

CITY OF PEMBROKE, GA

Minutes of Planning & Zoning Commission Meeting 3/14/24

Call to Order: Chair called the meeting to order at 6:30p.m.

Chair Comments: The public will be allowed to speak during the designated public hearings. You will be asked to state your name and address before you make your comments. The public is not allowed to speak during other agenda items.

Approval of February 1, 2024 meeting minutes: Motion by Dave Williams, seconded by Shalah Beckworth, all in favor, motion passes

Public Hearings

Chair opened the public hearings at 6:30p.m. and stated the following: For each public hearing, a short presentation will be made, and then I will ask if anyone from the public wishes to speak to the matter. You must clearly state your name and address, and you will be given up to 3 minutes to make your testimony. Speakers will not continue to address the Commission once they have left the podium and will not engage in conversation with Commission members from their seat.

Members of the audience will refrain from commenting, clapping, shouting, booing, or other inappropriate and/or disruptive behavior and will refrain from private conversations during meetings. We will not allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to sit down. If the individual does not comply with the request, they may be asked to leave, or if necessary, be escorted from the meeting. Once the hearing is closed, the public may not participate in any discussion by the Commission. We ask that when speaking that you do not repeat comments or questions already posed by other members of the public.

1 Forestar Real Estate Group is seeking a rezoning of (a portion of) P#0151-001, currently zoned A-5, agricultural, and P#015-052, currently zoned RR-1, rural residential, on Highway 119 and Harry Hagan Road, to Panned Unit Development (PUD).

Steve Scholar reviewed the rezoning application and introduced representatives from Forestar, Eric Olsen and Rusty Windsor of Kimley Horn Consultants

Mr. Olsen gave an overview of Forestar Real Estate Group, established in 1954 and with current projects elsewhere nearby. Forestar had developed an interest in Pembroke due to its good location and highway access and Pembroke's need to meet a demand for housing.

Mr. Windsor addressed the proposed estimate of 260+/-, single family detached homes allowed under the PUD zoning. He referenced the submitted plan and spoke to the aspects that meet the City's Comprehensive Plan for housing. The conceptual plan shows homes that are close together with the amenities of open space, recreation areas, walking paths, etc. The property is near to the current City boundary and provides site access from 2 points off Rt. 119. These access points will be coordinated with GDOT and abutters. The Traffic Study conducted by Kimley Horn estimates that 2 turn lanes will be required for each access from Rt. 119. It was noted that 17% of the site was wetlands which meant the new homes would be clustered to minimize impacts to wetlands. Also noted was that the PUD zoning requires 24 acres of open space (25%) but that the current plan provides 30 acres thereby providing more open space than required. Additionally buffers of 30 feet at the rear of the property would be provided and a 50 foot buffer would be provided along Rt. 119.

Chair Bacon asked why the homes were located so close together and it was indicated by Mr. Olsen that this helps the developer cost-wise, while the PUD zoning allows for this type of design to best utilize the site.

Member Barton asked if all homes were outside the area of any potential flood zones and if flood insurance would be required for any of the homes and asked about the schedule and the City's ability to offer the utilities of water/sewer needed for the site in the proposed timeline. Mr. Olsen informed the Commission that no homes would need flood insurance and that the design was done to keep a good distance from the wetland areas. Chris Benson stated that working with the developer and applying cost recovery fees would allow for needed utilities.

Chair invited the public to come forward if they wished to be heard.

Pam Macchiato – referenced an approximate workforce number of 10,000. She felt a good number of that workforce would be comprised of individuals likely from Korea or outside this country who are here on work visas. This results in renters versus homeowner and temporary residency. Chair Bacon let Ms. Macchiato know that not all workers would be people here on work visas.

Milton Smith, 239 Waters Circle, Pembroke – stated his concern about traffic with up 300 or more additional cars on Rt. 119, the traffic may need a traffic light to properly manage the additional new traffic. He also asked if detention ponds would be fenced as they present a danger when left open and unfenced. Additionally many HOA's have issues and the proposed lots are too small for this area.

Karl King, Rt. 119 - directly across the street from the access drives he is concerned about what impact that will have on his property. He also asked the square footage of the proposed lots He was told by Mr. Windsor that lots are 5,000Ssf with 40ft of frontage and a 5ft. set back from side lot line or 10ft between homes as shown on the housing layout.

Hearing no further public comment the chair closed this hearing at 6:59p.m.

2 Ron Lewis is asking for 33 Warnell Street, P#11-06-017, to be rezoned from R-1, single family residential, to R-2, two family residential.

Ron Lewis came forward to address any questions the Commissioners had and inform them that he would like to build a duplex home on the site.

Member Barton asked Mr. Lewis if he would consider changing his rezoning request to R-3 to be more consistent with a similar parcel nearby that was rezoned to R-3 within the last few years noting also that the Comprehensive Plan speaks to more dense housing near the core of the Central Business District (CBD) and this continuity of zoning at this location may serve the area better. He was told he could still build the duplex he wanted since it is allowed in the R-3 District but would however need to come back to the City with a new application in April and there would be no additional fee. Mr. Lewis agreed he would do that if that would be best for the City.

Chair invited the public to come forward if they wished to be heard.

David Whitten – lives behind the property to be rezoned and has concerns about the appearance and impact of a new building. He prefers that any home(s) be single story and not 2 story which is not consistent with the area in which he lives. The Chair described a single story duplex and Mr. Lewis agreed that is what he proposes.

Milton Smith, 239 Waters Circle, Pembroke – asked if the units would be Class A apartments which Mr. Lewis confirmed they would be (Class A apts. are the highest quality bldgs. In the market, new/newer, w/top amenities, high income tenants, low vacancy rates, well located, typically professionally managed)

Hearing no further comment the Chair closed the hearing at 7:05p.m.

