

PLANNING COMMISSION MEETING
January 18, 2024
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, Troy Curtis, Karen Powell, Terron Bivins, Calvin Waters
Members Absent: N/A
3. Approve the Minutes of the December 19, 2023, Temple Planning Commission meeting.
There was a motion by Terron Bivins to approve the December 19, 2023 minutes, second by Greg Doster. Vote 5-0.
4. Status report on Council action taken from the December 19, 2023, Temple Planning Commission Meeting.
This information was in the packet and was not discussed at the meeting.
5. Swearing in of Re-elected planning commission member Karen Powell, Ward 5.
Mayor Michael Johnson administered the Oath of Office to planning commission member Karen Powell.
6. Swearing in of re-elected planning commission member Calvin Waters, Ward 4.
Mayor Micheal Johnson administered the Oath of Office to planning commission member Calvin Waters.
7. Swearing in of re-elected planning commission member Troy Curtis, Ward 3.
Mayor Michael Johnson administered the Oath of Office to planning commission member Troy Curtis.

Appointment of Vice Chair

After the swearing in of the re-appointed Planning Commission Members, Chair Gary Thomas explained that the agenda needed to be amended to add an item for the commission to vote on The Vice Chair for the Planning Commission.

There was a motion by Calvin Waters to amend the agenda to include an item to vote on a Vice Chair for the Planning Commission, second by Council Member Bivins. Vote 5-0.

There was a nomination by Greg Doster to appoint Troy Curtis as the Vice Chair, second by Calvin Waters. There were no further nominations.

There was a motion by Terron Bivins to close the nominations, second by Greg Doster. Vote 5-0.

The nominations were closed. There was a vote of 5-0 to appoint Mr. Curtis as the Vice Chair Of the Planning Commission.

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.

There were no comments from staff. The applicant, William Collins, was present at the meeting to discuss his request for preliminary plat approval. He said the goal is not to clear the whole property, to only clear what is needed to build some new homes. The homes will be 1400-1800 square feet; they will be comparable to what they are currently doing across the street. The size and finishes will be similar, but they will be different layouts and plans since the lots will be bigger. It will probably be more ranches and possibly a couple two stories. The size of the lots will be a minimum of one acre. There are seven acres total that will be divided amongst six lots. He said they will only need to disturb about a half an acre on each one. They will try to leave as much of the buffers as they can. There will also be sidewalks down Rome and Driver St, both sides on Rome, one side on Driver. These lots will have septic tanks because there is not sewer access. There were no other questions for the applicant.

9. Hold a public hearing concerning the preliminary plat approval of Hidden Oaks.

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. Chair Gary Thomas did ask if staff agrees with Howard Ray regarding the storm water retention, and Community Development Director Deidra Walker confirmed they are in agreement.

10. Consider making a recommendation to the City Council on the preliminary plat approval of Hidden Oaks.

There was a motion by Troy Curtis to recommend approval of the preliminary plat, second by Calvin Waters. Vote 5-0. Chair Thomas explained that this is approved and it does not have to go before the City Council for approval.

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. This approval is contingent upon the following:

1. 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.

2. Revised bond (see January 11th email for items to include)

3. Wall certifications

4. Test results for compaction, proof rolls, water/sewer lines & manholes

The applicant, Kevin Hornbuckle, was present at the meeting. He explained that everything has been taken care of with the engineer. Community Development Deidra Walker explained that if approval is recommended, it should be contingent upon review by the Engineer.

12. Hold a public hearing concerning the final plat approval for Phase 1 of Evergreen at Lakeside with contingencies.

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

13. Consider making a recommendation to the City Council on the final plat approval of Phase 1 of Evergreen at Lakeside with contingencies.

There was a motion by Greg Doster to recommend approval of the final plat with the contingencies listed and also contingent upon review by the City Engineer, second by Troy Curtis. Vote 5-0.

14. Other Business- N/A

15. Adjournment: There was a motion by Troy Curtis to adjourn, second by Greg Doster. Vote 5-0. The meeting adjourned at 6:22PM.