



**PLANNING COMMISSION MEETING**  
**August 15, 2023**  
**6:00 p.m., Temple Senior Center**  
**AGENDA**

Presiding: Gary Thomas, Chairman

1. Call to Order
2. Roll Call
3. Approve the Minutes of the July 31, 2023, Temple Planning Commission meeting.
4. Status report on Council action taken from the July 31, 2023, Temple Planning Commission meeting.
5. *Receive* information on the request from **Matt Caviness with Majestic Homes** for **5 parcel split requests** for Parcel # T03 0070241, T03 0070317, T03 0070320, T03 0070226 in Carroll County and The City of Temple. These parcels are a total of 20 acres and are being split to create driveways on Rainey Road with the smallest parcel being a total of 2.06 acres.
6. *Hold* a public hearing concerning the parcel split requests made by Matt Caviness.
7. *Consider* taking action concerning the 5 parcel split requests for Parcel # T03 0070241, T03 0070317, T03 0070320, T03 0070226 in Carroll County and The City of Temple.
8. *Receive* information on the request by **CR Palmer with Structured Drywall** for a 10-foot **variance** on the 50-ft setback for Parcel# T02 0110179, 416 W 78 HWY, 1 acre lot in order to utilize the concrete slab that is already existing to build his building.
9. *Hold* a public hearing concerning the variance request made by CR Palmer.
10. *Consider* making a recommendation to the City Council on September 4, 2023, concerning the variance request for 416 W 78 HWY.
11. Other business
12. Adjournment

**PLANNING COMMISSION MEETING**  
**July 31, 2023**  
**5:30 p.m., Temple Senior Center**  
**MINUTES**

Presiding: Gary Thomas, Chairman

1. Call to Order

The meeting was called to order by Chair Gary Thomas at 5:30PM

2. Roll Call:

Commission Members Present: Greg Doster, Troy Curtis, Karen Powell, Terron Bivins, Calvin Waters

3. Approve the Minutes of the June 20, 2023, Temple Planning Commission meeting: There was a motion to approve the June 20, 2023 minutes by Greg Doster, second by Terron Bivins. Vote 5-0.

4. Status report on Council action taken from the June 20, 2023, Temple Planning Commission meeting.

Community Development Technician Deidra Walker explained that at the last meeting, the Planning Commission voted to approve a parcel split (Collins) and a parcel join (Nelms). There was no Council action necessary on these items and the vote was 5-0 for both requests. The Planning Commission also recommended to the City Council that signs should be posted on properties for all requests: zoning, parcel splits, parcel joins, etc.

5. Receive information on the request from [Mike Meshkaty with Blue River Development](#) for the **Rezoning Request** on Parcel# 01170039B, in Haralson County, 48.03 total acres, District 6, Land Lot 175. Request is to change from (A5) Agricultural to (R-4) Single-family detached residential. This rezoning request will be contingent upon approved annexation. The property is wooded, vacant and has no building. The future use of this property is residential development.

Chair Gary Thomas explained that this request was originally heard in April this year and the Planning Commission recommended denial. The applicant requested a deferral in May and June. Ms. Walker explained that the applicant was on his way to the meeting and is delayed in traffic. The meeting was called back to order at 5:47pm when the applicant arrived.

Mike Meshkaty from Blue River Development introduced himself and explained that the Planning Commission has seen this proposal a few times. They have made some updates to the previous plan. He had a new site plan and explained that they have reduced some of the density and have added more amenity space. He said there will be about 22 acres of open space and there will be a bridge crossing in that space with some pathways in the back. He said the amenities would include a dog park, pool, pavilion, and fire pit. They are open to suggestions. He said they plan to have sidewalks on both sides of the streets, there will be additional parking, and a decel lane on Highway 78.

Chair Thomas asked if there were any questions for the applicant. When asked about the square footage and price point of the subdivision, Mr. Meshkaty said they would probably start with the minimum 1400 square feet, but would build 3000 square foot homes if the market wants it. When asked about the additional traffic, Mr. Meshkaty explained that the City has done traffic studies and he hasn't seen the results of those yet. He said the site hasn't been engineered yet, they plan to build a wider entrance. Chair Thomas asked Police Chief Creig Lee about some public safety concerns and if this property was approved and annexed would the 911 calls go to Haralson County. Chief Lee explained that most of the time the calls would still go to the City, it is 50/50 and there could be a delayed response. This could apply to fire as well and there was concern for there being confusion or response delays. It was also discussed that the sewer line extension would be the responsibility of the developer.

6. Hold a public hearing concerning the Rezoning Request made by Mike Meshkaty.

Chair Thomas opened the public hearing. There was no one present at the meeting to speak for or against this request.

7. Consider making a recommendation to the City Council on August 7, 2023, concerning the Rezoning Request on Parcel# 01170039B, Land Lot 175, District 6 for Mike Meshkaty.

Council Member Bivins explained that she doesn't think the City is ready to start playing with two counties and she doesn't think we need to add additional houses to Temple until we get our infrastructure in line with the other houses that are already approved. There was a motion to recommend denial to the Council of the request from Blue River Development for rezoning and annexation, second by Greg Doster. Vote 5-0.

Chair Gary Thomas explained that this recommendation would be presented to the City Council at their August 7<sup>th</sup> meeting.

8. Other business- N/A

9. Adjournment: There was a motion to adjourn by Troy Curtis, second by Terron Bivins. Vote 5-0. The meeting adjourned at 5:59PM.

## STATUS REPORT ON COUNCIL ACTION FROM THE July 31, 2023, MEETING

1. Request from **Mike Meshkaty with Blue River Development** for the **Rezoning Request** on Parcel# 01170039B, in Haralson County, 48.03 total acres, District 6, Land Lot 175. Request is to change from (A5) Agricultural to (R-4) Single-family detached residential. This rezoning request will be contingent upon approved annexation. The property is wooded, vacant and has no building. The future use of this property is residential development. There was a motion to recommend denial to the Council of the request from Blue River Development for rezoning and annexation, second by Greg Doster. Vote 5-0.

Council to vote 9-4-2023 due to cancellation of the 8-7-2023 council meeting due to weather.