhome".

The concept plan is not considered a change to the plan, but a more detailed layout than what was provided in the PUD plan.

IV. SUBJECT PROPERTY:

Parcel #: 011-024, 011-024-01, 011-025, located along Highway 67 and Sims Rd. All three parcels make up the Warnell PUD.

V. APPLICABLE CODE SECTIONS:

Section 5-10 (9) (B). Deviation from the approved PUD:

Any adjustments which may be required to the approved PUD or associated Master Plan during the development of the PUD, must be approved by the City Council. Any adjustments will be considered based on the following criteria:

- a. There is no increase in the number of units.
N/A
 - b. There is no increase in the number of stories or floor area.
N/A
 - c. There is no decrease in the amount of open space and the open space is in the same general location.
N/A
 - d. There is no major change in the location of traffic routes.
The concept plan proposes a realignment of Sims Rd. The concept has been reviewed by staff and determined satisfactory to proceed with drawings.
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VI. STAFF ANALYSIS:

Proposed amendments:

1. Amending Section D.3.b.3, "Townhomes", to adjust the design standards for townhome residential units within the PUD.

The amended section creates an individualized lot standard for townhomes specific to the Warnell PUD, where the existing townhome section in the Warnell PUD plan references Pembroke R-3 standards for the townhome standards. The main takeaways are the reduced minimum lot size to 1,800sf from roughly 4,356sf; reduced minimum lot width from 25 to 20 feet; reduced minimum rear yard from 14 to 5 feet; increased front yard setback from 10 to 20 feet; increased maximum lot coverage % from 75 to 85.

2. Adding Section D.3.b.7, "Hybrid Residential Use", this section introduces a residential unit not previously included as an approved housing type, the "single-family detached townhome".

This additional section provides lot standards for single-family detached townhomes. The residential unit is like a cottage house with a minimum lot width of 30', 2,000sf min lot area, 5' rear and side yard setbacks, and 20' front yard setbacks.

The proposed amendments allow for additional variety in housing types within the PUD district and allow for increased density by reducing the minimum lot size for attached townhomes. The density bonus architectural guidelines are applicable to the Warnell PUD, so increasing density by reducing the attached townhome minimum standards would be permitted in a PUD. The overall density is expected to decrease slightly as a percentage of allocated attached townhomes have been reallocated to the proposed detached townhomes.

The conceptual plan has been reviewed by city staff and meets the conceptual standards to proceed with development plans. The Warnell PUD development plans shall be approved by City Council prior to phase 1 improvements, the approval presented is only for the PUD document amendments and the concept map/plan.

VII. STAFF RECOMMENDATION:

As a result, Staff recommends **to approve** the PUD amendment, and concept plan.

VIII. PLANNING COMMISSION RECOMMENDATION:

In accordance with Article X, Section 10-3 (a.), of the Pembroke Zoning Ordinance, the Planning Commission recommends that City Council **Approve/Not Approve** the request

SUBMITTED TO:

City of Pembroke, Georgia

March 2025

WARNELL TRACT

PLANNED UNIT DEVELOPMENT

Amendment #1

PREPARED FOR DEVELOPER:

Warnell-GSL Cattle Company, LLC

PUD AMENDMENT #1

A. INTENT OF THE PUD AMENDMENT

The purpose of this amendment is to provide a more detailed conceptual master layout of the PUD as well as to provide a text amendment to expand the residential building types offered in order to provide greater flexibility in the design and implementation of the development and to provide a more open design in the residential sections of the PUD.

B. AMENDMENT

The following regulations shall replace and supersede Section D.3.b.3 within the Warnell PUD:

Section D.3.b.3 – Townhome Residential Use

- a) Units shall comply with the following standards:
 - a. Minimum lot width shall be 20 feet.
 - b. Minimum lot area shall be 1,800 square feet.
 - c. Minimum front setback shall be 20 feet from the back of curb or back of sidewalk where sidewalks are proposed.
 - d. Maximum number of units per building shall be 8 units.
 - e. Minimum rear yard setback shall be 5 feet measured to the façade.
 - f. Minimum building side separation shall be 40 feet measured to the façade.
 - g. Rear adjoining lots shall provide a minimum building separation of 20 feet measured from rear façade to rear façade.
 - h. Eaves may project a maximum of 2 feet into any building setbacks or separations.
 - i. Maximum building height is 35 feet.
 - j. Maximum Percent of Lot Coverage shall be 85%.
 - ~~k. Lots may extend into any perimeter buffers of the PUD. Buffers must meet the requirements of the PUD and be maintained by the Owner's Association.~~
 - l. Amenities and open space sized appropriately to the size of the community.
 - m. Parking shall comply with City of Pembroke standards.

The following regulations shall be added to the Warnell PUD:

Section D.3.b.7 – Hybrid Residential Use

- a) The intent of this use is to allow for the construction of single family detached townhome units thereby allowing for greater open space opportunities within the development.
- b) The following standards shall apply:
 - a. Minimum lot width shall be 30 feet.
 - b. Minimum lot area shall be 2,000 square feet.
 - c. Minimum front setback shall be 20 feet from the back of curb or back of sidewalk where sidewalks are proposed.
 - d. Minimum side yard setbacks shall be 5 feet measured to the façade.
 - e. Minimum rear yard setback shall be 5 feet measured to the façade.
 - f. Minimum building separation shall be 10 feet measured to the façade.
 - g. Eaves may project a maximum of 2 feet into any building setbacks or separations.
 - h. Rear adjoining lots shall provide a minimum building separation of 20 feet measured from rear façade to rear façade.
 - i. Maximum building height is 35 feet.
 - j. Clusters of hybrid lots shall have a maximum of 8 units. A side separation of 40 feet shall be provided between clusters.
 - ~~k. Lots may extend into any perimeter buffers of the PUD. Buffers must meet the requirements of the PUD and be maintained by the Owner's Association.~~

Section D.3.b.8 – Conceptual Master Layout

Refer to the updated Conceptual Master Layout prepared by Pape-Dawson Engineers dated March 4, 2025. The uses proposed on the layout may only be changed through an amendment to the PUD. The exact layout of the uses may be adjusted in the final civil design of the development so long as the adjustments are in general conformity with the Conceptual Master Layout. Such adjustments shall be reviewed and approved by the planning director. The purposes of allowing such adjustments are:

- 1) To allow flexibility to work with site conditions and challenges.
- 2) To allow for compliance with city ordinances.
- 3) To allow for utility and drainage needs.
- 4) The commercial and multifamily layouts shown are purely conceptual and the final layout will be determined upon actual development of the parcel(s).

