

AGENDA

City Council Meeting

6:30 PM – Monday, September 8, 2025

William Simmons City Administration Building

240 Carrollton Street, Temple, GA 30179

Call to Order.....	Mayor Michael Johnson
Invocation and Pledge of Allegiance.....	Mayor Michael Johnson
Public Comments	
Approval of the Agenda, as presented.....	Mayor Michael Johnson
Approval of Minutes.....	Mayor Michael Johnson
August 4, 2025 City Council Meeting.....	Mayor Michael Johnson
August 25, 2025 Special Called Meeting.....	Mayor Michael Johnson
Announcements.....	Lisa Jacobson, Mayor Michael Johnson

Consent Agenda

1. Authorize the purchase of 2 district meters from Utility Solutions & Automation, LLC (USA) in the amount of \$10,622.00 with funding from the water fund budget.
2. Adopt the 2026 City Calendar of meetings and events as presented.

New Business

1. Receive information from Delegate Donny Karr on his reconsideration request to the (IL) Light Industrial Rezoning of Parcel T02 0060219, which took place on July 7, 2025.
2. Adopt a resolution for the Supplemental Agreement of acceptance of grant funding in the amount of \$500K for the sidewalk project, with an 80-20 match with the city's funding to come from SPLOST 2021.
3. Present Mr. Michael Bell as a candidate for the Planning Commission, Ward 3 seat, which Mr. Troy Curtis vacated on July 15, 2025.
4. Authorize funding for the sports fields' lighting repairs with \$6,400 from the FY2025 Capital Budget (Rec Dept. line – mower remainder), and the remaining amount will come from the FY2025 Rec Operating Budget, not to exceed a total of \$9,000.00.
5. Status discussion on the Springbrook software implementation.

Closing Comments by Mayor and Council

Executive Session, if needed

Adjournment

City Council Meeting
August 4, 2025
6:30PM, William Simmons Administration Building
MINUTES

Call to Order: The meeting was called to order at 6:30PM by Mayor Michael Johnson
Council Members present: Richard Bracknell, Casey Russom & Howard Walden. Alexis Boles was present via Phone.

Council Members absent: Hiley Miller

Invocation and Pledge of Allegiance: Led by Mayor Michael Johnson

Public Comments: N/A

Approval of the Agenda, as presented:

Mayor Johnson requested that an item #5 be added to the agenda to authorize the purchase of the My Senior Center software with the card connect option, with the funding to come from SPLOST 2021.

There was a motion by Council Member Bracknell to approve the agenda with the addition of item # 5 "Authorize the purchase of the My Senior Center software with the card connect option, with the funding to come from SPLOST 2021", second by Council Member Boles. Vote 4-0.

Approval of Minutes:

There was a motion by Council Member Walden to approve the July 7, 2025 minutes, second by Council Member Russom. Vote 4-0.

Announcements

City Administrator Lisa Jacobson explained with the transition to Springbrook utility billing software, the bills will be sent out a few days late. We hope to get them out tomorrow; we want to make sure that they are accurate.

New Business

1. Public Hearing followed by council action on the Variance Request presented by David and Kellie Trefzger for Parcel #T04 0060023, Landlot 149, District 6, for a 25' stream buffer variance as presented to the Planning Commission on July 15th with a recommendation by the Planning Commission to approve (A4-0).

Mayor Johnson opened the public hearing. Community Development Director Deidra Walker explained that the state requirement for a stream buffer is 50 feet, the City's requirement is 75

feet. The applicant is asking for a variance of 25 feet, so that the stream buffer would be 50 feet and would meet the state's requirements. The applicants were present at the meeting. Mr. Trefzger explained that his mother in law currently lives in Paulding county. She needs daily care and his wife has been having to live in Paulding to take care of her. They would like to add a mother in law suite on their property so that his mother in law can live on site with them and they can take care of her daily needs.

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

There was a motion by Council Member Bracknell to approve the variance request, second by Council Member Walden. Vote 4-0.

