

**PLANNING COMMISSION MEETING**  
**July 16, 2024 6:00 p.m.,**  
**Temple Senior Center 280 Rome Street**  
**MINUTES**

1. Call to Order: The meeting was called to order at 6:00PM by Chair Gary Thomas

2. Roll Call:

Members Present: Terron Bivins, Troy Curtis, Greg Doster, Calvin Waters, Gary Thomas

Members Absent: Karen Powell

3. Approve the Minutes of the May 14, 2024, Temple Planning Commission meeting.

There was a motion by Calvin Waters to approve the May 14, 2024 minutes as presented, second by Troy Curtis. Vote 4-0.

4. Status report on Council action taken from the May 14, Temple Planning Commission Meeting.

Community Development Director Deidra Walker reported that at the last meeting there was a parcel split on East Luke Road that was approved by the Planning Commission with a vote of 4-0. The Planning Commission also recommended to the City Council with a vote of 4-0, to approve the rezoning request for property at James St./Hwy 78 to be rezoned from Residential to General Commercial. The City Council approved the rezoning request with a vote of 5-0.

5. Request by Lon Bell, property owner at 624 Rainey Road, for a variance request on the shutter requirements on his home to be built.

Community Development Director Deidra Walker explained that the variance is an aesthetic change that the applicant would like to do.

6. Hold a public hearing concerning the request by Lon Bell.

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

7. Consider taking action on the shutter variance for Lon Bell.

There was a motion by Troy Curtis to approve the variance request for no shutters, second by Calvin Waters. Vote 4-0. (The Planning Commission is the final authority on variance requests, so this will not go before the City Council.)

8. Request by John Bass on behalf of Janus International for a variance request to exceed the maximum number allowed of parking spaces for their new building to be constructed at 200 Royal Way. Parcel# T04 0060056, Land lot 138, District 6.

Community Development Director explained that Janus has asked to exceed the number of parking spaces that are allowable for their new building which will be constructed at 200

Royal Way. There are currently 82 spaces and they are asking for a total of 126 spaces. This will be vehicle parking only, no large trucks.

9. Hold a public hearing concerning the request made by John Bass.

Chair Gary Thomas opened the public hearing. John Bass was present at the meeting. He explained that this would be vehicle only parking and it is on property that they already own. The new building will be used partly for a training facility and there is a need for additional parking for that as well as for other employees.

Pamela Shell (165 Henson Circle) explained that her family lives on East Luke Road. She is concerned about the traffic and asked if a light would be installed. It was explained by Chair Thomas that it is a state highway and the City has no control over that. The City could potentially ask GDOT to do a traffic study. Ms. Shell also asked if this development would make property taxes go up or down. It was explained that the taxes are determined by the Carroll County Tax Assessors Officer. There was no one else to speak for or against this request. The public hearing was closed.

10. Consider making a recommendation to the city council on the variance request made by John Bass.

There was a motion by Greg Doster to recommend approval for the variance request by Janus to exceed the number of parking spaces allowed, second by Terron Bivins. Vote 4-0. This request will go before the City Council on August 5, 2024 at 6:30PM.

11. Request by John Bass on behalf of Janus International for a variance request to eliminate the requirement for curb & gutter for their new building to be constructed at 200 Royal Way. Parcel# T04 0060056, Land lot 138, District 6.

City Administrator Lisa Jacobson explained that we have previously discussed the aesthetics of industrial parks and how they look nice with curb and gutter. Now is the time to decide whether or not you want to change this requirement.

12. Hold a public hearing concerning the request made by John Bass.

Chair Gary Thomas opened the public hearing. John Bass was present at the meeting. He prefaced his statement by saying that Janus is not trying to get away with spending money on this; they do want things to look good, but this doesn't make sense for this location. He explained that they are at the end of a cul-de-sac with about 200 feet of road frontage. The road is flat, so most of the water drains off of it, at times there are some puddles. If curb and gutter was added, there would be a significant drainage issue and the puddles would be much worse. This would turn into a road project to get the grades set right, if curb and gutter were to be installed. That is why they are asking for this variance.

Chair Gary Thomas asked if there were any comments from the City's engineer regarding the issue that Mr. Bass mentioned. City Administrator Lisa Jacobson explained that the City Engineer would accept either option, with or without curb and gutters. She also stated that it could be years down the road, but whatever sidewalks are not put in by the contractors

now, will have to be put in by the City in the future. 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 on the variance request made by John Bass.

There was a motion by Calvin Waters to recommend approval to the Council for the variance request of eliminating the requirement of curb and gutter for the new building that Janus is constructing at 200 Royal Way, second by Greg Doster. Vote 4-0.

14. Request by John Bass on behalf of Janus International for a variance request to change or possibly eliminate the setback requirement for their new building to be constructed at 200 Royal Way. Parcel# T04 0060056, Land lot 138, District 6.

Community Development Director Deidra Walker explained that in the application it says that the adjoining parcel is Light Industrial, however it is still a residential property.

