

**PEMBROKE CITY COUNCIL
MINUTES
SEPTEMBER 9, 2024**

The regular meeting of the Pembroke City Council was held on Monday, September 9, 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, and Deputy City Clerk Lawquina Gilliard.

CALL TO ORDER, INVOCATION AND PLEDGE... Mayor Zeigler called the meeting to order at 7:00 pm. Pastor Martha Crawford gave 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 Ernest Hamilton to approve the minutes of the August 12, 2024; regular council meeting as presented. The motion carried unanimously.

PROCLAMATION – Georgia Reads Day – Mayor Zeigler presented and read the Georgia Reads Day proclamation, hereby proclaiming September 30, 2024, as Pembroke Reads Day. She encouraged everyone to help promote and elevate literacy in our community.

PUBLIC COMMENTS – none.

APPROVAL OF MEETING AGENDA...A motion to approve the meeting agenda was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.

CONSENT AGENDA...A motion to approve the consent agenda was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.

1. **Bryan County High School JROTC – request permission to reschedule bucket brigade from September (due to storm) to Saturday, October 26, 2024, from 9am to 12pm.**
2. **Bryan County High School girls' basketball teams request permission to hold a bucket brigade on Saturday, October 19, 2024, from 9:30am to 12pm.**
3. **Downtown Development requesting a road closure of W. Railroad between Ledford and S. Main on Saturday, October 19, 2024, from 4:00pm to 8:30pm for a Drive Thru Trick or Treat event.**

PUBLIC HEARINGS

1. **2024 Millage Rate** – Chris Benson, City Administrator presented the 2024 Millage Rate. There were no public comments.
2. **Applicant, Beacon New Homes, Inc. is seeking an annexation and rezoning to planned unit development (PUD) from A-5 (County) and RR-1 (County) for Parcels 015-039, 016-1001, also known as the Highway 119 PUD, containing approximately 126 acres located on Highway 119 about ¼ mile north of Bryan County High School.**
 - A. Derek Cathcart, Community Development Director presented the request and gave an overview of the project. There were no public comments.

- B. Dana Scheetz with Atlantic Coast Consulting presented a brief overview of the project, followed by comments from Corde Wilson of Beacon New Homes, Inc.
3. **Applicant, Lucky Joe LLC, is seeking a rezoning request to planned unit development (PUD) from R-1 and B-2 for Parcels 10-07-001, 016-024, also known as the Lucky Joe PUD, containing approximately 148 acres located east of Highway 119 between Highway 280 and the educational complex.**
- A. Derek Cathcart, Community Development Director presented the request and gave an overview of the project.
- B. Mike Hughes with Thomas and Hutton presented a brief overview of the project for the Applicant, Lucky Joe LLC.
- C. Leonard Hoke of 97 Shuman Street spoke of his concern that there were too many developments being approved. This will be more difficult for the city of control.
- D. Ed Bacon, Councilmember, spoke of his concern regarding the location of driveways and turn lane elements on Hwy 119. He also questioned drainage.
- E. Mayor Zeigler questioned the coordination with the Board of Education for school pick-up and drop off interference.

ORDINANCE READINGS

1. **First Reading of an Ordinance to Adopt and Enact a new code for the city of Pembroke, Georgia providing for the repeal of certain ordinances not included therein, providing a penalty for the violation thereof, providing for the manner of amending such code, and providing when such code and this ordinance shall become effective.** A motion to dispense with the reading of the entire document was made by Diane Moore, seconded by Ed Bacon. The motion carried unanimously.
2. **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 Highway 119, Parcels 015-039, 016-1001.** 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 Beacon New Homes, Inc., Parcels 015-039, 016-1001.** A motion to dispense with the reading of the entire document was made by Ed Bacon, seconded by Johnnie Miller. The motion carried unanimously.
4. **First Reading 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 Diane Moore. The motion carried unanimously.

Second Readings

1. **Second Reading of an Ordinance to amend the City of Pembroke Zoning Ordinance to provide a PUD zoning designation for land petitioned to be annexed near Garrison Street, portions of Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072, and City Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072, 012-060 near Garrison Street.** Derek Cathcart gave an overview & highlighted the changes to staff suggestions to include a condition that the architectural features listed in the density bonus provisions of the City of Pembroke Zoning Ordinance, as amended, Article

V, Section 5-10. (2.) D.1.-5. are to be met and complied with. A motion to approve with conditions was made by Ed Bacon, seconded by Johnnie Miller. The motion carried unanimously.

A. Lamar Smith, Applicant, discussed changes made to the application per staff suggestions.

B. Councilmember Ed Bacon questioned covenants to previous construction.

C. Marcus Sack addressed the CDBG project to help improve road traffic near Garrison.

D. Councilmember Diane Moore requested architectural features (siding).

E. Leonard Hoke of 97 Shuman Street asked for clarification on the density bonus and zoning ordinance guidelines for a development.

F. Alex Floyd of 2201 Hwy 67 asked about the number of homes and lot sizes.

2. **Second Reading of an Ordinance to Annex into the Corporate City Limits of the City of Pembroke as requested by GSDC LLC, Portions of Parcels 012-063, 012-064, 012-067, 012-069, 012-070, 012-072.** A motion to approve was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.

3. **First Reading of an Ordinance proposing changes to the city's subdivision regulations. Those include an addition of section 6.1.12 "Lighting Guidelines."** Derek Cathcart gave an overview of the changes. A motion to approve was made by Diane Moore, seconded by Ernest Hamilton. The motion carried unanimously.

ACTION AGENDA

1. **Resolution to set and declare the 2024 tax millage rate at 10 mils.** A motion to approve was made by Johnnie Miller, seconded by Ed Bacon. The motion carried unanimously.

DEPARTMENT REPORTS...

Police – Chief Collins reported the need for extra personnel at the schools. He is currently collaborating with the school board and the Bryan County Sheriff's office to set up active shooter training.

Fire – Chief Waters reported seventy-four calls and continued assistance in Richmond Hill with water rescues.

DDA – Fernanda reported the on two Faith in Blue events being held on October 11th as a tailgate, and another on October 20th as a worship service. She reported on the upcoming Drive Thru Trick or Treat being held on October 19th from 5 to 8pm. She also talked about the Christmas market and parade and informed everyone that registration was open for vendor booths and parade entrants. She reminded everyone about the "Coffee & Conversation" and "Let's Discuss events on September 23rd."

Street – nothing to report.

Planning and Zoning – nothing to report.

City Administrator – nothing to report.

City Attorney – nothing to report.

Deputy City Clerk – nothing to report.

City Engineer – nothing to report.

COMMITTEE REPORTS – nothing to report.

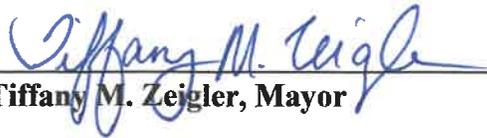
EXECUTIVE SESSION – none.

ADJOURNMENT... There being nothing further to discuss, at 8:25pm 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