PARCEL AREAS:

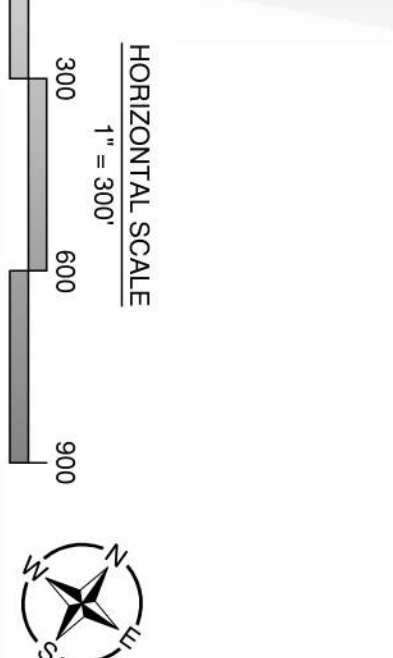
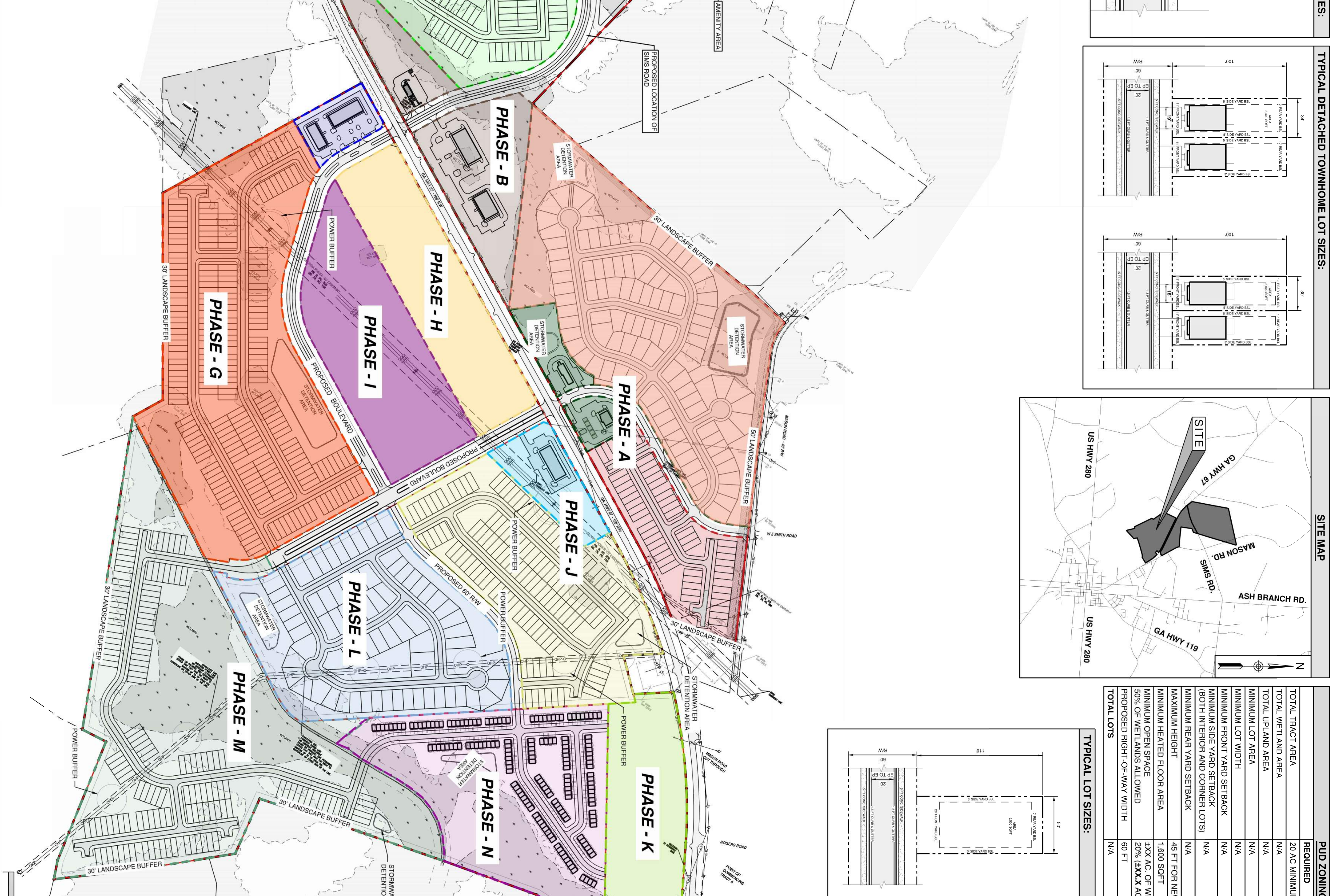
| | |
|--|---|
| | PHASE - A SINGLE FAMILY RESIDENTIAL ±34.3 AC - 101 LOTS |
| | PHASE - B DETACHED TOWNHOMES ±21.3 AC - 82 LOTS |
| | PHASE - C COMMERCIAL AREA ±1.5 AC |
| | PHASE - D COMMERCIAL AREA ±12.94 AC |
| | PHASE - E DETACHED TOWNHOMES ±49.45 AC - 189 LOTS |
| | PHASE - F SINGLE FAMILY RESIDENTIAL ±83.8 AC - 187 LOTS |
| | PHASE - G SINGLE FAMILY RESIDENTIAL ±43.5 AC - 87 LOTS |
| | PHASE - H SINGLE FAMILY RESIDENTIAL ±81.3 AC - 180 LOTS |
| | PHASE - I COMMERCIAL AREA ±2.4 AC |
| | PHASE - J COMMERCIAL AREA ±13.10 AC |
| | PHASE - K COMMERCIAL AREA ±15.43 AC |

PARCEL AREAS:

| | |
|--|---|
| | PHASE - L DETACHED TOWNHOMES ±21.06 AC - 117 LOTS |
| | PHASE - M COMMERCIAL AREA ±3.98 AC |
| | PHASE - N COMMERCIAL AREA ±11.14 AC |
| | PHASE - O SINGLE FAMILY RESIDENTIAL ±24.85 AC - 71 LOTS |
| | PHASE - P DETACHED TOWNHOMES ±32.47 AC - 139 LOTS |
| | PHASE - Q ATTACHED TOWNHOMES ±21.76 AC - 180 LOTS |

FLOOD ZONE NOTE
BY GEOMETRICAL PLOTTING, ACCORDING TO F.I.M. MAP NO. 132000480, WITH AN EFFECTIVE REVISION DATE OF 06/05/2014, A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AND A SPECIAL FLOOD HAZARD ZONE INDICATED BY "X" WITHIN FLOOD ZONE "X". THIS PROPERTY IS NOT A SPECIAL FLOOD HAZARD ZONE INDICATED BY "X" WITHIN FLOOD ZONE "X". THIS PROPERTY IS NOT A SPECIAL FLOOD HAZARD ZONE INDICATED BY "X" WITHIN FLOOD ZONE "X". THIS PROPERTY IS NOT A SPECIAL FLOOD HAZARD ZONE INDICATED BY "X" WITHIN FLOOD ZONE "X".

WETLANDS NOTE
ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PROMPT PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES. WETLANDS WERE DELINEATED AT THE TIME OF THIS SURVEY BY RESOURCE-LAND CONSULTANTS ON 11/28/2023.



