Pembroke City Council
Agenda
September 8, 2025
7:00 P.M.

A. Call to Order

B. Invocation – Mayor Pro-Tem Johnnie Miller

C. Pledge of Allegiance

D. Adoption of Minutes – August 11, 2025

E. Presentation – In recognition of Mr. Dave Williams, a member of the Pembroke Planning Commission for 17 years

F. Presentation – Shy Duncan, Grant Specialist for the Georgia Department of Natural Resources, Coastal Resources Division presenting on the Coastal Incentive Grant Program

G. Presentation – Chris Holt of Davenport Public Finance

H. Announcements

1. **Mayor's Youth Council Members**

I. Public Comments

J. Approval of Meeting Agenda

K. Consent Agenda

1. **Approval for Bryan County High School to hold annual Homecoming Parade on Thursday, October 2, 2025, beginning at 6:00pm. Parade route will be same as last year, beginning at Pembroke Christian Church proceeding down Highway 280 and ending at PAC. We are pending approval from GDOT for road closure from 6pm to 7pm.**
2. **Approval of road closure request for Railroad Street between South Main and Ledford for the Trick or Treat on Railroad Street event in partnership with the Pembroke Public Library on Saturday, October 18, 2025, from 4pm to 9pm.**
3. **Approval of road closure request for Saturday, December 13, 2025, for Railroad Street between South College and Ledford and Stephens Street, and the downtown parking lot to support the Christmas in Pembroke event.**

L. Public Hearings

1. **Millage Rate**
2. **The City of Pembroke is proposing changes to the city's Subdivision Regulations. Changes include amendments to Article IV, Section 4.1.3, and 4.4.7 to update plat approval authorities; Article V, Section 5.6, certifications; Article VI, Section 6.3, performance bonds; and Article IX, Section 9.4, Schedule of Filing Fees, to update the current fee schedule.**
3. **The City of Pembroke is proposing changes to the city's Zoning Ordinance. Those include amendments to Article II, adding new definitions; Article III, Section 3-2, abandoned vehicles, Section 3-4-1, ADU ordinance; Article IV, Section 4-3, lot and building requirements; Article V, Section 5-2 & 5-4, Lot and building requirements; Article VII, Section 7-3 & 7-5, public hearing and notice requirements; Article VIII, Sections 8-1, permitting and fee schedule information; Article IX, Section 9-3, public hearing requirements; Article X, Section 10-5, public hearing and notice requirements.**
4. **The City of Pembroke is proposing changes to the city's Code Ordinance. Those include amendments to Article III, Section 61, Chapter 40 to change the due date, penalties, and interest for Occupational Tax Certificates (Business Licenses).**
5. **Applicant, Sophia Rodriguez, is requesting a Site Plan approval for a multi-family residential development on Rogers Road, Parcel # 012 10 63.**
6. **Applicant, Teresa Anderson, is requesting a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 130 Harry Hagan Road, Parcel # P09 01 013 03.**

M. Ordinance Readings

First Readings

Motion to dispense with the reading of the Ordinances to follow.

1. **First Reading of an Ordinance to amend the city's Code Ordinance, including amendments to Article III, Section 61, Chapter 40 to change the due date, penalties, and interest.**
2. **First Reading of an Ordinance to amend the city's Subdivision Regulations. Amendments include Article IV, Section 4.1.3, and 4.4.7 to update plat approval authorities; Article V, Section 5.6, certifications; Article VI, Section 6.3, performance bonds; and Article IX, Section 9.4, Schedule of Filing Fees, to update the current fee schedule.**
3. **First Reading of an Ordinance to amend the city's Zoning Ordinance. Amendments include Article II, adding new definitions; Article III, Section 3-2, abandoned vehicles, Section 3-4-1, ADU ordinance; Article IV, Section 4-3, lot and building requirements; Article V, Section 5-2 & 5-4, Lot and building requirements; Article VII, Section 7-3 & 7-5, public hearing and notice requirements; Article VIII, Sections 8-1, permitting and fee schedule information; Article IX, Section 9-3, public hearing requirements; Article X, Section 10-5, public hearing and notice requirements.**

N. Action Agenda

1. **Approval of Mayor's Youth Council Community Garden Rental**
2. **Approval of 2025 Millage Rate**
3. **Recommendation of approval/disapproval to City Council approval for a multi-family residential development on Rogers Road, Parcel # 012 10 63.**
4. **Recommendation of approval/disapproval to City Council regarding a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 130 Harry Hagan Road, Parcel #P09 01 013 03.**
5. **Recommendation and appointment of Police Chief**

O. Department Reports

P. Committee Reports

Q. Executive Session for the purpose of discussing personnel, land acquisition, and/or litigation as allowed by O.C.G.A., Title 50, Chapter 14.

R. Adjournment

Pembroke City Council
Workshop Agenda
September 8, 2025
6:00 P.M.

1. **Cemetery – All 10x20 lots have been sold. Only 4 10x10 lots available. Are we going to open more?**
2. **Blight Ordinance**
3. **Vape Shop Ordinance**
4. **Davenport Public Finance**
5. **Executive Session (if necessary).**

Please come in time to eat before the 7:00 council meeting.