



PLANNING COMMISSION MEETING
October 17, 2023
6:00 p.m., Temple Senior Center
AMENDED AGENDA

Presiding: Gary Thomas, Chairman

1. Call to Order
2. Roll Call
3. Approve the Minutes of the September 19, 2023, Temple Planning Commission meeting.
4. Status report on Council action taken from the September 19, 2023, Temple Planning Commission Meeting.
5. *Receive* information from **William Collins with WT Collins on the parcel split/join request** on Parcels #T03 0070326 and T03 0070327 in Carroll County and the City of Temple. These parcels are a total of 15.65 acres and the split of parcel # T03 0070326 is to join 0.09 acres to parcel # T03 0070327, also known as 100 Rainey Road, to make it a total of 1.80 acres from the previous 1.71 acres. Parcel # T03 0070326 will then be reduced to 13.85 acres.
6. *Hold* a public hearing concerning the parcel split/join request made by William Collins.
7. *Consider* taking action concerning the parcel split/join request for Parcels #T03 0070326 and T03 0070327 in Carroll County and the City of Temple. The Planning Commission is the final authority on parcel split/join requests.
8. *Receive* information from **Ridge Cole with Southern Ridge Homes on the preliminary plat approval request of Parcel # T04 0080128** in Carroll County and the City of Temple. This parcel is a total of 1.08 acres at 501 Windy Mill Way and will be developed into 6 townhomes.
9. *Hold* a public hearing considering the preliminary plat approval request made by Ridge Cole.
10. *Consider* making a recommendation concerning the preliminary plat approval request for Parcel # T04 0080128 in Carroll County and the City of Temple.
11. *Receive* information from **Imogene Moore with Moore's Furniture on the annexation request of Parcel # 125 0292** in Carroll County just south of interstate I20 on Highway 113. This parcel is a total of 3 acres and is located at 980 Carrollton Highway/Highway 113. This parcel is adjacent to the city limits of Temple.

12. Hold a public hearing considering the annexation request made by Imogene Moore.
13. Consider making a recommendation concerning the annexation request for Parcel # 125 0292 in Carroll County.
14. Other business
15. Adjournment

PLANNING COMMISSION MEETING
September 19, 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
Members Present: Gary Thomas, Greg Doster, Karen Powell, Troy Curtis, Calvin Waters
Members Absent: Terron Bivins
3. Approve the Minutes of the August 15, 2023, Temple Planning Commission meeting.
There was a motion by Troy Curtis to approve the August 15, 2023, minutes, second by Greg Doster. Vote 4-0.
4. Status report on Council action taken from the August 15, 2023, Temple Planning Commission Meeting.
Community Development Director Deidra Walker explained that at the September 5th Council Meeting, the council voted: 1. to approve the ten-foot variance request on setbacks by CR Palmer and 2. to deny the request by Mike Meshkaty with Blue River Development for the rezoning and annexation of property in Haralson County.
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.
The applicant, Mr. Howard Walden, was present at the meeting. He stated that he and his wife Linda had owned this property for 35 years. The future land use map calls for it to remain residential. This property surrounds Perennial Park, and he is applying for it to be re-zoned DCD. He presented the plat to the Planning Commission and explained that the Steering Committee, Planning Commission and City Council have mentioned needing workspace housing and smaller homes. This property would have 69 lots with some townhomes. He would like to keep two acres where the easement is, so that he would have access to his home to go out his back drive to Ringer Street. He explained that there is sanitary sewer on the SE corner, so it makes sense to go with a higher density. He mentioned that the question always comes up about infrastructure and he explained that the sewer would flow into two lift stations: Villa Rosa and Billings and the wastewater treatment plant is currently only at 32% capacity. He stated that the study Turnipseed recently did shows that the city could add 2800 water customers until we would have to upgrade. He also mentioned that this development should have minimal impact

on the streets. Community Development Director Deidra Walker explained that the Fire Marshal and City Engineer has reviewed and approved this.

6. Hold a public hearing concerning the zoning request made by Howard Walden.

The public hearing was opened by Chair Gary Thomas. He asked if anyone else was present to speak for or against this request. A current citizen of Perennial Park, phase one (369 Daffodil) asked if there was going to be an HOA and would current residents be a part of it. He also stated that by his lot there are slabs of concrete that have been there for a long time, and it is an eyesore. He said the city told him to contact the builder, but nothing has been done. Mr. Walden explained that it is up to homeowners if they choose to start an HOA. He said even if he gets approved for 69 lots, it is not enough to establish an HOA, the residents will have to do that. Perennial Park has been there approximately 18 years and an HOA has never been established. Community Development Director Deidra Walker stated that she would try to contact the property owner regarding getting the slabs cleaned up.

There was no one else present to speak for or against this request. The public hearing was closed.

7. Consider taking action concerning the rezoning request for Parcel# T04 0070018 in Carroll County and The City of Temple.

There was a motion by Greg Doster to recommend to the City Council approval of this re-zoning request, second by Calvin Waters. Vote 4-0. This item will go before the City Council on October 2, 2023.

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.

Michael Burk (Peachtree Rd., Lawrenceville) explained that Quick Trip is requesting annexation and re-zoning to Light Industrial. The annexation is required because sewer service is not available throughout the County. He stated this project will facilitate growth in Temple. This location is proposed to be 7300 square feet, Quick Trips are typically approximately 5300 square feet. This location will have extra storage and will also sell some truck merchandise. This location is dedicated to the trucker that goes home every night, there will be no showers, sit down restaurant, etc. They had to go through the Three Rivers Commission and all of the surrounding jurisdictions took a look at this plan. At a municipal level, no one has been opposed to it. GDOT is also in support of this project, and they have been in communication regarding traffic flow, decel lanes, modified striping, etc. There will be three diesel pumps at the back.

9. Hold a public hearing concerning the annexation and rezoning request made by Michael Burk.

Chair Gary Thomas opened the public hearing and asked if anyone was present to speak for or against this request. Tim Hopkins with Super Deals RV stated that they are neighbors across the

street and they are in favor of having a great convenience store across the road from them. He expressed concerns about the current center turning lane and sometimes having to wait five minutes to get out. They are in favor of having a center lane. He would also like to work with Quick Trip on the visibility from the interstate. The tree line is a current concern. He said he has nothing negative to say and thinks this is a great project for the community.

There was no one else present to speak for or against this request. The public hearing was closed.

10. Consider making a recommendation to the City Council on October 2, 2023, concerning the annexation and rezoning request for 946 Carrollton Highway.

There was a motion by Calvin Waters to recommend approval of the rezoning and annexation request to the City Council, second by Troy Curtis. Vote 4-0. This recommendation will be presented to the City Council at the October 2, 2023, meeting.

11. Other business

Chair Gary Thomas asked Community Development Director Deidra Walker to look into 276 E. Johnson St. where there was a proposed halfway house.

12. Adjournment

There was a motion to adjourn by Troy Curtis, second by Calvin Waters. Vote 4-0. The meeting adjourned at 6:27PM.

STATUS REPORT ON COUNCIL ACTION FROM THE September 19, 2023, MEETING

1. 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. **There was a motion by Greg Doster to recommend to the City Council approval of this re-zoning request, second by Calvin Waters. Vote 4-0.**
City Council decision October 2, 2023- Approved 3-1

2. *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. **There was a motion by Calvin Waters to recommend approval of the rezoning and annexation request to the City Council, second by Troy Curtis. Vote 4-0.**
City Council decision October 2, 2023- Approved 4-0