DRAWING NUMBER
C1.0
SHEET NUMBER 1

WARNELL TRACT
GA HWY 67
CITY OF PEMBROKE, GA
CONCEPTUAL MASTER LAYOUT

REVISIONS:

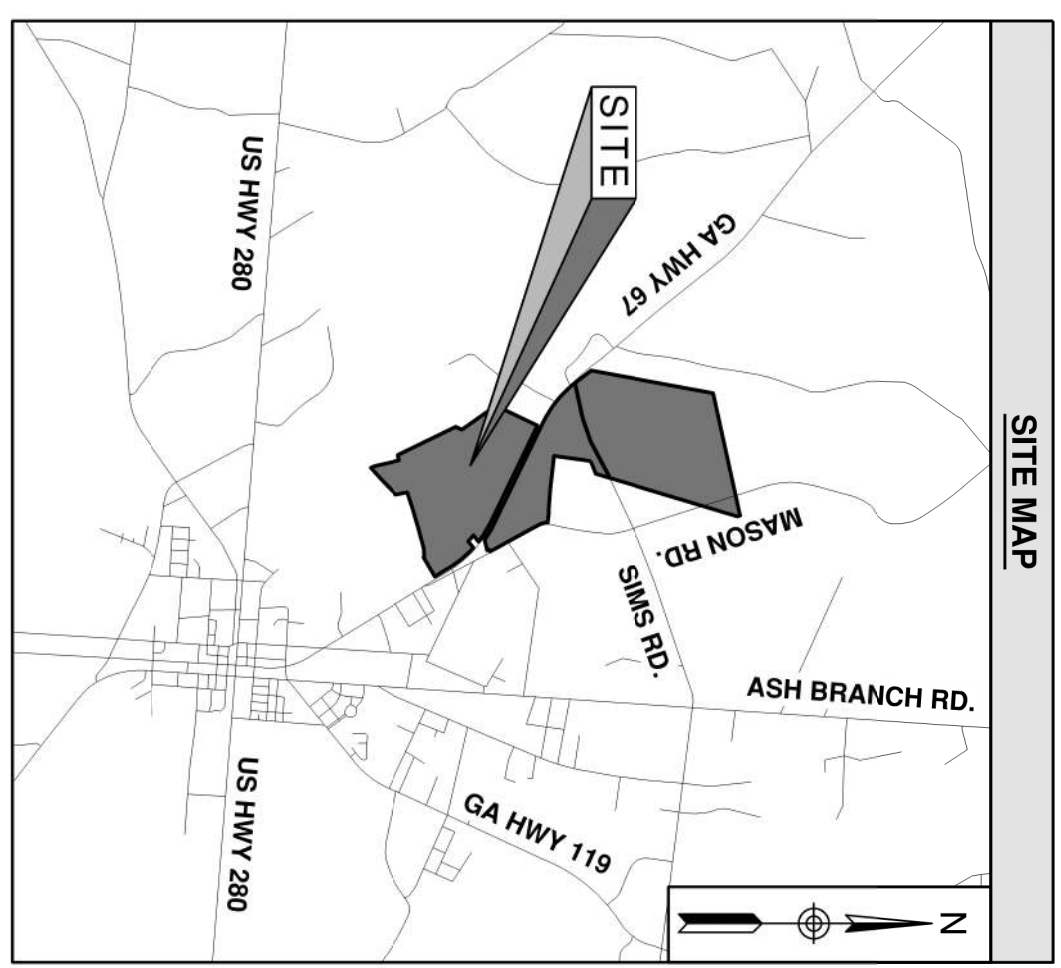
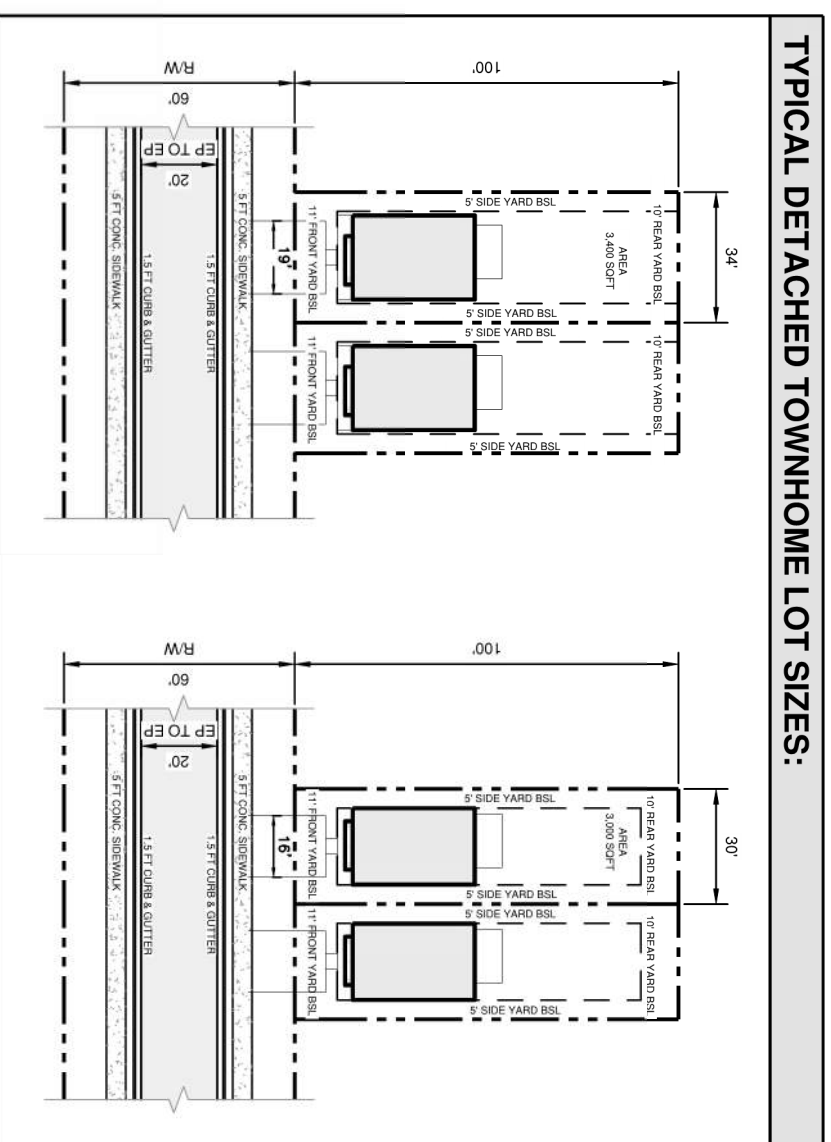
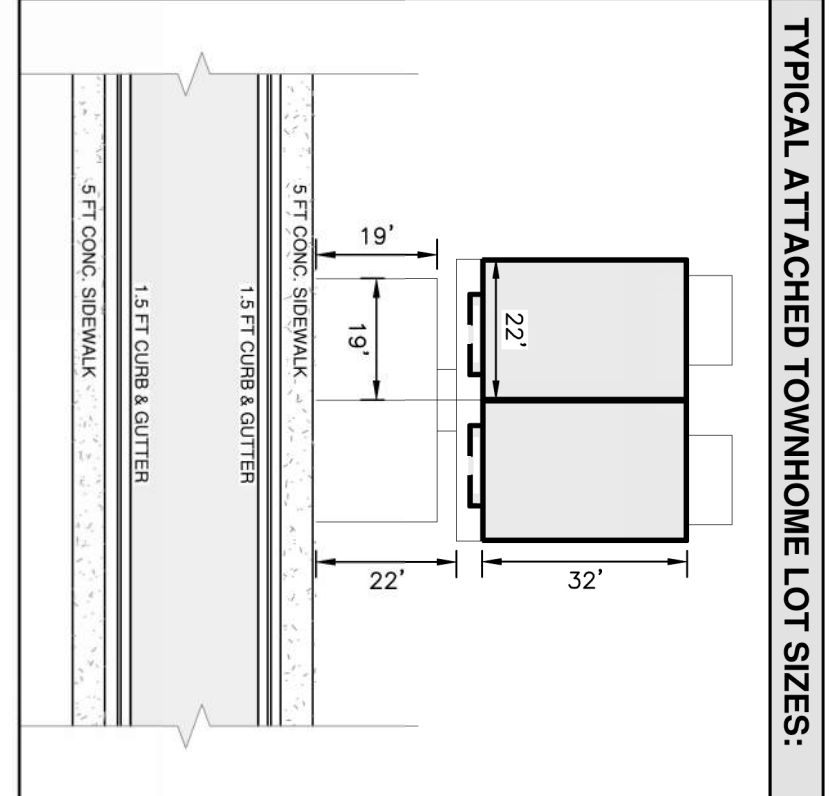
| NO. | DATE | DESCRIPTION |
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NOTE TO CONTRACTOR:
IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKES AND FAILS TO REPORT THE SAME, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR REINCURRED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME.