2. Public Hearing followed by council action on a request from Smith Douglas to allow house standards for Evergreen at Lakeside Phase II as completed in Phase I.

Mayor Johnson explained that they will receive the information from Smith Douglas, it will be taken into consideration, and a decision will be sent to all parties in writing. He then opened the public hearing.

Kevin Moore, attorney for Smith Douglas Homes spoke on their behalf, members from Smith Douglas were also present at the meeting. Mr. Moore explained the reason they are here. They are currently building/developing Evergreen at Lakeside. Phase one was completed and they are seeking permits in phase two. A permit for phase two was denied in early June of this year; Last year in July 2024, the Council adopted new design standards. He stated that the main changes that would affect them are that the garage would need to be 400 square feet, and that the space where the water heater and/or stairwell are would have to be excluded from this. The other change is that the required percentage of masonry on the front of the house went from 15% to 20%. Ms. Walker denied the permit because the application did not meet these requirements. We are not saying what she did is in error, she is a fine employee and thought she was denying the new standards. The Council determines whether or not the new standards apply to the new phase of the subdivision. We are asking you to consider whether the home building standards in place for Evergreen can remain in place until the subdivision is completed. The rules you start with should be finished with.

You have a fine City Attorney. What does Georgia law talk about on this topic? It is often referred to as being grand fathered in. Vested rights in the rules that existed when you started. He asked what the big fuss is over a few square feet in the garage and masonry on the house. Both of those items will cause substantial costs to the builder and buyer; costs not planned to be incurred. There are eight home designs in place, of those, six of them will have to be re-done to meet the minimum square footage in the garage. They will need to be re-done architecturally

and the design. It will be well into six figures to have these plans re-done. Adding 5% additional masonry will be \$1200-1500 in additional costs per home. There are 85 homes left and the cost will be passed on to the buyers and builder.

The attorney proceeded to discuss a timeline of events: In 2021 communication between Collin Bennett and Ms. Jacobson included the requirements for building a home. In September 2022, the land disturbance permits were issued. It was split into phases and they applied for the LDPs for the whole subdivision at a cost of over \$16,000. In December 2023, they went to City staff and summarized the design standards and submitted the final plat. On January 31, 2024, Ms. Walker sent an email stating the design elevations had been approved; it wasn't broken out by phases, it was for all homes in accordance to the design standard when they were started. The new design standards were not approved until June/July 2024 after development had been permitted and completed.

This is evidence of being grandfathered in; submitted and approved by the City, all before the design standards were approved by the Council. Rules were changed in the middle of the game. New builders or new subdivisions should follow the new rules. Our position is the rules have to stay the same; that is what we believe the Georgia law says. This is our respectful request that you approve the design standards at Evergreen and that we keep them the same. We understand the Council will review and a decision will be made at a later date in writing.

Mayor Johnson asked if there were any staff comments. Community Development Director Deidra Walker said the main issues we have are the size of the garage and the length of the driveway. When a water heater or stairwell is included in the square footage of the garage, this allows for only one car to park in the garage. The new standard for driveway length is 25 feet. The placement of the house on the lot can should help to meet the new standards. For the water heater there are other options like a wall mounted heater. These should be relatively simple changes. Some of the changes to the development code were for safety reasons. There are too many cars parking on the street, making it difficult for buses or emergency vehicles to get by. In future subdivisions we are requiring wider roads. Mr. Moore stated that in September 2022 they received the LDP for the entire subdivision, but that is only for infrastructure, it has nothing to do with each lot, each home. The reason the permits were denied is because the final plat was approved for the first phase on February 5, 2024; the changed were voted on in June 2024, the final plat was approved on October 7, 2024. Randall Byess, Inspector, confirmed that they are in compliance with the driveways.

There was no one else present at the meeting that wanted to speak regarding this request. The public hearing was closed.

