

**Pembroke Planning Commission
Minutes
November 21, 2024**

The regular meeting of the Pembroke Planning Commission was held on Thursday, November 21, 2024, at City Hall with the following members present: Chair Charlotte Bacon, commission members Anne Barton, 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 Anne Barton and seconded by Shalah Beckworth to approve the minutes of October 17, 2024; regular commission meeting as presented. The motion carried unanimously.

Chair Bacon: Variance request for 51 Mary street has been rescheduled to December 19th.

Public Hearings

- 1. Applicant, Darlene Shuman is requesting a Rezoning from R-1 to B-2 for Parcel B, of Parcel 0161 073, located at 1357 Camellia Dr. The applicant is proposing a two-lot subdivision. Rezoning Parcel B would bring an existing nonconforming use, a hair salon, into conformance.**

Diane Moore: Neighbor to the proposed rezoning, brought two letters from other neighbors in support of a condition that if the rezoning is approved and the use changes or ends, the zoning reverts back to R-1.

Chair Bacon moves to action agenda item 1 while the commission waits on the applicant for the 1' lot with variance request.

- 2. Applicant, Courtney Munoz, is requesting a Variance to reduce the side yard setback by 1', at 139 Ennis Rd, Parcel #0151-025. The Variance would reduce the required corner lot setback from 20' to 19' for the side yard abutting a side street (Dirt Road, 40' ROW).**

Ron Kinder, 47 Harry Hagan Rd, inquires about the specs of the right of way.

Action Agenda

- 1. Recommendation to city council regarding a request to rezone from R-1 to B-2 for Parcel B, of Parcel 0161 073, located at 1357 Camellia Dr.**

A motion to recommend approval to City Council with the condition that the zoning revert back to R-1 if the existing use ends or changes was made by Van Redcross, seconded by Shalah Beckworth. The motion passed unanimously.

- 2. Recommendation to city council regarding a Variance to reduce the side yard setback by 1', at 139 Ennis Rd, Parcel #0151-025.**

Anne Barton: The variance request should be due to a hardship, while the situation is not a hardship.

Shalah Beckworth recuses herself from voting.

Van Redcross: Asks if the variance would reduce the yard or ROW.

Derek Cathcart: Responds that the variance would reduce the side yard from 20' to 19', the ROW would not be affected.

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

Adjournment... There being nothing further to discuss, at 7:15pm a motion to adjourn was made by Anne Barton, seconded by Shalah Beckworth. The motion passed unanimously.

ATTEST:



Derek Cathcart
Community Development Director



Charlotte Bacon
Planning & Zoning Commission Chair