



**PLANNING COMMISSION MEETING**  
**March 19, 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 February 20, 2024, Temple Planning Commission meeting.
4. Status report on Council action taken from the February 20, 2024, Temple Planning Commission Meeting.
5. *Receive* information on the request by William Collins with WT Collins for a **rezoning request** of 6 lots at the corner of Rome and Driver Street being previous parcel# T03 0010003 with unspecified addresses. This property is currently zoned R-4 residential and will be changed to R-1 Residential. Landlot 180, District 6.
6. *Hold* a public hearing concerning the rezoning request by WT Collins.
7. *Consider* making a recommendation on the rezoning request made by WT Collins.
8. *Receive* information on the request by Max & Suzanne Green for the **parcel join request** of Parcels# T02 0060062 and T02 0060091, a total of 1.39 acres also known as 79 Enterprise Drive and the parcel directly behind it. Landlot 180, District 6.
9. *Hold* a public hearing on the parcel join request by Max and Suzanne Green.
10. *Consider* taking action on the parcel join request made by Max and Suzanne Green.
11. *Receive* information on the request by Josh Bryant with George Tomas Homes for a **parcel join request** of Parcels# T02 0110092 and T02 0110093, a total of 1.34 acres also known as 615 and 616 Emma Way. Landlot 142, District 6. **On hold due to taxes**
12. *Hold* a public hearing concerning the request made by Josh Bryant. **On hold due to taxes.**
13. *Consider* taking action on the parcel join request made by Josh Bryant. **On hold due to taxes.**
14. *Receive* information on the request by Dan Cunningham for a **parcel split request** on Parcel# T02 0110027, also known as 71.75 acres at 45 Venable Road. Landlot 142, District 6.
15. *Hold* a public hearing concerning the request made by Dan Cunningham.
16. *Receive information on the request by Community Development Director Deidra Walker on the request to modify the single-family design standards and the requirement for on-site management of any R-6 properties not previously approved.*
17. *Hold* a public hearing considering the request made by Deidra Walker.
18. *Consider making a recommendation to the City Council concerning the request by Deidra Walker.*
19. Other Business
20. Adjournment

**Planning Commission Meeting  
February 20, 2024  
6:00PM, Temple Senior Center  
MINUTES**

**1. Call to Order:**

The meeting was called to order by Chair Gary Thomas at 6:00PM

**2. Roll Call**

Members Present: Gary Thomas, Troy Curtis, Cavlin Waters, Karen Powell

Members Absent: Terron Bivins, Greg Doster

**3. Approve the Minutes of the January 18, 2024, Temple Planning Commission meeting.**

There was a motion by Troy Curtis to approve the January 18, 2024 minutes, second by Calvin Waters. Vote 4-0.

**4. Status report on Council action taken from the January 18, 2024, Temple Planning Commission Meeting.**

Community Development Director Deidra Walker explained that on February 5, 2024 the City Council voted 5-0 to approve the final plat for Phase One of Evergreen at Lakeside as long as they met the contingencies. The Council also approved the preliminary plat for six lots on Driver Street.

**5. Receive information on the request by William Collins with WT Collins for parcel split/join approvals of Parcels # T03 0070327, T03 0070328, & T03 0070326, also known as 100 Rainey Road, 118 Rainey Road, and unspecified address on Asbury Road, adjacent to both properties. Landlot 205, District 6**

Community Development Director Deidra Walker explained that this is the new black house across from the ballfields. The property owner wants their lot to be slightly larger, so they are buying a portion of the lot next to them and the lot behind them.

**6. Hold a public hearing concerning the parcel split/join request by WT Collins.**

Chair Gary Thomas opened the public hearing. Community Development Director Deidra Walker explained that the applicant is not present at the meeting because they are out of town raising money for missions. There was no one else present at the meeting to speak for or against this request. The public hearing was closed.

**7. Consider taking action on the parcel split/join request made by WT Collins.**

There was a motion by Calvin Waters to approve the parcel split/join request by WT Collins, second by Troy Curtis. Vote 4-0.

8. Receive information on the request made by William Collins with WT Collins for parcel split/join approval of Parcels# T03 0070330 and T03 0070331. Also known as 166 Rainey Road and the unspecified address adjacent to 166 Rainey Road, Land lot 205, District 6.