3. Millage rate discussion to be followed by date selection for public hearings.

This was discussed during the committees meeting. It was determined that it is recommended that the rate is to be maintained at 4.16 for Carroll County and Haralson County increases to 3.241. There will be two public hearings on August 14th at 9:00am and 12:00pm. A third public hearing will take place on August 25th at 6:00pm.

4. Adopt a \$1 increase to the Senior Center meal rate.

There was a motion by Council Member Boles to adopt a \$1 increase for a total of \$2 for the Senior Center meal rate, second by Council Member Russom. Vote 4-0.

5. Authorize the purchase of the My Senior Center software with the card connect option, with the funding to come from SPLOST 2021.

There was a motion by Council Member Boles to authorize the purchase of the My Senior Center software with the Card Connect option, with the funding to come from SPLOST 2021, second by Council Member Bracknell. Vote 4-0.

Closing Comments by Mayor and Council

Alexsis Boles-it was a pleasure being at the School for the Invest in 30 event.

Casey Russom- keep the Miller family in your prayers.

Executive Session, if needed

Mayor Johnson explained that there was a need for an Executive Session for the purpose of a legal matter and there would be no action taken after, other than adjournment.

There was a motion to go into Executive Session by Council Member Bracknell, second by Council Member Walden. Vote 4-0.

There was a motion to come out of Executive Session by Council Member Bracknell, second by Council Member Walden. Vote 3-0.

Adjournment

There was a motion to adjourn by Council Member Bracknell, second by Council Member Walden. Vote 3-0. The meeting adjourned at 7:49PM.

Special Called Meeting
August 25, 2025
6:00PM, William Simmons Administration Building
MINUTES

Call to Order: The meeting was called to order by Mayor Michael Johnson at 6:00PM. All Council Members are present: Richard Bracknell, Alexis Boles, Hiley Miller, Casey Russom and Howard Walden.

Invocation and Pledge of Allegiance: Led by Mayor Michael Johnson

Public Comments: N/A

Approval of the Agenda, as presented: There was a motion by Council Member Bracknell to approve the agenda as presented, second by Council Member Walden. Vote 5-0.

Announcements: N/A

New Business

1. Hold the third Public Hearing on the intent to maintain the City of Temple, Carroll County millage rate of 4.160 mills and the intent to increase the City of Temple, Haralson County millage rate to 3.241 mills.

Financial Consultant Scott Akins did a presentation on the millage rate. There was no one present that wanted to speak or ask questions regarding the millage rate. Mayor Johnson closed the public hearing.

2. Adopt a resolution approving the 2025 Millage Rates for (a) City of Temple in Carroll County and (b) City of Temple in Haralson County.

There was a motion by Council Member Miller to adopt a resolution to set the Carroll County millage rate at 4.160 mills, second by Council Member Bracknell. Vote 5-0.

There was a motion by Council Member Miller to adopt a resolution to set the Haralson County millage rate at 3.241 mills, second by Council Member Bracknell. Vote 5-0.

3. Adopt a resolution to authorize the City of Temple to enter into an Intergovernmental Agreement with Carroll County, Georgia for the SPLOST referendum.

There was a motion by Council Member Bracknell to adopt a resolution to authorize the City of Temple to enter into an Intergovernmental Agreement with Carroll County for the SPLOST referendum, second by Council Member Walden. Vote 5-0.

4. Authorize Mayor Johnson to sign the SPLOST Intergovernmental Agreement with Carroll County, Georgia.

There was a motion by Council Member Bracknell to authorize Mayor Johnson to sign the SPLOST Intergovernmental Agreement with Carroll County, second by Council Member Walden. Vote 5-0.

5. Authorize the Mayor to sign the easement documents from Atlanta Gas Light, accepting \$3,673.00 for easement rights along 240 Carrollton Street to improve their natural gas pipeline systems.