MAXWELL-REDICK AND ASSOCIATES
LAND PLANNING & ARCHITECTURE
• ARCHITECTURE
• LAND PLANNING
• LANDSCAPE ARCHITECTURE

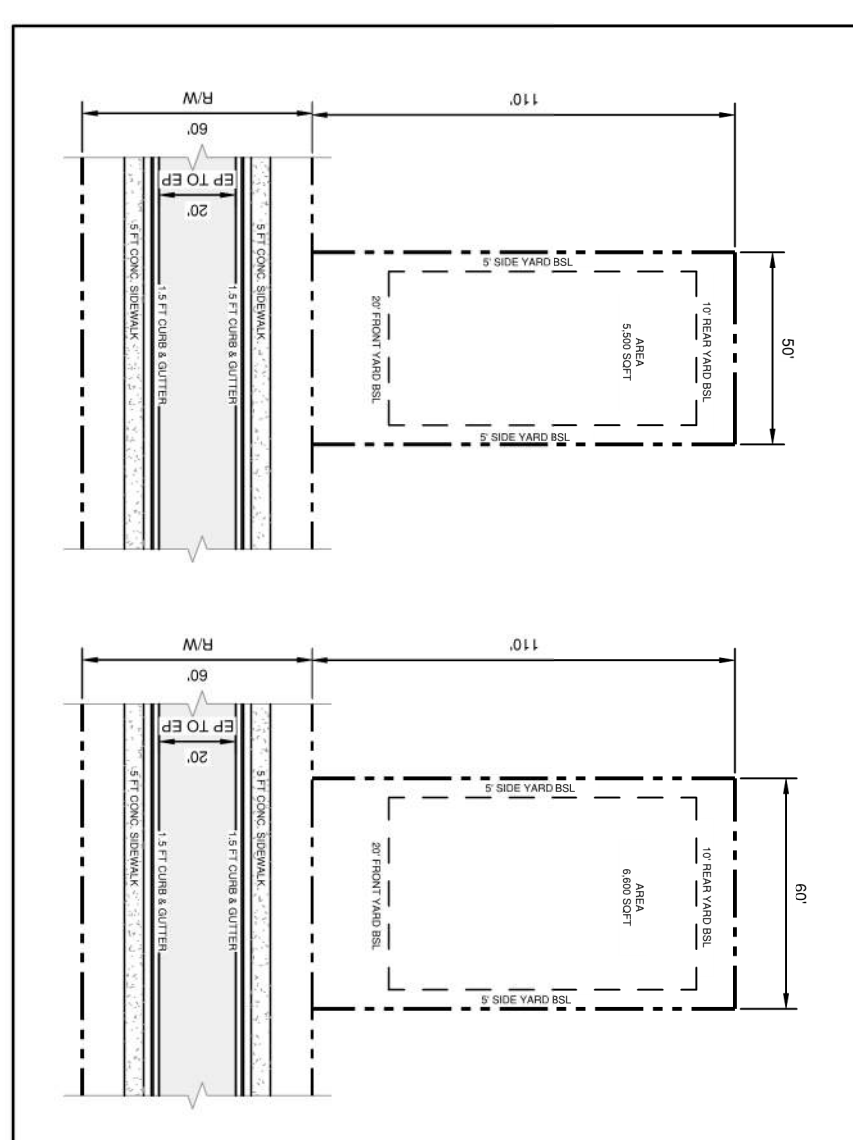
2020 NORTHWINDS PKWY., ALPHARETTA, GA 30009
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815-489-7112 OFFICE
815-489-7125 FAX
www.maxwell-redick.com

PRELIMINARY NOT FOR CONSTRUCTION



PUD ZONING SUMMARY

| REQUIRED | PROPOSED |
|---|---|
| TOTAL TRACT AREA | ±585.91 AC |
| TOTAL WETLAND AREA | ±77 AC (EXISTING) |
| TOTAL UPLAND AREA | ±508.91 AC |
| MINIMUM LOT AREA | 3,400 SQFT / 5,500 SQFT |
| MINIMUM LOT WIDTH | 34 FT / 50 FT |
| MINIMUM FRONT YARD SETBACK | 20 FT FROM RIGHT-OF-WAY |
| MINIMUM SIDE YARD SETBACK (BOTH INTERIOR AND CORNER LOTS) | 5 FT |
| MINIMUM REAR YARD SETBACK | 10 FT |
| MINIMUM HEATED FLOOR AREA | 45 FT FOR NEW SUBDIVISIONS |
| MINIMUM OPEN SPACE | 1,800 SQFT |
| 50% OF WETLANDS ALLOWED | 3XX AC OF WETLANDS MAX. USE 20% (3XX AC HECD) |
| PROPOSED RIGHT-OF-WAY WIDTH | ±XXX' (±XXX' AS PROVIDED) |
| TOTAL LOTS | 1,462 LOTS |



D. PROPOSED PLAN

1. The City's 2023 Comprehensive Plan

The property is located in a Suburban Development area and a Community Gateway area shown on the City's 2018- 2028 Community Character Areas Map, which the City will later use to create a Future Land Use Plan.