Community Development Director Deidra Walker explained that this is lot 5 and the property owner would like to purchase part of the lot in front of them to make the front yard larger. This is at the corner of Rainey and Rome Street.

9. Hold a public hearing concerning the parcel split/join request by WT Collins.

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

10. Consider taking action on the parcel split/join request made by WT Collins.

There was a motion by Troy Curtis to approve the parcel split/join request by WT Collins, second by Calvin Waters. Vote 4-0.

11. Receive information on the request by Dino McDowell with JDMC Investments for preliminary plat approval of 12 Town homes to be developed on Marie Street, Parcel# T02 0050030, 2.07 Acres, Land Lot 173, district 6.

Community Development Director Deidra Walker explained that the applicant's plan is to remove all of the manufactured homes and develop it with townhomes.

12. Hold a public hearing concerning the request made by JDMC Investments for preliminary plat approval of 12 townhomes on Marie Street.

Chair Gary Thomas opened the public hearing. The applicant, Dino McDowell was present at the meeting. He explained that he wants to do away with the mobile home park and develop a nice townhome area; they will have two car garages. Chair Thomas asked if he planned to widen the road and Mr. McDowell said that he would. There was no one else present to speak for or against this request. The public hearing was closed.

13. Consider making a recommendation to the City Council for preliminary plat approval of 12 townhomes on Marie Street.

There was a motion by Troy Curtis to recommend approval of this preliminary plat to the City Council, second by Calvin Waters. Vote 4-0. This recommendation will go before the City Council at their March 4, 2024 meeting at 6:30PM at the Temple Senior Center.

14. Receive information on the request by Terry Jones with Carroll County Schools, Board of Education for the rezoning of 628 Sage Street, .36 acres, Land lot 172, District 6. This request is to rezone from R-2 (Residential) to G (Government).

Community Development Director Deidra Walker explained that this is the house remaining between the fire station and the high school. They plan to tear the house down and to expand the parking lot or put a building there.

15. Hold a public hearing concerning the request by Carroll County Board of Education for the rezoning request of 628 Sage Street.

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

16. Consider making a recommendation to the City Council concerning the request by Carroll County Board of Education for the rezoning request of 628 Sage Street.

There was a motion to recommend approval to the City Council of the rezoning request by Carroll County Board of Education to rezone 628 Sage Street from R-2 (Residential) to G (Government), second by Karen Powell. Vote 4-0.

17. Other Business- N/A

18. Adjournment: There was a motion to adjourn by Troy Curtis, second by Karen Powell. Vote 4-0. The meeting adjourned at 6:18PM.

## STATUS REPORT ON COUNCIL ACTION TAKEN FROM THE February 20, 2024 MEETING

1. Request by William Collins with WT Collins for parcel split/join approvals of Parcels # T03 0070327, T03 0070328, & T03 0070326, also known as 100 Rainey Road, 118 Rainey Road, and unspecified address on Asbury Road, adjacent to both properties. Landlot 205, District 6  
There was a motion by Calvin Waters to approve the parcel split/join request by WT Collins, second by Troy Curtis. Vote 4-0.  
The planning commission makes the final decision on parcel split/joins.
2. Request made by William Collins with WT Collins for parcel split/join approval of Parcels# T03 0070330 and T03 0070331. Also known as 166 Rainey Road and the unspecified address adjacent to 166 Rainey Road, Land lot 205, District 6.  
There was a motion by Troy Curtis to approve the parcel split/join request by WT Collins, second by Calvin Waters. Vote 4-0.  
The planning commission makes the final decision on parcel split/joins.
3. Request by Dino McDowell with JDMC Investments for preliminary plat approval of 12 Town homes to be developed on Marie Street, Parcel# T02 0050030, 2.07 Acres, Land Lot 173, district 6.  
There was a motion by Troy Curtis to recommend approval of this preliminary plat to the City Council, second by Calvin Waters. Vote 4-0. This recommendation will go before the City Council at their March 4, 2024, meeting at 6:30PM at the Temple Senior Center.  
Council final decision- 3-4-24- Approved 3-1
4. Request by Terry Jones with Carroll County Schools, Board of Education for the rezoning of 628 Sage Street, .36 acres, Land lot 172, District 6. This request is to rezone from R-2 (Residential) to G (Government).  
There was a motion to recommend approval to the City Council of the rezoning request by Carroll County Board of Education to rezone 628 Sage Street from R-2 (Residential) to G (Government), second by Karen Powell. Vote 4-0.  
Final Council decision-3-4-24- Approved 4-0