There was a motion by Council Member Boles to authorize the Mayor to sign the easement documents from Atlanta Gas Light accepting \$3,673.00 for easement rights along 240 Carrollton Street, including the additions that Public Works Director Joshua Smith mentioned (), second by Council Member Russom. Vote 5-0.

Closing Comments by Mayor and Council

Howard Walden- Have a good holiday weekend.

Howard

Executive Session, if needed: N/A

Adjournment

There was a motion to adjourn by Council Member Bracknell, second by Council Member Walden. Vote 5-0. The meeting adjourned at 6:22PM.

2026

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HOLIDAYS	
STAFF HOLIDAYS	
Jan 01	New Year's Day
Jan 19	MLK Day
Feb 16	Presidents' Day
Apr 3	Good Friday
Apr 5	Easter Sunday
May 25	Memorial Day
Jun 19	Juneteenth
Jul 03	Independence Day 4th
Sep 07	Labor Day
Oct 12	Columbus Day
Nov 11	Veterans Day
Nov 26	Thanksgiving Day
Nov 27	Post - Thanksgiving
Dec 24	Christmas Eve
Dec 25	Christmas Day

EVENTS	
Mar 28	Spring Clean-Up
June 26	Sock Hop Dance
July 2	Family 4 th on the 2 nd
Aug 15	JAM in the Park
Sept 26	Founders Day
Nov 26	Comm. Thanksgiving Meal
Dec 03	Christmas Parade

MEETINGS	
Council / Committees Mtgs	
Changes to the regular mtg schedule below:	
Jan 12 – Dec '25	Comm/Jan Council
June 1 – May	Comm/June Council
July 13 – June	Comm/July Council
August 10 – July	Comm/Aug Council
1/12, 4/13, 7/13, 8/10, 9/14, 11/09 – 2 nd Tues instead of 1st	
Planning Commission Mtg (3 rd TUE)	

School Break

Kristin Etheredge

From: Donny Karr <donnykarrwriting@gmail.com>
Sent: Thursday, August 14, 2025 9:35 AM
To: Kristin Etheredge
Subject: Reconsideration Request: Parcel T02 0060219 Rezoning - September 8, 2025 Agenda
Attachments: Letter to City.pdf; Petition Document .pdf; Petition Paper Signatures Page 1.jpeg; Petition Paper Signatures Page 2.jpeg; Online Petition Signatures.pdf

Subject: Reconsideration Request: Parcel T02 0060219 Rezoning - September 8, 2025 Agenda

Dear City Clerk,

Please find attached my request for the Temple City Council to reconsider the July 7, 2025, rezoning of Parcel T02 0060219 and reopen for a new public hearing, as detailed in the enclosed letter.

Attached files include the letter, 30 paper signatures from Enterprise Drive and Hannah Drive residents, 441 online signatures ([available at this link](#)), and photographic evidence of the sign's inadequate placement.

Please hold this request for the September 8, 2025, agenda pending confirmation of the deadline. I am available to provide additional videos upon request.

Thank you for your attention to this matter.

Sincerely,
Donny Karr
150 Enterprise Drive
Temple, GA 30179
678-972-4569

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Donny Karr
678-972-4569

“Go afield with a good attitude, with respect for the wildlife you hunt and for the forest and fields in which you walk. Immerse yourself in the outdoor experience. It will cleanse your soul and make you a better person.”

--Fred Bear



Donny Karr
150 Enterprise Drive
Temple, GA 30179
donnykarrwriting@gmail.com
678-972-4569
August 14, 2025

City Clerk
City of Temple
240 Carrollton Street
Temple, GA 30179

Dear City Clerk,

I am writing to respectfully request that the Temple City Council reconsider its decision to rezone Parcel# T02 0060219 on W 78 HWY from R-1 (single-family residential) to IL (Light Industrial), approved on July 7, 2025, and reopen the matter for a new public hearing. This request is based on significant community opposition, evidenced by a petition with more than 450 signatures, and a clear violation of Georgia's Zoning Procedures Law (O.C.G.A. § 36-66-4) due to the inadequate placement of the notification sign.