The Comprehensive Plan defines Suburban Development as residential areas that follow a suburban, low to mid- density pattern, with low traffic volume and includes commercial development, parks and open spaces.

The Comprehensive Plan defines the Community Gateway as the parcels located along a State Route or arterial road that are zoned for a commercial purpose and are expected to have a higher volume of traffic.

Because the PUD proposes low-density single-family residential lots, mid-density townhomes, high density multifamily apartments, and commercial areas along with a generous amount of open space, the Master Plan ties in well to the City's future intent for this area.

2. The City's PUD Standards

The PUD Ordinance states that ***the Planning Commission and the City Council shall consider the following standards*** when reviewing the PUD Application, which we have addressed in the bullets below:

(a) Compatibility with the surrounding area;

The subject property is identified in the City's Comprehensive Plan as being made up of Community Gateway and Suburban Development Character Areas. The proposed mixed-use development will include a variety of residential areas ranging from single family homes to multi-family apartments as well as commercial development that will both support and be supported by the residents. This planned development is consistent with suburban land uses throughout the region and is compatible with the intended Community Character Areas that the City intends for this area.

(b) Harmony with the character of the neighborhood;

The development will be divided into distinct pods that will allow the various land uses to be arranged in such a way as to assure the development will be in harmony with the character of the neighborhood. This will be accomplished by keeping commercial uses along the major roads to create a consistent commercial corridor along SR 67, and arranging residential pods throughout the development in a way that transitions between density types, provides vegetative screening to buffer surrounding areas, and connect the community through a system of roads and trails.

(c) Need for the proposed development;

Pembroke is located approximately 8 miles from the new Hyundai plant currently under construction near Ellabell. Along with its supplier companies, the plant is expected to bring 8,000 jobs to Bryan and Bulloch County in the next few years. This economic growth is likely to initiate an increase in population, which would require an increase in the local housing supply and supporting commercial and service development. One of the objectives of the Department of Community Affairs (DCA) and the City of Pembroke is to: "Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community." The efficient use of land in the Warnell PUD will contribute 2,000 new housing units to the local community. If the standard ordinance were applied, perhaps only 200 houses would be possible on the limited upland acreage free of easements (±300 acres). This development will help the City accommodate new residents that will be drawn to the area.

(d) The effect of the proposed PUD upon the immediate area;

The most significant effect of the proposed development will be the addition of much-needed high-quality homes for families to settle in, adding to the supply of housing in the area. The PUD will be brand new construction in compliance with the latest International Residential Code, which is higher quality than the existing stock, described in the City's Comprehensive Plan as substandard and blighted. After the initial construction traffic is complete, there will be little to no adverse impacts on the immediate area since the use is compatible with the surrounding uses.

(e) The effect of the proposed PUD on the future development of the area;

In the City's Comprehensive Plan, the City states: "The City's goal of improving the quality of its housing stock directs the City and developers to collaborate in both growing Pembroke's stock of high quality housing and providing a variety of housing options for all stages of life. This involves addressing the developmental, legal, and environmental hurdles..." The Warnell Tract development offers an opportunity to act on this goal by providing more houses, brand-new high-quality construction, and a variety of lot sizes within a reasonable driving distance of the downtown area and the Hyundai facility and the related supplier facilities. The development will be built by an experienced home builder utilizing a professional team with a track record of addressing the regulatory challenges that come with housing development in Georgia.

(f) Whether or not an exception from the zoning ordinance requirements and limitations is warranted by virtue of the design and amenities that are incorporated in the development;

Located between the City of Pembroke and Interstate 16, development on this property provides housing where housing is needed most: in a location convenient to the town and its growth center, and to the Hyundai plant and its related suppliers. By allowing the type and number of homes that are proposed, the City will enable the development of newly built homes that can be offered at a price point that is affordable to over half

the population in the County.

(g) That the land surrounding the proposed PUD can be planned in coordination with the proposed PUD;

There are several existing roads and right of ways that the development is coordinating and adapting to: Hwy 67, Sims Rd, W.E. Smith Rd, and Rogers Rd., providing needed road circulation through undeveloped land with surrounding wetlands to access new homes for City of Pembroke residents. The proposed road improvements will allow surrounding areas to be developed in an intentional manner that can match the character and style of the subject property. Additionally, the highway frontage is the logical location for commercial businesses, so by placing the walkable village and other commercial and mid-density residential along this corridor, we are using the land for its highest and best use.

(h) That the proposed change to a PUD district is in conformance with the general intent of the comprehensive master plan and the general zoning ordinance of the city;

The general intent of Pembroke's zoning ordinance is to consider the character of the City, and to promote, protect and facilitate the public health, safety and welfare of its inhabitants. The proposed development will give the inhabitants of Pembroke and Bryan County a safe and stable place to call home while controlling unwanted development in wetlands, stream banks, and floodplains. The residential portion of the PUD will provide defined areas that are protected from the encroachment of uses not appropriate to the single-family residential environment. Internal stability and attractiveness are encouraged through building setbacks and building heights to provide adequate light, air, and open space for dwellings.

Additionally, as noted above, the City's Comprehensive Master Plan shows the subject property made up with Community Gateway and Suburban Development Character Areas which are consistent with the proposed planned development.

(i) That the existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district;

Part of the design and permitting process for this development will include conducting a traffic study which will analyze the surrounding streets and make recommendations for improvements that will be required as part of this project.

(j) That the existing and proposed utility services are adequate for the proposed development;

The city has provided the developer with instructions regarding the water and sewer connection points that will service the development in order to provide adequate supply.

(k) That the PUD creates a desirable and stable environment;

The benefit of a mixed use community is that the residential units will provide a population that will support the commercial development, and the commercial portion

of the development provides an incentive for residents to be part of a community with easy access to desirable commercial amenities. Additionally, for reasons noted above it is anticipated that the population of the City will be growing over the next several years. This development provided needed housing to support this growth. Similar developments in other Georgia cities and towns have been successful in not only creating a stable environment, but by also serving as a model for continued growth and responsible development for projects that have followed.

(I) That the PUD makes it possible for the creation of a creative, innovative and efficient use of the property.

By allowing the exceptions to the standard zoning of this area, the PUD allows for a creative solution to the problems of separated uses & too-low-density housing in a growing city.

3. The Conceptual Master Plan

The goal of the PUD is to produce a high-quality, environmentally sensitive, mixed-use residential neighborhood. The Conceptual Master Plan, **Exhibit C**, outlines the general scope of the development, including the number of units, development standards, open space, and other issues. The Plan allows a maximum of 2,000 dwelling units combined with commercial and office uses along Highway 67, neighborhood parks and trails, buffers, open space, and proposed streets and sidewalks throughout. The Conceptual Village Plan, **Exhibit D**, illustrates the mix of Open Space, landscape, and wetlands within the pods on the Master Plan. The land plan shall include adequate areas for bus stops and traffic calming signage and striping for these areas.