15. Hold a public hearing concerning the request made by John Bass.

Chair Gary Thomas opened the public hearing. John Bass was present at the meeting. Mr. Bass explained that as they were developing the site design, some things came up, thus why they are requesting the three variances. The red line along the South property line, that is the limits of where Janus proposes to do grading and clearing. There are trees along this South property line and a gas easement next to it. When they get in there and grade, they are wanting to put in a six foot tall opaque fence, and put slats in the fence so that you can't see through it. With the gas easement being there and with there not being a lot of trees, along with the property south of this being zoned light industrial, these are all reasons they are requesting this variance. They are not asking to eliminate the buffer, they are just asking to reduce it with the opaque fence. They will be doing away with a natural buffer. Terron Bivins asked if anyone lives close to this, and she was told that they do.

Ola McClendon who has property along E. Luke Road. She has concerns about the traffic on that road. She said it is getting harder to get out from E. Luke Road onto 113. She was wondering if there would be another road to get in and out and to alleviate some of the traffic. Chair Gary Thomas stated he does not know of another route that could be used. City Administrator Lisa Jacobson confirmed that it is a county road and the area has been zoned industrial for years. Ms. McClendon also asked for the overall goals of Janus in the next 5-10 years. Plant Manager Gary Medlin was present at the meeting, he explained that their goal is growth. They are brining about 115 jobs from Douglas County to Temple. They plant to continue bringing jobs into West Georgia. They would like to grow 10-20% each year; this year has been different due to the economy. They want to offer good paying jobs to the community.

Chair Thomas wanted to make sure that the neighbors in this area understand that they are wanting to put up a fence instead of a natural buffer. It will be a 6 foot chain link fence and will have slats in it, so you can see through it. The code requires a 30 foot natural buffer so that there are trees and plants to absorb the sound; they are asking not to do that and put a

fence up instead. Mr. Bass showed the citizens at the meeting where the fence would be located.

City Administrator Lisa Jacobson wanted to explain that the reason for a landscape buffer is for noise control for our residents. That is why we want a large landscape buffer, and this request is to minimize that requirement. She stated that fences are also a good option because that provides security.

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

16. Consider making a recommendation to the city council on the variance request made by John Bass.

There was a motion by Greg Doster to recommend approval of the buffer variance request by Janus, second by Troy Curtis. Vote 3-1. (Bivins against)

Chair Thomas asked that before they moved to item #17, if the Planning Commission would like to make a recommendation to the Council that they ask the GDOT for a traffic signal at this location.

There was a motion by Calvin Waters to make a recommendation to the City Council that they ask GDOT to look at putting a traffic light at this location, second by Greg Doster. Vote 4-0.

17. Request by Mahdi Al-Husseini for final plat approval on The Enclave at Azalea Hills Phase 1, Parcel# T02 0110044, Land lot 115, District 6.

Community Development Director Deidra Walker explained that Mr. Al-Husseini has met all of the requirements from engineering. The only thing that is not finished is the playground; he has paid for it, but it has not been delivered yet.

18. Hold a public hearing concerning the request made by Mahdi- Al-Husseini

Chair Gary Thomas opened the public hearing. The applicant, Mr. Al-Husseini, was present at the meeting. He explained that he has been working with the City and they have done everything they are required to do. He has done a traffic study as well as a water and sewer study. They are ready to start building. Chair Thomas asked how many homes were in the first phase and it was confirmed that there are 56 homes. Chair Thomas asked if there was anyone else present to speak for or against this request.

Mr. Cunningham (45 Venable Rd) Stated that he wanted to confirm that the applicant has installed the natural buffer between the development and the neighbors. Chair Thomas stated that the buffer is on the plat, meaning that it is required, but it has not been installed yet. Mr. Cunningham stated that if there was any way possible, he would like for the light from these buildings to not shine across the road onto his property. He said there is no reason to illuminate the road or his property. He asked if there is a natural buffer between his development and Venable Road. Chair Thomas explained that all of the setbacks have

been met. Mr. Cunningham also asked if we knew how much silt fencing has gone into Bethel lake from that site. Building and Construction Inspector, Randall Byess, explained that all of the erosion requirements have been met. He said that the EPD has checked on this numerous times and stated that they are in compliance. Mr. Cunningham again expressed his concerns over how much silt has gone into the lake. He stated this was an issue prior to the time that Mr. Byess was employed with the City and that he might want to go down and look at the lake. Mr. Al-Husseni stated that the inspector has been there since day one and that he has exceeded all requirements. Chair Thomas asked if there would be streetlights; it was confirmed that they are already in place from Carroll EMC.

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

19. Consider making a recommendation to the city council on the request made by Mahdi AlHusseini.

There was a motion by Troy Curtis to recommend approve to the Council for The Enclave at Azalea Hills, Phase 1, second by Greg Doster. Vote 4-0. This recommendation will go before the City Council on August 5<sup>th</sup>.