The petition, signed by a substantial number of residents, reflects widespread concerns about noise, traffic, and property value declines from the proposed four large light industrial buildings. Since August 10, 2025, we have collected a total of 441 online signatures, which includes 187 signatures from residents within the Temple area, in addition to 30 handwritten signatures from residents that live along Enterprise Drive and Hannah Drive – neighborhoods that are adjacent to the planned industrial park property. This level of engagement underscores the need for a thorough review to align with the public's interest.

More critically, the sign notifying the public of the rezoning hearings (held on June 17 and July 7, 2025) was not placed in a "conspicuous" location as required by state law. The sign must be posted at least 15 days before the hearing and in a readily noticeable spot per O.C.G.A. § 36-66-4. However, it was positioned on the very edge of city limits along Highway 78, visible only to westbound drivers in a 50 mph zone. It was set back more than several feet, partially blocked by foliage, placed directly underneath a larger "for sale" sign present for over a year, and required drivers to turn and look directly to notice it. This excluded residents off Lakeview Drive, including myself as an adjacent property owner directly impacted by the rezoning, unless they drove westbound—a route not all affected individuals take. No additional signs were placed elsewhere, further limiting visibility. No legal notice publication can substitute for the sign's failure to meet this standard.

These conditions demonstrate a failure to meet the conspicuousness requirement, denying residents a fair opportunity to participate. This procedural error, combined with the petition's support, warrants a new public hearing pursuant to Temple's Development Code.

I respectfully request that this matter be added to the agenda for the next City Council meeting, scheduled for September 8, 2025, to allow for a thorough review and additional comment. I request this hearing be scheduled within 30 days of September 8, 2025.

The petition and all of these signatures are attached to this letter. Attached photos (e.g., Photo 1: initial sign placement, Photo 2: setback and "for sale" sign overlap and foliage blockage) provide initial evidence; additional videos documenting the sign's westbound-only visibility are available upon request. Please hold this request for the September 8 agenda pending confirmation of the deadline.

Thank you for your attention to this important issue.

