



PLANNING COMMISSION MEETING
January 18, 2024
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 December 19, 2023, Temple Planning Commission meeting.
4. Status report on Council action taken from the December 19, 2023, Temple Planning Commission Meeting.
5. Swearing in of Re-elected planning commission member Karen Powell, Ward 5.
6. Swearing in of re-elected planning commission member Calvin Waters, Ward 4.
7. Swearing in of re-elected planning commission member Troy Curtis, Ward 3.

8. *Receive* information on the request from William Collins of WT Collins on the preliminary plat approval for the 6 lots on Driver Street also known as Hidden Oaks. Tax Parcel# T03 0010003, Land Lot 180, District 6. A total of 7.83 acres at the corner of Rome Street and Driver Street. This property is zoned R-4 residential and will be developed into a minimum of 1-acre residential lots.
9. *Hold* a public hearing concerning the preliminary plat approval of Hidden Oaks.
10. *Consider* making a recommendation to the City Council on the preliminary plat approval of Hidden Oaks.

11. *Receive* information on the request from Kevin Hornbuckle of Smith-Douglas Homes on the final plat approval for Phase 1 of Evergreen at Lakeside. Tax Parcel# T03 0070001, Land Lot 181, District 6. A total of 83 lots located off Simmons Drive.
12. Hold a public hearing concerning the final plat approval for Phase 1 of Evergreen at Lakeside.
13. Consider making a recommendation to the City County on the final plat approval of Phase 1 of Evergreen at Lakeside.

14. Other Business

15. Adjournment

**Planning Commission Meeting
December 19, 2023
6:00PM, Temple Senior Center
MINUTES**

Presiding: Gary Thomas, Chairman

1. Call to Order:

The meeting was called to order at 6:00pm by Chairman, Gary Thomas.

2. Roll Call:

Members present: Gary Thomas (ward 1), Greg Doster (ward 2), Troy Curtis (ward 3), Calvin Waters (ward 4), Karen Powell (ward 5), Terron Bivins (member at large)

Members absent: N/A

3. Approve the minutes of the November 21, 2023, Temple Planning Commission meeting.

There was a motion by Troy Curtis to approve the November 21, 2023, minutes, second by Greg Doster. Vote 5-0.

4. Status report on Council action taken from the November 21, 2023, Temple Planning Commission Meeting.

Assistant City Administrator Lisa Jacobson explained that at the December 4, 2023, Council Meeting, the City Council proceeded with the Planning Commission's recommendation and voted to approve Ridge Cole's rezoning request of his property from OI to R2.

5. Receive information on the request from Mahdi-Al-Husseini for a variance in electricity installation methods at Azalea Hills Phase 3 on Venable Road. Tax Parcel #T02 0110044, 23.5-acre tract of land, land lot 115, district 6.

Assistant City Administrator Lisa Jacobson explained that the Development Code states that electrical should be underground. Mr. Al-Husseni brought it to the City's attention that Carroll EMC recommends that the electrical not be underground. Staff followed up with Carroll EMC and the City's Engineer who both agreed that the electrical does not need to be underground due to the terrain and other issues. It is the recommendation of staff to allow the variance that is being requested.

Mr. Al-Husseni, the applicant, was present at the meeting. He thanked Ms. Jacobson for her explanation and stated it would be almost impossible to put the electrical underground due to the terrain, a retaining wall, a creek that runs along the road, and other issues. He explained that right now the electrical lines are in the right of way and they would re-route them so that they would be further away and not as noticeable. He thanked everyone for their support. There were no questions for the applicant.

6. Hold a public hearing concerning the variance request made by Madhi-Al-Husseni.

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

7. Consider taking action concerning the variance request from Madhi-Al-Husseni for a variance in electricity installation methods at Azalea Hills Phase 3 on Venable Road. Tax Parcel # T02 0110044, 23.5 acre tract of land, land lot 115, district 6.

There was a motion by Calvin waters to recommend approval of the variance request by Madhi-Al-Husseni for electricity installation methods at Azalea Hills Phase 3, second by Terron Bivins. Vote 5-0.

This request will go before the City Council at the January 8, 2024 meeting which will take place at 6:30PM at the Temple Senior Center.

8. Other Business

Assistant City Administrator Lisa Jacobson gave everyone a calendar with proposed dates for the Planning Commission meetings for 2024. All meetings are planned for the third Tuesday of each month, however there is a conflict in January and October. It is proposed that the January meeting will be held on Thursday, January 18th and that the October meeting will be on Tuesday, October 22nd. All other meetings will take place on the third Tuesday of the month. All planning commission members agreed that this 2024 meeting schedule should work. There was no further business to discuss.

9. Adjournment

There was a motion to adjourn by Greg Doster, second by Calvin Waters. Vote 5-0. The meeting adjourned at 6:17PM.

16. *Receive* information on the request **from Mahdi- Al- Hussein for a variance in** electricity installation methods at Azalea Hills Phase 3 on Venable Road. Tax Parcel# T02 0110044, 23.5-acre tract of land, land lot 115, district 6.

17. *Hold* a public hearing concerning the variance request made by Mahdi- Al- Hussein.

18. *Consider* taking action concerning the variance request from Mahdi- Al- Hussein for a variance in electricity installation methods at Azalea Hills Phase 3 on Venable Road. Tax Parcel# T02 0110044, 23.5-acre tract of land, land lot 115, district 6.

19. Other Business

20. Adjournment

STATUS REPORT ON COUNCIL ACTION TAKEN FROM THE December 19, 2023, MEETING

1. Request from **Mahdi- Al- Hussein** for a variance in electricity installation methods at Azalea Hills Phase 3 on Venable Road. Tax Parcel# T02 0110044, 23.5-acre tract of land, land lot 115, district 6.
Planning Commission Recommendation – Approval 5-0
Council Decision- 1-8-24- Approval- 5-0

STATUS REPORT ON COUNCIL ACTION TAKEN FROM THE November 21, 2023, MEETING

1. Request by **Ridge Cole of Southern Ridge Homes** on the rezoning request for Parcels# T04 0070199, T04 0070200, T04 0070201, T04 0070202, T04 0070203, T04 0070204, T04 0070205, T04 0070206, T04 0070207, T04 0070208, T04 0070209, T04 0070210, T04 0070211, T04 0070212, T04 0070213 in Carroll County and The City of Temple. Land Lot 149, District 6. These parcels are a total of 7.83 acres and the request is to change from O1 (Office/Institutional) to R-2 (Single-family detached residential) The future use of this property will be .5-acre residential lots.
Planning Commission Recommendation- Approval 3-0
Council vote 12-4-23- Approve 4-0

STATUS REPORT ON COUNCIL ACTION TAKEN FROM THE OCTOBER 17, 2023, MEETING

1. Request 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.
10-17-23-Planning Commission Decision- Approved 5-0
Planning Commission makes the final decision on parcel splits/joins.
2. Request 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.
10-17-23- Planning Commission Recommendation-Approve 5-0
Council Decision- 11-6-23-Approve- 5-0
3. Request 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.
10-17-23- Planning Commission Recommendation- Approve 5-0
Council Decision- 11-6-23- Approve- 5-0