The proposed development shall have a minimum of 25% single family detached housing and a maximum of 60% shall be multifamily housing.

a. **The Conceptual Master Plan** (see **Exhibit C**) proposes the following:

- **Total Site Area**
±547.4 acres

- **Land Use Types:**
 - Residential
 - Commercial/Office
 - Open Space

- **Max. # of Dwelling Units:**
 - 2,000 Units

- **Type of Dwelling Units:**
 - Single-Family
 - Townhomes
 - Multi-family Garden
 - Multi-family Village

- **Size of Dwelling Units:**
 - Single family:
(60'x110' lots) min. and
(50'x105' lots) min.

- **Commercial Space**
 - ± 53.0 acres

- **Required Zoning Buffers:**
 - 30' buffer @
adjacent property

- **Common Open Space**
 - 20% minimum
 - See Open Space

- **Streets & Sidewalks**
 - 60' right-of-way
minimum
 - 5' wide walk

b. Allowed Land Uses

The Warnell Tract provides three (3) types of land uses.

1. Single Family Residential Use (PUD-SFR)

Detached single-family residential is a permitted principal use in the residential areas of the Warnell PUD. There are two (2) different lot sizes allowed to offer Pembroke residents a variety of price points and housing options.

- a) PUD-R62: Minimum Lot width 62'
- b) PUD-R52: Minimum Lot width 52'
- c) Maximum density: 3.5 dwelling units per acre

d) Permitted uses in PUD-SFR

- i. Single Family Detached Residential
- ii. Model Home/Sales office
- iii. Community Maintenance Area
- iv. Open Space
- v. Infrastructure (Roads, Utilities, etc.)
- vi. Accessory uses incidental to the principal use.

TABLE 1 – PUD-SFR Development Standards

| CODE | CURRENT R-1 | CURRENT A-5 | PROPOSED PUD-R62 | PROPOSED PUD-R52 |
|------------------------|---------------------|--------------------|-------------------------|-------------------------|
| Min. Lot Width | 100 ft | 200 ft | 62' | 52' |
| Min. Lot Area | 12,000 s.f. | 5 acres | 6,510 s.f. | 5,460 s.f. |
| Front Setback*** | 25 ft | 75 ft | 15 ft | 15 ft |
| Side Setback*** | 15' int. / 20' crnr | 50 int./50' crnr | 5 ft | 5 ft |
| Rear Setback*** | 20 ft | 50 ft | 10 ft | 10 ft |
| Max. Lot Coverage* | 30% | 20% | 50% | 50% |
| Max. Building height** | ** | ** | ** | ** |

*Lot Coverage is determined based on the square footage of the ground floor of the primary structure.

** Height shall conform to current R-1 Pembroke Zoning Ordinance.

***Projections into yards shall conform to current R-1 Pembroke Zoning Ordinance.

e) Residential Design Standards

The neighborhoods within Warnell PUD shall be designed to create an individual identity. Pedestrian-friendly design shall be the unifying element of the neighborhood designs and shall have the following in common:

- i. **Streets:** See **Exhibit G**. The design of the street system should help create the neighborhoods. Different street types (with different dimensional characteristics) can be combined within the neighborhoods of Warnell PUD.

The layout of neighborhoods should be easy to understand and walkable and should have interconnections necessary to promote a sense of neighborhood identity. Streets shall be connected to other streets and adjoining neighborhoods within Warnell PUD or terminate in a cul-de-sac. Streets within Warnell PUD shall be constructed based on the requirements of the City of Pembroke or as modified herein. Allowed street sections are included as **Exhibit G** below.

- ii. **Sidewalks:** The Warnell PUD shall provide sidewalks along the primary streets, linking the neighborhood's open spaces and amenity areas. Sidewalks are the number one desired and used amenity in any community. They allow neighborhood connectivity for residents. They promote a neighborhood atmosphere when families are walking or exercising through the community.
- iii. **Street Trees:** Besides their inherent beauty, trees provide a number of benefits to our community. Trees provide shade to help reduce home cooling cost and also cut down noise pollution by absorbing sound. Street trees add value to the homes in the community because of the look and feel a person has when driving in a community with street trees. The design will include a street tree program along all streetscapes. Trees will be installed with a max. 60' separation along all roadways. The placement of each tree along the roadway will be in a 6' landscape strip between the back of curb and the community sidewalks.
- iv. **Parking:** Each home shall have a minimum of two off-street parking spaces. The minimum spaces may be in a garage, carport, or in the driveway, provided that there is a minimum of twenty feet of clear space within the driveway and does not encroach upon the roadside sidewalks.
- v. **Street Lighting:** Street lighting shall be placed within the street right-of-way to promote extended use of the sidewalks and promote neighborhood safety. Generally, streetlights shall consist of cut-off fixtures at intersections and sight lines between intersections. The final placement of the street lighting will be subject to the placement requirements of the utility provider. The fixtures will be a decorative post and fixture to continue to improve the overall feel of a traditional neighborhood.
- vi. **Street Signage** – All community signage will be of high-quality decorative post and street blades to create a traditional

neighborhood experience.

vii. Entrance Monuments and Landscape

The neighborhoods will have attractive entrances with a lighted entrance monument that is unique and landscaped to distinguish it from a typical street. This will give each neighborhood a sense of character and clearly designate the neighborhood as a desirable place to live.

viii. Neighborhood Amenity

Amenity areas will be included in each of the neighborhoods. It will be sized appropriately to the neighborhood so as to not add undue hardship on homeowner for operation and maintenance cost. The amenity area may include active and/or passive amenities for homeowners. Some examples of active amenities would be a pool, sports field, gaming area, or an age-appropriate playground. There may be passive amenities that will promote neighborhood gatherings. Passive amenity examples could include a pavilion, fire pit, grill stations, park benches or picnic tables.

- ix. **Building Setbacks:** Building setbacks are detailed in Table 1 above and in Lot Details in **Exhibit G**. Stoops, stairs, bay windows, balconies, open porches, and roofs of the principal dwelling unit may extend beyond the front setback line, provided they do not extend beyond the lot boundary.
- x. **Driveways:** Driveways shall be no closer than three (3) feet from a side property line.
- xi. **Garages:** Garages in Single family and towhome neighborhoods may be attached or detached from the Dwelling Unit. Garages shall be setback a minimum of twenty (20) feet from the roadside sidewalk.
- xii. **Mechanical Equipment:** Mechanical Equipment (other than equipment installed by utility companies) and waste containers above grade level may not be located in the front yard setback and shall be screened from view.

2. Commercial Uses

a) Permitted Uses in Commercial Uses

- i. Uses that are in conformance with B-1 and B-2 current zoning ordinance.
- ii. Building height and parking to comply with City of Pembroke standards; however, commercial buildings exceeding 2 stories shall provide proper buffers and separation to limit the line of sight from the top floor of a new building to the existing offsite building(s).
- iii. Dumpsters shall be placed on a concrete pad and shall be enclosed with fencing or walls.