3 Alex Long is seeking to change the previous city council stipulation on P#09-01-013 on Harry Hagan Rd. requiring lots to be a minimum of 10,890 square feet and changing the number of single-family and townhome residences previously designated. Property is zoned R-3 multi-family residential.

Alex Long came forward to discuss his request to change the stipulation on the Harry Hagan property explaining that the change results in a slightly different number of housing units - 47 townhomes & 24 single family homes versus the original stipulation of 47 townhomes & 26 single family homes, resulting in slightly lower density. He would build the townhomes 25ft wide, as the Chair had pointed out was the local requirement, with front loading parking. His submitted plan also shows the current accurate location of the wetlands and that the townhomes and single family homes are located differently than the previous owner had presented. Chair asked about the walking path to Rt. 119 and Mr. Long said that until the viability of the path is determined it is not yet shown on the plans but he is committed to building the path if it is viable.

Member Barton clarified that what the Commission was considering was a stipulation that the City Council imposed. The Commission did not recommend the rezoning in 2022 for a number of reasons, including the hazards presented by the broadcasting tower and that the public should be aware that this is not a rezoning but a unique discussion where we are only considering the change of a stipulation imposed by others.

Olivia Harvey, Patterson Street, Pembroke – has lived in the area of this project for 47.5 yrs. and feels statements made about the hazards associated with the broadcasting tower are a tragedy waiting to happen for the City. She has seen the damage caused. She asked about buffers to which Mr. Long said would be 30ft.

Michael Doyle, Harry Hagan Rd., Pembroke – noted that the City Council had rezoned this property on April 2022 and that he continues to have safety concerns regarding the tower and the homes that have been hit with ice which he has observed is falling farther than it has in the past. He has traffic concerns about the driveway entrance location being directly across from his home where car headlights, noise, etc. will impact him. He's not pleased with the impact this project will have on the neighborhood and still feels that remaining R-1 was a better use.

Ron Kinder, 47 Harry Hagan Road, Pembroke – access drive is across from his home and concerned about getting in and out of his own driveway asking "who wants 47 townhouses outside their front door. He asked what the traffic count and pattern was and would there be a turn lane provided. Are these units to be sold, rented, workforce housing? Mr. Long informed him that workforce housing must be owned for a specific period of time.

Hearing no further comment the Chair closed the hearing at 7:34p.m.

4 The City of Pembroke is seeking a rezoning of P#07-08-013, 244 Ledford Street, from B-2, general commercial, to R-2, two-family residential.

5 The City of Pembroke is seeking a rezoning of P#07-12-003 and P#07-12-004, both from R-1 single family residential to R-2, two-family residential and a lot width variance of five feet from 80 feet to 75 feet wide.

M. E. Logan of Sack Engineering presented the Ledford Street project covering that these were CHIP grant funded affordable homes on 4 lots on Ledford Street using the same building plans as a previous CHIP project on Camelia Drive. Member Williams asked about home sizes and informed that homes are 900 – 1,500sf, energy rated, sided with HardiePlank.

M. E. Logan of Sack Engineering presented the project stating these homes on Main Street were also CHIP grant funded affordable homes on 3 lots. He spoke about developing a layout that resulted in the need for a variance. The best layout has rear loading parking with access off of Mary Street which would be partially paved. This layout avoids the need to relocate the sewer which would be cost prohibitive for the project. The variances are from 80 feet to 63.5ft.

The owner of 303 Mary Street came forward with a complaint about the builders on site for a private development trespassing on her property. Chris Benson gave her his contact information to address the matter at a later date since it was not related to this hearing.

Hearing no further comments the Chair closed the hearing at 7:50p.m.

6 Ron Lewis is seeking a rezoning of P#11-08-002 on Madison Street, from R-1, single-family residential, to R-3, multi-family residential.

7 Ron Lewis came forward to discuss and answer questions on his plans to build townhomes similar to those recently built on Warnell on the lot he would like to rezone.

Member Barton asked Mr. Lewis if he would consider an option to rezone to R-2 instead of the denser R-3 and build duplexes instead of 2 story townhome to keep in character with the rest of the single story, mostly single family homes in this long established neighborhood. He was not interested in considering that change to his request.

Hearing no further comments the Chair closed the hearing at 7:55p.m. and public was informed that the public hearing items will be heard by City Council at their April 8, 2024 meeting.

Public Hearing Actions

1 Motion by Van Redcross to approve, seconded by Dave Williams, all in favor, 1 present, motion passes

2 Ron Lewis, applicant will resubmit rezoning request adjusted to a request for R-3 instead of R-2

3 Motion to approve by Van Redcross, seconded by Dave Williams, all in favor, 1 present, motion passes

4 Motion to approve by Salah Beckworth, seconded by Dave Williams, all in favor, motion passes

5 Motion to approve by Van Redcross, seconded by Salah Beckworth, all in favor, motion passes

6 Motion to deny by Anne Barton, not seconded, motion dies, Motion by Van Redcross to approve, seconded by Dave Williams, all in favor, 1 opposed, motion passes

7 Motion to approve by Dave Williams, seconded by Van Redcross, all in favor, 1 opposed, motion passes

Comments: Chair discussed changes to P&Z meeting times and dates. A workshop will be held 1 hour before the scheduled meeting time. A change to the 3rd Thursday of the month and a workshop time of 6 p.m., followed by the meeting at 7p.m. was discussed. It was noted that any changes will need to be advertised.

Adjourn: Motion to adjourn made by Dave Williams, seconded by Salah Beckworth, all in favor meeting adjourns at 8:00p.m.

Charlotte Bacon, Chair Charlotte W Bacon Date: April 18, 2024