

**PEMBROKE CITY COUNCIL
MINUTES
OCTOBER 14, 2024**

The regular meeting of the Pembroke City Council was held on Monday, October 14, 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 representative Laney Ivy, and Deputy City Clerk Lawquina Gilliard.

CALL TO ORDER, INVOCATION AND PLEDGE... Mayor Zeigler called the meeting to order at 7:00 pm. Pastor Rodney Schramm of Crossway Worship Center offered the invocation. The pledge of allegiance to the flag was led by Councilmember Johnnie Miller.

MINUTES... A motion was made by Johnnie Miller and seconded by Diane Moore to approve the minutes of the September 9, 2024; regular council meeting as presented. The motion carried unanimously. A motion was made by Diane Moore and seconded by Ernest Hamilton to approve the minutes of the October 4, 2024; called meeting as presented. The motion carried unanimously.

RESOLUTION – Breast Cancer Awareness – Mayor Zeigler presented and read the Breast Cancer Awareness resolution, hereby proclaiming the month of October 2024 Breast Cancer Awareness Month.

PRESENTATION – A presentation to councilmember Sharon Lewis and former Mayor Judy Cook.

PRESENTATION – A presentation to former Mayor Judy Cook by Senator Buddy Carter.

PUBLIC COMMENTS – none.

APPROVAL/AMENDMENT OF MEETING AGENDA...A motion to amend the meeting agenda by removing item I3 and adding I4 was made by Johnnie Miller, seconded by Sharon Lewis. The motion carried unanimously.

CONSENT AGENDA...none.

PUBLIC HEARINGS

1. **Applicant, Mark Anderson, is requesting a Conditional Use Permit for a Home Occupation to provide medical consultations to patients at 130 Harry Hagan Road, Parcel #P09-01-013-03.**
 - A. Derek Cathcart, Community Development Director presented the request and gave an overview of the project. There were no public comments.

ORDINANCE READINGS

Second Readings

1. **Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation for land petitioned to be annexed on Highway 119, Parcels 015-039, 016-1001.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.
 - A. Dana Sheetz with Beacon Homes gave a brief overview of the project.
 - B. Isaac Bielecki of 85 Cason Drive requested the developer not cut down an exceptionally large and incredibly old oak tree located on the property. He also requested that there not be any additional roads within the subdivision that would allow for cut-through traffic.
 - C. Councilmember Diane Moore spoke of the concerns of her district regarding the commercial aspects of the project. No one living in this area wishes to see a convenience store and/or gas station.
 - D. Nicole Pezzulo of 61 Cason Drive has a special needs child and is concerned about the roads and traffic.
 - E. Councilmember Ed Bacon asked if any of the homes would be rental property. The developer explained that due to the type of funding, they are only allowed to sell the homes individually.
 - F. A motion to approve with a special condition of no convenience stores or gas stations allowed in the commercial area was made by Johnnie Miller, seconded by Ed Bacon. The motion passed unanimously.
2. **Second Reading and Approval of an Ordinance to Annex into the Corporate City Limits of the City of Pembroke as requested by Beacon New Homes, Inc., Parcels 015-039, 016-1001.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.
 - A. A motion to approve was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.
3. **Second Reading and Approval of an Ordinance to Amend the City of Pembroke Zoning Ordinance from R-1 and B-2 to PUD for Parcels 10-07-001, 016-024 along Highway 119 and Highway 280.** A motion to dispense with the reading of the entire document was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.
 - A. A motion to approve was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.

ACTION AGENDA

1. **Presentation of MLK Parade in Pembroke for January 2025.** JuShara Coples presented plans to hold a MLK parade either January 18th or 20th. It will be necessary to check with the NAACP regarding their plans for the Richmond Hill and Savannah parades. A motion to table and bring back to the November council meeting was made by Johnnie Miller, seconded Diane Moore. The motion carried unanimously.
2. **Approval of a Conditional Use Permit for a Home Occupation to provide medical consultations to patient at 130 Harry Hagan Road, Parcel 09-01-013-03.** A motion to

approve was made by Johnnie Miller, seconded by Diane Moore. The motion carried unanimously.

3. **Rezoning Moratorium on the Filing of Zoning Applications and as a consequence a moratorium on the filing of Annexation Petitions beginning October 14, 2024, and lasting six months. This item will be for new applications only.** Derek Cathcart explained the need for the moratorium to allow staff time to conduct a new housing study and land use study. A motion to approve was made by Diane Moore, seconded by Johnnie Miller. The motion passed, with Ed Bacon opposed.

DEPARTMENT REPORTS...

Police – Chief Collins reported on the Faith & Blue Tailgate event and the Praise and Worship event coming up on Sunday, October 20th from 3 to 5pm. Councilmember Bacon commented on a safety concern he has at the intersection of Highway 280 and Strickland Street where an officer will park to observe traffic. He feels this impedes the vision of motorists and requests that the officer park elsewhere. The Chief, City administrator and Mr. Bacon will meet to discuss.

Fire – Chief Waters reported his department has been busy with hurricane related activity. Mayor Zeigler took the time to complement and thank the staff for their tireless service to the community before, during and after Hurricane Helene. Mayor Pro-Tem Miller thanked the Mayor and our City Administrator for their service, along with Georgia Power and Canoochee.

City Administrator – Chris commended each department and all the staff for their efforts in response to the hurricane. He reported that the community had sustained substantial damage and that the city, through Bryan County, had contracted with a debris company to begin the task of picking up vegetative debris. To date, they have collected an estimated 1000 cubic yards. Citizens are encouraged to place their vegetative debris in the easement, keeping out of the roadway.

DDA – Fernanda requested to officially hold the city-wide Trick or Treat on Thursday, October 31st from 5-8pm. A motion to approve was made by Johnnie Miller, seconded by Ernest Hamilton. The motion passed unanimously. She reminded everyone about the Trick or Treat on Railroad Street this coming Saturday, October 19th from 5-8pm. She reported that scammers have been trying to set up fake registrations for the upcoming Christmas market. She reminded everyone about the “Coffee & Conversation” and “Let’s Discuss” events on October 21st.

Street – nothing to report.

Planning and Zoning – nothing to report.

City Attorney – nothing to report.

Deputy City Clerk – nothing to report.

City Engineer – nothing to report.

COMMITTEE REPORTS – nothing to report.

EXECUTIVE SESSION... A motion to enter executive session at 8:10pm was made by Johnnie Miller, seconded by Ed Bacon. The motion passed unanimously. A motion to close executive session at 8:55pm was made by Diane Moore, seconded by Johnnie Miller. The motion passed unanimously.

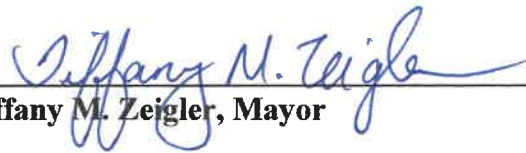
VOTE OF CONFIDENCE...As a result of the executive session, Mayor Zeigler requested to take a vote of confidence for City Administrator Chris Benson. A motion to approve was made by Diane Moore, seconded by Mayor Pro-Tem Miller. The motion passed unanimously.

ADJOURNMENT...There being nothing further to discuss, at 9:15pm 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