3. Townhome Residential

- a) Units to comply with Pembroke R-3 Townhome code
- b) Amenities and open space sized appropriately to the size of the community
- c) Building height and parking to comply with City of Pembroke standards

4. Multi-family Residential

- a) Garden Apartments
- b) Multi-family units to comply with City of Pembroke R-3 standards
- c) Amenities and open space sized appropriately to the size of the community
- d) Building height and parking to comply with City of Pembroke standards

5. Mixed Use

- a) Multi-family Residential on upper floors
- b) Commercial on ground floor to comply with B-1 and B-2 City standards
- c) Building height and parking to comply w/ City of Pembroke Standards; however, multifamily buildings exceeding 2 stories shall provide proper buffers and separation to limit the line of sight from the top floor of a new building to the existing offsite building(s).
- d) Community character is a walkable village with sidewalks, street trees, and some on-street parking
- e) Amenities and open space sized appropriately to the size of the community

6. Common Open Space & Wetlands

The Conceptual Master Plan seeks to maintain significant areas of open space. The open space and amenities will be owned and maintained by the developer, homeowner's association, or other legally designated entity. Property deeded to a government entity becomes the maintenance responsibility of that entity.

a. Open Space Requirements

Total Site Area: ± 547.4 acres

- **Min. Open Space: 20% min.**

- ±109.5 acres minimum this site
- Min. Open Space in Permanent Green Space: 30% min.
 - ±32.8 ac this site
- Min. Open Space in Community Recreation: 5% min. or 1 acre min
 - ±5.5 ac this site
- Max. Open Space in Wetlands: 50% max. of remaining
 - ±35.6 ac this site

b. Permitted Use of Wetlands

Unless restricted via a future memorandum of agreement (MOA) to the contrary, the following are Permitted Uses in wetlands:

- Stormwater control and management
- Open Spaces and buffers
- Conservation areas
- Activities in all areas as permitted by USACOE, EPD, & GDNR-CRD
- Disposal of reclaimed water as permitted by EPD
- Boardwalks, trails, bridges, and other permitted structures
- Forest Management
- Development consistent with the proposed uses in this PUD may be allowed in areas that are determined non-jurisdictional or are permitted for impacts.

c. Rules & Restrictions

The Conceptual Master Plan (see **Exhibit C & D**) are non-specific regarding the final layout and configuration of the residential development to allow flexibility in the future to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters while complying with overall guidelines compatible with the City’s vision. Accordingly, the exact location of the primary and secondary streets, stormwater ponds, and open spaces described herein shall be subject to change as phases of the Conceptual Master Plan area are submitted for Final Development Plan approval over the life of the development, provided that the maximum densities, commitment to open space, development standards and other conditions of the Warnell Tract PUD will be adhered to.

The provisions of the Conceptual Master Plan, Exhibits, and Appendices shall apply to the development of the Warnell Tract PUD. In the event of a conflict, the hierarchy of documents is the Conceptual Land Use Master Plan and this text, then the City of Pembroke Zoning Ordinance. Each phase of the development will be submitted for final permit approval at a later date per the City’s standard building permit regulations.

d. Neighborhood Management

The establishment of an active manager is key to the long-term preservation of a neighborhood. For the homeowner subdivisions, the Developer will put in place a Homeowner's Association who will manage Covenants, Codes, and Restrictions to regulate all aspect of the community. For the Commercial and Multi-family rental developments, a professional Property Manager will be contracted to manage the development. The Property Manager or Homeowner's Association will keep the responsibility of maintaining the neighborhood in perpetuity, which will assist in maintaining property values. All homeowners will be governed by this deed restrictive document to keep consistency in architecture controls, maintenance and repair of all common area properties, and to maintain any community infrastructure not accepted by the local municipality. This will reduce the municipality's burden to regulate some issues within the neighborhood.

e. The Development Schedule

Development will take place according to the Master Plan (**Exhibit C**) and as described in this document over several years. Due to its size and changing market conditions, is likely to be built in phases over this extended period. Each phase will be submitted for final permit approval with more detailed documents per the City's standard building permit regulations.

f. Access and Vehicular Traffic

New roads will be built to increase the connectivity and accessibility to the land, consistent with the Rural Residential character area goals in the Bryan County Comprehensive Plan. Because the property has multiple tracts with frontage on multiple existing roads, the development will have multiple access points on the existing roads.

- All proposed internal roads will be constructed in accordance with the City of Pembroke standards and will be public roads dedicated to the City of Pembroke, or as modified herein to be private gated communities.
- The minimum road right-of-way shall be 60 feet.
- Highway 67 bisects the development with an existing 100' right of way, with large PUD tracts on either side of the highway. There will be multiple new road intersections for the proposed internal roads, along with driveway entries on Highway 67. GDOT standards will be followed and turning lanes will be constructed.
- Mason Rd. passes the site in multiple locations and has a public right of way with a varying width. There will be at least 2 entrances/new road intersections on Mason Rd. that provide access into the development.
- Sims Rd. is a dirt road that transects the site without a public right-of-way. Sims Rd will be improved and paved, a 60' right-of-way will be created for Sims Rd. and dedicated to the City. Sims Rd. currently intersects with

Highway 67 at an odd angle – this angle will be corrected to within 5 degrees of 90 degrees. Sims Road and the development entrances along Sims Road will be separated from existing driveways and will not impede existing homeowner's access.

- The access points for the Commercial parcels will be in compliance with the City's current B-1 and B-2 zoning code for commercial businesses and transportation codes.
- Roads indicated on the Conceptual Master Plan are subject to modification at the time of Final Development Plan approval based on the final lot layout, specific soil conditions, environmental concerns, physical constraints, and design parameters.

g. Pedestrian Circulation

The Warnell Tract neighborhood shall contain:

- A minimum of a 5-foot-wide sidewalk along one side of the primary streets per the City Subdivision Regulations.
- A 10' multi-use loop trail utilizing the power easements

h. Vegative Buffers & Setbacks

1. Residential uses:

- 30 feet buffer at the perimeter property line per the Conceptual Master Plan, see **Exhibits C and D**.
 - 25 feet setbacks for multi-family or townhome residential buildings at the internal proposed roads allow for standard landscape strips between residential buildings and the public roads, see **Exhibit D**.
 - Used to physically and visually separate the neighborhood from surrounding properties. This reduces noise and gives the owners more privacy. These buffers may be disturbed and graded during the development process but must be planted with the appropriate vegetation to provide the desired buffering.
 - 50' building setback from Highway 67
2. Earthen landscape berms are an allowed use in the buffer zones.
 3. Landscape buffers to provide screening of incompatible uses shall consist of evergreen plant materials to minimize visual impact.
 4. The commercial parcels will adhere to the standard zoning ordinance for buffers and B-1 and B-2 zoning.
 5. Buffer crossings and disturbances along the frontage of Highway 67 for traffic, signage, utility, and landscape improvements will be limited as is necessary for the installation of these items. Additionally, in accordance with Section 7.6.6.iv, buffers within the commercial district may be cleared and graded so long as they are replanted.
 6. If used, berms will only be allowed as buffers internal to the development.

