



PLANNING COMMISSION MEETING
September 19, 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 August 15, 2023, Temple Planning Commission meeting.
4. Status report on Council action taken from the August 15, 2023, Temple Planning Commission Meeting.
5. *Receive* information on the request from **Howard Walden for a rezoning request** for Parcel # T04 0070018 in Carroll County and The City of Temple. Land Lot 148, District 6. This parcel is a total of 33.01 acres and the request is to change from R-1 (Single-family detached residential) to DCD (Design Concept Development). The future use of this property will be a second Phase to the existing Perennial Park Subdivision.
6. *Hold* a public hearing concerning the zoning request made by Howard Walden.
7. *Consider* taking action concerning the rezoning request for Parcel# T04 0070018 in Carroll County and The City of Temple.
8. *Receive* information on the request by **Michael Burk with Quiktrip to annex and rezone** 1 tract of land. Parcel# 125 0497, 8.89 acres at 946 Carrollton Highway in Carroll County. This property is currently zoned CG (General Commercial), and the request is to annex into the City of Temple and rezone it to IL (Light Industrial) to accommodate a convenient store that will include diesel bays for trucks around the back of the building. The rezoning request does coincide with the adjacent properties on the future land use map. This property is in Land Lot 117, 6th District of Temple in Carroll County.
9. *Hold* a public hearing concerning the annexation and rezoning request made by Michael Burk.
10. *Consider* making a recommendation to the City Council on October 2, 2023, concerning the annexation and rezoning request for 946 Carrollton Highway.
11. Other business
12. Adjournment

PLANNING COMMISSION MEETING

August 15, 2023

6:00 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 6:00PM.

2. Roll Call:

Planning Members Present: Terron Bivins, Troy Curtis, Greg Doster, Karen Powll

Planning Members Absent: Calvin Waters

3. Approve the Minutes of the July 31, 2023, Temple Planning Commission meeting.

There was a motion by Troy Curtis to approve the July 31, 2023 minutes, second by Greg Doster.

Vote 4-0.

4. Status report on Council action taken from the July 31, 2023, Temple Planning Commission meeting.

Community Development Technician Deidra Walker explained that at the last Planning Commission meeting, the Commission voted 5-0 to recommend denial to the Council of the zoning and annexation request by Blue River Development. Due to a power outage and storms last week, the Council Meeting that this request was advertised for was postponed. Because of the public hearing advertising requirements and the need to re-advertise, the request by Blue River Development will now go before the Council on September 5, 2023.

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.

Community Development Technician Deidra Walker explained that these parcels previously had easements between family members; the property has now been sold outside of the family. Karen Powell asked if this is going to be used for individual homes or condos, and does this leave room for them to come back at a later date and build a small subdivision or something else. Ms. Walker explained that the request is for one home on the back ten acres of the property; she didn't think it would be feasible to do a subdivision on the land due to the topography. Assistant City Administrator Lisa Jacobson explained that any new requests for the property would have to go before the Planning Commission and the City Council for approval.

6. Hold a public hearing concerning the parcel split requests made by Matt Caviness.

Chair Gary Thomas opened the public hearing. The applicant, Matt Caviness of Majestic Homes was present at the meeting. Mr. Caviness explained that he owns the ten acres in the back and has a contract with those in the front. He said the property is going to be used for only one home. His goal is to get rid of the easement and have one driveway to that home. There was no one else present to speak for or against this request. The public hearing was closed.

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.

There was a motion by Troy Curtis to approve the 5 parcel split requests, second by Greg Doster. Vote 4-0. Chair Gary Thomas advised the applicant to submit the necessary paperwork to finalize the parcel splits.

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.

The applicant was not present at the meeting. Community Development Technician Deidra Walker explained that approximately 20 years ago, there were plans for this property to be a NAPA Auto Parts Store. At the time it was a commercial lot and the setback between the two parcels was 15 feet. The adjacent property, now Bedrock Townhomes, was rezoned to residential. The slab on the applicant's lot is still existing from when it was going to be an auto parts store. The current owner is going to place a drywall business on this parcel and they would like to use the existing slab for their building. Chair Gary Thomas explained that it will be a 40 foot setback instead of 50.

9. Hold a public hearing concerning the variance request made by CR Palmer.

Chair Thomas asked if anyone was present to speak for or against this request. The applicant was not present and no one else was present to speak. The public hearing was closed.

10. Consider making a recommendation to the City Council on September 4, 2023, concerning the variance request for 416 W 78 HWY.

There was a motion by Greg Doster to recommend approval to the City Council for the variance request at 416 W Hwy78 by CR Palmer with Structured Drywall, second by Terron Bivins. Vote 4-0.

11. Other business: N/A

12. Adjournment: There was a motion to adjourn by Troy Curtis, second by Greg Doster. The meeting adjourned at 6:13PM.

STATUS REPORT ON COUNCIL ACTION FROM THE August 15, 2023, MEETING

1. 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.
There was a motion by Troy Curtis to approve the 5 parcel split requests, second by Greg Doster. Vote 4-0. Chair Gary Thomas advised the applicant to submit the necessary paperwork to finalize the parcel splits.
Council to Vote- 9-5-23
2. 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.
There was a motion by Greg Doster to recommend approval to the City Council for the variance request at 416 W Hwy78 by CR Palmer with Structured Drywall, second by Terron Bivins. Vote 4-0.
Council to Vote- 9-5-23
3. 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 9-5-2023 due to cancellation of the 8-7-2023 council meeting due to weather.