

PLANNING COMMISSION MEETING
June 17, 2025 6:00 p.m.
William Simmons City Administration Building
Agenda

Presiding: Gary Thomas, Chairman

1. Call to Order: The meeting was called to order by Chair Gary Thomas

2. Roll Call

All members are present: Terron Bivins, Troy Curtis, Greg Doster, Karen Powell, Calvin Waters

3. Approve the Minutes of May 20, 2025, Temple Planning Commission meeting.

There was a motion by Troy Curtis to approve the minutes, second by Calvin Waters.
Vote 5-0.

4. Status report on Council action taken from May 20, 2025, Planning Commission Meeting.

Community Development Director Deidra Walker explained that there was a request by Leigh Shirley and because there was some paperwork that was not ready she will be presenting again at this meeting. Also at the last meeting there was a request for a parcel join on Ivey Lake Parkway which was approved by the Planning Commission. The final item was a request for final plat approval for the Enclave at Azalea Hills, both the Planning Commission and City Council voted to approve the final plat which met all of the required standards.

5. Request by Leigh Shirley for a parcel split of Parcel# TO4 0070006 & T04 0070048 on Carrollton Street, LandLot 149, District 6. The future use of this property is general commercial which it is currently zoned.

Community Development Director Deidra Walker explained that on the last page of the plans it is still not completed as needed. The plans are going to be corrected and re-printed tomorrow. She explained that this request is so that if the applicant ever decides to sell a parcel, they will all have road frontage; nothing will be landlocked.

6. Hold a public hearing on the request for a parcel split by Leigh Shirley.

Chair Gary Thomas opened the public hearing. The applicant, Leigh Shirley was present at the meeting; she did not have any additional information to add to her request. There was no one else present to speak for or against this request. The public hearing was closed.

7. Consider taking action on the request by Leigh Shirley. (Planning Commission is the final authority on parcel split/join request. No Council Action needed.)

There was a motion by Greg Doster to approve Leigh Shirley's parcel split request based on the corrected plat, second by Terron Bivins. Vote 5-0.

8. Request by Bilijack Bell with ISG, Inc. for rezoning of Parcel# TO2 0060219 on W 78 HWY, LandLot 179, District 6. The current zoning classification for this property is (R-1) single-family detached residential, the request is for (IL) Light Industrial. The future land use map states the property as (R-1) residential

The applicant, Bilijack Bell was present at the meeting. Gary Thomas explained that everyone had a copy of the draft development agreement. He stated that typically a plan is required of what will be constructed. The applicant wants to purchase this property with a contingency to build to suit. The agreement was drafted by the City Attorney and protects the City; it limits what can be built.

9. Hold a public hearing on the request for rezoning by Bilijack Bell.

Chair Gary Thomas opened the public hearing.

The applicant, Mr. Bell explained they don't have a tenant at this time. He specializes in building out light industrial parks. He stated that he takes his business very personally and he wants a clean use. The land is approximately 80 acres; creeks separate it into two distinct properties. He has no interest in getting rid of the creeks, he sees them as an amenity and they help to absorb noise. He stated that his parks attract fortune 500 companies; he had drawing and photos of several projects he has developed in the surrounding areas. He explained that the impact of a light industrial park at this location would be minimal to Temple. It is off of 113 so the state will maintain that road and he will maintain the roads within the park. He will make sure that the tenants are good stewards in the park. He is heavily invested in the community and isn't going anywhere and will be easy to contact. He anticipates this to be a 200-450 million dollar project. The buildings will have offices and will bring high paying jobs to the area. He is working with John Bass who is a local engineer.

Karen Powell stated this is a very large piece of property and we need to get more people to the meeting so that they can be informed. She stated that the City does need growth, but we need to maintain a good quality of life. Temple is currently dealing with some infrastructure issues like the water supply and traffic. We need to protect our citizens and to get more input from them.

Terron Bivins also expressed concerns about the City's water supply. She said we don't have the supply for things like data centers. Mr. Bell said that he is aware of the water and sewer issues and he is not wanting to do a data center. He said once they get it re-zoned they can get some of the water issues taken care of. Light Industrial would not be as much of an impact as homes would be.

Calvin Waters wanted to know with a tract of land this size, what would the average square footage of a building be. Mr. Bell explained that the creek takes up about 10-12 acres of the property, so the buildings could potentially be about 400,000 square feet in total depending on how the buildings are laid out. Mr. Waters also had concerns about the traffic on 78 and the need for additional traffic lights and asked if GDOT has been consulted. Mr. Bell stated that they have not talked with GDOT yet, but they will have traffic studies done. He would love to see improvements on 78 and he thinks that GDOT can help with this.

Community Development Director Deidra Walker asked what his typical length of a lease was; Mr. Bell said typically 5-10 years.

Chair Thomas asked if there was anyone else present at the meeting to speak for or against this project.

One citizen stated that docks were mentioned so that means there will be trucks. They wanted to know the hours the trucks would be coming in and out of the buildings because this is in their back yard. Mr. Bell said at this point he can't answer that. He said there would probably be multiple shifts, most would be 9:00am-5:00pm. He stated the business side will not face the homes.

A citizen who lives at 135 Enterprise Drive stated they have lived here for 40 years. They are worried because they don't know what type of business will be there and if it will affect their property value. There were also concerns about traffic; there has been a lot more in the last five years. They asked what the buffer zone would be (100 feet) and questioned whether a traffic light will be added or if GDOT has been consulted.

10. Consider making a recommendation on the request by Bilijack Bell.

Troy Curtis made a motion to recommend to the Council to approve this land to be rezoned to light industrial, but for the neighbors to be able to come back and review any final plans for whatever business is going to be built there once the tenants are identified, second by Greg Doster. Vote 2-3. The motion to recommend fails. This item will go before the City Council at their July 7th Council meeting.

11. (The planning commission will make a recommendation to the city council who will make the final decision at their next scheduled council meeting on July 7, 2025.)

12. Other business : N/A

13. Adjournment: There was a motion to adjourn by Council Member Doster, second by Troy Curtis, vote 5-0. The meeting adjourned at 6:52PM.