7. Existing catfaced trees along the frontage of Highway 67 may be preserved so long as they do not hinder the development of the property and so long as they are deemed healthy by a registered arborist. Unhealthy trees may be removed to prevent future damage to the proposed development. Additionally, in accordance with Section 7.6.6.iv, buffers within the commercial district may be cleared and graded so long as they are replanted.

i. Utilities & Stormwater

1. Stormwater Management

The project's stormwater will be managed in accordance with the City of Pembroke standards. Natural drainage patterns shall be incorporated in the final site grading plan, and stormwater shall be collected with curb & gutter, inlets and underground pipes, then conveyed to any necessary stormwater ponds for discharge into the adjacent wetland systems in accordance with city & state regulations.

The PUD shall conform to the Flood Damage Prevention Code of City of Pembroke. The majority of the project site is currently well drained and located in Zone A on the FEMA flood maps. Zone X is that area of land located outside of the 100-year flood limits. Some areas of the site are currently in the 100-yr flood limits of Zone AE. Zone AE are defined as areas that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

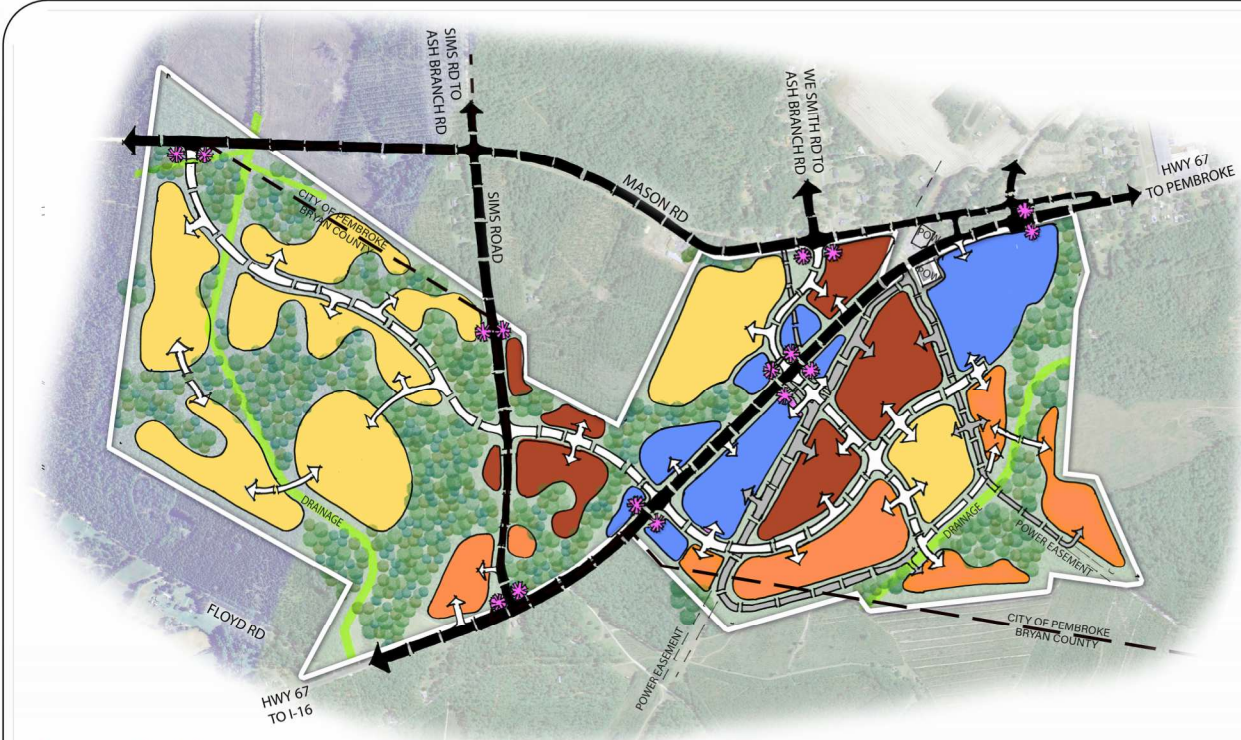
2. Water Supply

The city has provided the developer with instructions regarding the water and sewer connection points that will service the development in order to provide adequate supply.

3. Sewer Service

The city has provided the developer with instructions regarding the water and sewer connection points that will service the development in order to provide adequate supply.

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| SITE DATA | | |
|-----------|----------------|-------|
| UNITS | CATEGORIES | ACRES |
| 2,000 | TOTAL | 547.4 |
| | COMMERCIAL | 53.0 |
| | MULTI-FAMILY | 77.1 |
| | TOWNHOMES | 71.8 |
| | SINGLE FAMILY | 168.3 |
| | WETLANDS | 115.7 |
| | DRAINAGE DITCH | 13.2 |
| | POWER EASEMENT | 11.1 |
| | MAIN ROADS | 20.5 |
| | OPEN SPACE | 118.5 |

*ALL AREAS ARE APPROXIMATE

| OPEN SPACE | | | |
|----------------------------|-------|-----|----------------------|
| | AC | % | |
| TOTAL SITE AREA | 547.4 | | |
| OPEN SPACE REQUIRED | 109.5 | 20% | MIN. |
| OPEN SPACE PROVIDED | 118.5 | 22% | |
| PERMANENT PRESERVATION | 32.8 | 30% | WETLANDS |
| DECEASED AREA | 5.5 | 5% | DEVELOPED OPEN SPACE |
| ALLOWED CREDIT IN WETLANDS | 41.4 | 10% | DEVELOPED OPEN SPACE |
| | 78.9 | | WETLANDS |
| OPEN SPACE PROVIDED | 3.7 | 1% | MIN. |
| DRAINAGE DITCH | 13.2 | | |
| POWER EASEMENT | 11.1 | | |
| | 88.4 | | WETLANDS |

LEGEND

- GATEWAY
- COMMERCIAL
- MULTI-FAMILY
- TOWNHOMES
- SINGLE-FAMILY RESIDENTIAL
- WETLANDS
- EXISTING ROADS
- NEW ROADS
- TRAILS



PLANNED UNIT DEVELOPMENT
WARNELL TRACT
 PEMBROKE, GEORGIA
 APRIL 2024

PREPARED FOR:
 WARNELL-GSL
 CATTLE COMPANY,
 LLC

PREPARED BY:

 MAXWELL REDDICK
 ARCHITECTS & PLANNERS
 COMPANY

THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT FOR CONSTRUCTION. THE TOPOGRAPHIC AND BOUNDARY DATA IS THE BEST AVAILABLE AT THE TIME OF PRINTING. THE PLAN IS INTENDED FOR PROJECT PLANNING.