## STATUS REPORT ON COUNCIL ACTION TAKEN FROM THE January 18, 2024 MEETING

1. 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.  
Planning Commission Recommendation- Approval 5-0  
Council Decision 2-5-24- Approval-5-0
2. 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. This approval is contingent upon the following:
  - A notation clearly stating the water surface elevation of the 100-year flood in relation to mean sea level as approved and accepted by the city. Any lands below this

elevation shall be designated on the plat by a heavy contour line, depicting the one-hundred-year flood level. (9.07.04.1) The 100-year flood elevation should be for the floodplain.

a. The line is shown and labeled but the flood elevation is not shown.

- Revised bond (see January 11<sup>th</sup> email for items to include)
- Wall certifications
- Test results for compaction, proof rolls, water/sewer lines & manholes

Planning Commission Recommendation- Approval pending contingencies 5-0

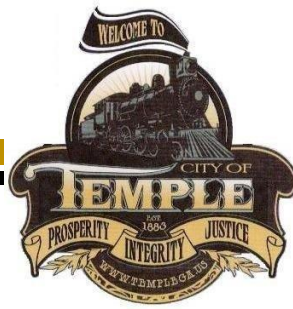
Council Decision 2-5-24- Approval-5-0

#### 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



## Community Development Monthly Committees Report March 25, 2024

### **February 20, 2024, meeting updated below:**

1. Request by William Collins with WT Collins for parcel split/join approvals of Parcels # T03 0070327, T03 0070328, & T03 0070326, also known as 100 Rainey Road, 118 Rainey Road, and unspecified address on Asbury Road, adjacent to both properties. Landlot 205, District 6  
**Planning commission decision- Approved 4-0.**  
**The planning commission makes the final decision on parcel split/joins.**
2. Request made by William Collins with WT Collins for parcel split/join approval of Parcels# T03 0070330 and T03 0070331. Also known as 166 Rainey Road and the unspecified address adjacent to 166 Rainey Road, Land lot 205, District 6.  
**Planning commission decision- Approved- 4-0.**  
**The planning commission makes the final decision on parcel split/joins.**
3. Request by Dino McDowell with JDMC Investments for preliminary plat approval of 12 Town homes to be developed on Marie Street, Parcel# T02 0050030, 2.07 Acres, Land Lot 173, district 6.  
**Planning commission recommendation- Approval- 4-0.**  
**Council final decision- 3-4-24- Approved 3-1**
4. Request by Terry Jones with Carroll County Schools, Board of Education for the rezoning of 628 Sage Street, .36 acres, Land lot 172, District 6. This request is to rezone from R-2 (Residential) to G (Government).  
**Planning commission recommendation- Approval- 4-0**  
**Final Council decision-3-4-24- Approved 4-0**

### **January 18, 2024, meeting updated below:**

21. 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.  
**Planning Commission final decision- 5-0 Approval**  
**Council Final Decision-2-5-024- Approval 5-0**
22. 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.  
**Planning Commission recommendation- 5-0 Approval with contingencies**  
**Council Final Decision-2-5-24- Approval 5-0**

**December 19, 2023, Commission meeting updated below:**

23. 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.

**12-19-23-Planning Commission Recommendation-5-0 Approval**

**1-8-24- Council Decision- 5-0 Approval**

**PROJECTS CURRENTLY UNDERWAY**

**RESIDENTIAL**

1. Deer Creek	34 remaining lots
2. Evergreen at Lakeside	169 rooftops, infrastructure underway- 3 building permits
3. Asbury Farms	3 permits issued
4. Lakeshore (Trestle Creek)	8 permits issued
5. Azalea Hills Phase 3	140 multi-family, infrastructure underway
6. School House Trace	13 permits issued

**January building permits:**

Electrical-1

Grading- 2

Building- 13 (School House Trace)

Pool- 1

HVAC- 1

**February building permits:**

Sign- 4

Building- 4

Accessory bldg.- 1

Deck- 1

Remodel- 1

**March building permits (as of 3-15-24)**

Commercial- 1 Quiktrip

Building- 6

Accessory bldg.- 1

**Recent final inspections- Certificates of occupancy received:**

Residential:

5- Lakeshore

2- Asbury Farms

Zaxby's