

**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.