20. Request by William Collins of W.T. Collins for final plat approval of Hidden Oaks previously known as Parcel # T03 0010003, Land lot 180, District 6.

Community Development Director Deidra Walker explained that all of the comments from engineering have been addressed. There are two options for water lines, they are not sure what option they will go with yet. This development is located at Rome and Driver Streets and will have six homes, all on lots that are a minimum of one acre.

21. Hold a public hearing considering the request made by William Collins.

Chair Gary Thomas opened the public hearing. The applicant, William Collins, was present at the meeting. He stated they will be building homes similar to those they just built on Rome Street, and each home will have a minimum of one acre lot.

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

22. Consider making a recommendation to the city council on the final plat request made by William Collins.

There was a motion by Troy Curtis to recommend approval to the City Council of the final plat request for Hidden Oaks, second by Greg Doster. Vote 4-0. This request will go before the City Council on August 5<sup>th</sup>.

23. Request by Kristal Riggins of Planners & Engineers Collaborative on behalf of Inline Communities for preliminary plat approval of 241 rooftops on Asbury Road and HWY 113, Parcel# T02 0100015, Land lot 205, District 6.

City Administrator Lisa Jacobson explained that this property was re-zoned from R-1 to DCD on May 2, 2022. All of the required public hearings were done. They had the legal right to put this development in as long as they met all of the City's standards. This is a 50+

million dollar project that was approved September 12, 2022 by the City Council. They didn't request any variances and provided the City with this list of things that they would do related to this development :

- No Variances
- 30% green space
- Extending the sidewalks to the frontage of their property on 113, with sidewalks in front of the church to the Recreation Department...to promote walkability
- Turn lane and decel lane
- Divided median entrance
- New Lift station and other infrastructure upgrades.
- Streets width 28' back of curb to back of curb (28' is the new width requirement, not 26')
- Master HOA with sub HOA over just the townhomes; HOA documents set up at 5% for rentals
- Upscale, high quality homes with centralized club house and amenities: large, resort style pool, large open space for different types of games, commercial grade playgrounds, trails; and community fire pits have also become very popular
- Condition on the amenities to be put in prior to a certain number of COs to be issued
- No vinyl siding; a mixture of brick, hardy plank, stone accents, etc.
- No inferior products to be used

Inline Communities is planning to do this project as they originally proposed it to the Planning Commission and City Council in 2022. The street width will be required to change to 28 feet because the City has updated this requirement since the project was initially brought to the Council.

24. Hold a public hearing concerning the request made by Kristal Riggins.

Chair Gary Thomas opened the public hearing. Brian, a representative from Inline Communities was present at the meeting along with his Civil Engineer. He stated the property was rezoned in 2022 and purchased in 2023. There have been no changes to the plat. The financing took a little bit longer than expected, that is why there was a delay for over a year. They are now bringing the plat back to the table.

Chair Thomas asked if there was anyone else present to speak for or against this request.

Steve Patterson (Rome St) stated that he has concerns about their being 241 rooftops on 110 acres. We are cramming as many homes as possible into the area. He expressed his concerns about more strain on our roads, the school system, traffic, etc. He is not opposed to growth. He said there is a new development behind him on 1/3 acre lots and there is more traffic and noise. It would be nice if we could limit the number of homes we put on a parcel of land.

City Administrator Lisa Jacobson explained that we are concerned about the welfare of our citizens and businesses. This plat was approved in 2022. Traffic studies were done along with a water and sewer study. The City has been in communication with the school system as well, every year they ask for a number of new rooftops. We are currently putting in new water lines and doing sewer upgrades; there are projects built out for the next ten years.

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

25. Consider making a recommendation to the city council on the preliminary plat request made by Kristal Riggins.

There was a motion by Troy Curtis to recommend approval of the preliminary plat from Inline Communities to the City Council, second by Greg Doster. Vote 3-1. (Bivins opposed)

26. 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. Land lot 142, District 6.

Community Development Director Deidra Walker explained there are two remaining lots in Cool Springs and the applicant would like to combine these lots and build one house.

27. Hold a public hearing concerning the request made by Josh Bryant.

Chair Gary Thomas opened the public hearing. The applicant, Josh Bryant, was present at the meeting. He explained that they have owned these lots for several years. The soil condition is not fit for two houses, so they would like to join the lots into one parcel and build one house. There was no one else present to speak for or against this request. The public hearing was closed.

28. Consider taking action on the parcel join request made by Josh Bryant.

There was a motion by Terron Bivins to approve combining Parcels# T02 0110092 and T02 0110093 located on Emma Way, second by Calvin Waters. Vote 4-0.

This request does not need to go before the City Council, The Planning Commission makes the final decision on joining parcels.

29. Other business

Calvin Waters asked about making Rome Street one way and if signage would be put up. City Administrator Lisa Jacobson explained that there will be a stop bar, arrows, and signage.

30. Adjournment: There was a motion to adjourn by Troy Curtis, second by Calvin Waters. Vote 4-0. The meeting adjourned at 7:14PM