Sincerely,
Donny Karr



Property
for Sale

+1 770 761 1777

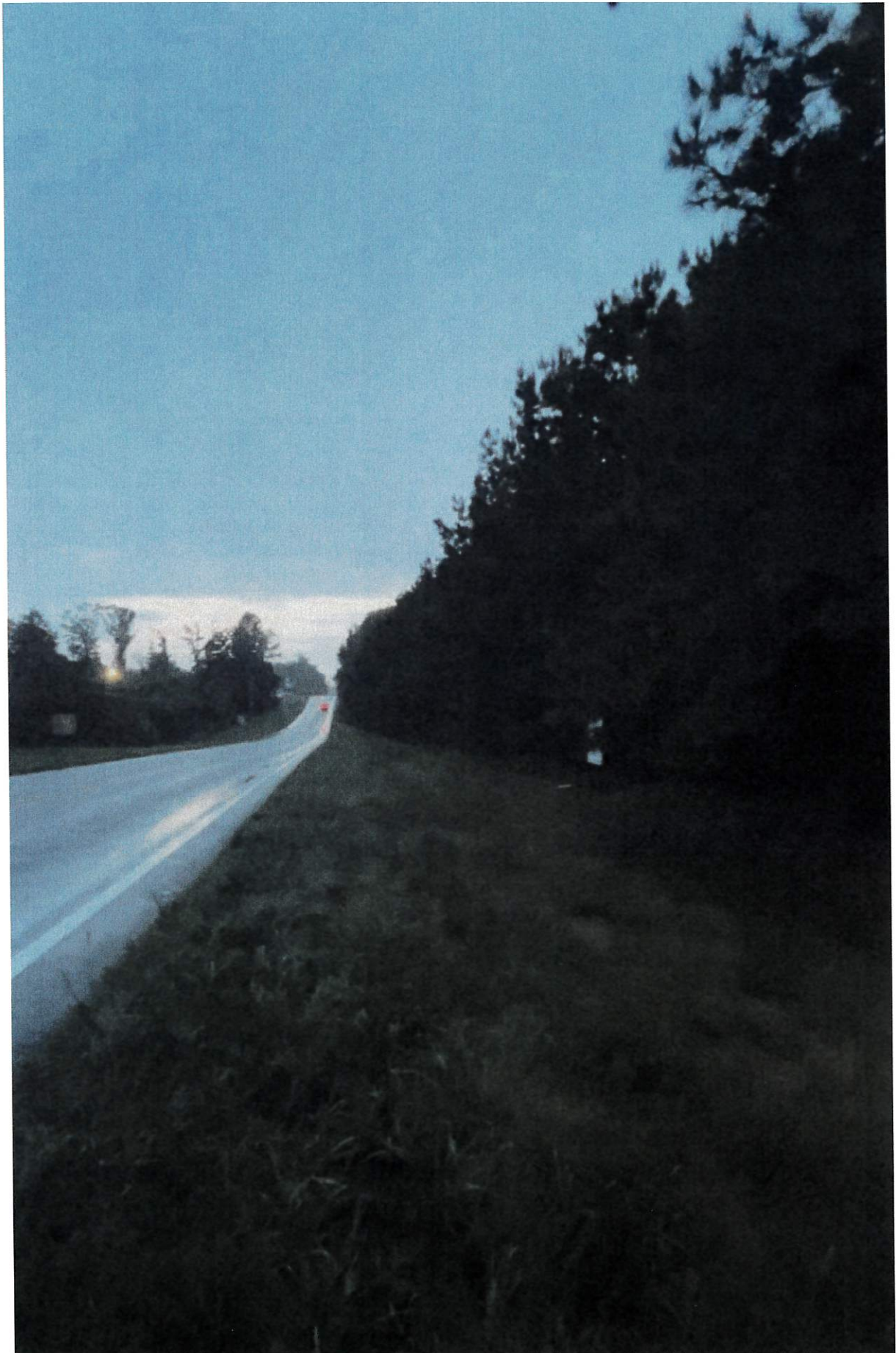
realexecutives.com

Realty Executives

Kyle Outsheld 770-354-4154

Tyler Anderson 854-834-4329

ZONING NOTICE



PETITION TO REVERSE THE REZONING AND THE PROPOSED INDUSTRIAL DEVELOPMENT

To: The City Council of Temple, Georgia

We, the undersigned residents of **Enterprise Drive** and surrounding neighborhoods, oppose the rezoning of **Parcel #T02 0060219** from **Single-Family Residential (R1)** to **Light Industrial (IL)** and the proposed industrial development. We believe this project will negatively impact our property values, quality of life, and the environment.

Reasons for Opposing the Project:

- **Property Values:** The industrial park will lower property values due to large buildings, truck traffic, and noise.
- **Traffic and Congestion:** Heavy truck traffic will worsen congestion on **Highway 78**, making it more difficult to navigate our neighborhood.
- **Environmental and Health Risks:** Industrial activities could lead to pollution, runoff, and other health hazards.
- **Noise and Disturbance:** Trucks, machinery, and industrial operations will bring noise pollution, disrupting the peace of our residential community.
- **Aesthetic Impact:** The development will alter the visual quality of our neighborhood. A 100-foot buffer is insufficient.
- **Uncertainty:** The types of businesses in the park are unknown, and we fear the development may not align with our community's values.
- **Infrastructure:** The city's existing water and sewer systems are already stretched, and this project could add more strain.

Request:

We request that the City Council **halt the rezoning process, reverse the July 7, 2025 decision to rezone the property from residential to light industrial, and reopen public comment on the matter.** We ask that the City Council prioritize the well-being of our community and reject this project.

By signing this petition, we are voicing our collective opposition to the rezoning and industrial development.