

**Planning Commission Meeting
August 20, 2024
6:00PM, 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, Terron Bivins, Karen Powell, Calvin Waters, Greg Doster, Troy Curtis was present by phone.

Members Absent: N/A

3. Approve the Minutes of the July 16, 2024 Temple Planning Commission Meeting.

There was a motion by Greg Doster to approve the July 16, 2024 minutes, second by Calvin Waters. Vote 5-0.

4. Status report on Council action taken from the July 16 Temple Planning Commission Meeting.

Community Development Director Deidra Walker explained that action taken from the July 16th Planning Commission Meeting: The request by Lon Bell for a shutter variance on his home was approved by the Planning Commission with a vote of 4-0. The Planning Commission is the final approval for this type of request therefore it did not require Council action. The Planning Commission recommended approval to the City Council for the three variance requests by Janus International: exceeding the parking space limit, eliminating the curb and gutter requirement and the buffer requirement. The Council approved all three variance requests. The final plat approval for Hidden Oaks was approved by the Council with a vote of 4-1. The Council requested that Inline Communities resubmit a corrected plat which shows them meeting the current standards that have changed since their original plat was submitted.

5. Request made by Lisa Urich, executor of the Mac Hamil Estate, for a parcel split request on 595 Centerpoint Road, Parcel# T020110025 Landlot #142, District 6, 64.716 acres.

Community Development Director Deidra Walker explained that it is her understanding that this is a property split amongst family members.

6. Hold a public hearing concerning the request made by Lisa Urich.

Chair Gary Thomas opened the public hearing. The applicant, Lisa Urich, was present at the meeting. She confirmed that this is a property split amongst family. There was no one else present to speak for or against this request. The public hearing was closed.

7. Consider taking action on the parcel split request made by Lisa Urich.

There was a motion by Greg Doster to approve the parcel split request by Lisa Urich, second by Troy Curtis. Vote 5-0.

8. Request made by Joe Clark of Black Family Enterprises on the rezoning request of 927 Candy Kitchen Road, Parcel #011180033, Haralson County, Landlot #143, District 6, 52.4 acres.

The applicants are present at the meeting.

9. Hold a public hearing concerning the request made by Joe Clark.

Chair Gary Thomas opened the public hearing. The applicant Joe Clark, along with Austin Wallace and Scott Barlow with Sawgrass Development were present at the meeting. They explained that they are requesting the property to be rezoned from R-1 to R-4. R-1 allows for one home per acre, R-4 would allow for four homes per acre; they stated they will put 2.21 units per acre. The homes will be 1400 square foot minimum, some on basements, some on slabs. They are designing the neighborhood so that it will be a place that families will want to stay for 25 years. All of the neighborhood will be walkable and accessible with several amenities throughout including a covered pavilion, playground, dog park, community garden, outdoor kitchen and firepits. There will be 21% greenspace.

Chair Gary Thomas explained that the City has received some last minute information from the City engineer which shows some additional requirements that must be met; one being that the road width needs to be 28 feet. The applicants stated that they have not had sufficient time to review and address these additional requirements. Chair Gary Thomas explained that an item can be tabled one time. If they choose to table this, it would have to be presented again at the next meeting. Because this might not be enough time for the applicant to address the additional requirements, he explained another option is to withdraw their request. If they withdraw, they would have additional time to prepare and return to present again before the Commission. It was stated that the City Engineer has a 30-45 day turnaround time for responses. Chair Thomas stated they would continue with the public hearing and see if there are any further comments or questions before the applicant makes their decision on how to proceed.

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

Kristin Brewer- She owns 13 acres across the street from this property. She wanted to know if they are planning to pave the road. She said the road that is there is not ready for this type of development. There is also a narrow bridge and she asked if guard rails would be put up and if the City sewer could handle all of this development. It was stated that the road is in Haralson county, so they would have to deal with the road and bridge. It was also stated that the City engineer confirmed that the current sewer system could handle this proposed growth.

Terron Bivins asked since it is in Haralson County who would provide emergency services. It was confirmed that Temple Police Department would be over this area for police protection and Haralson Fire and EMS would be over emergency services.

Another Citizen (he did not state his name) had concerns about the traffic on Venable Road and the need for it to be widened. He said this will be another 300 cars on the road and Venable can not handle all of this traffic. Terron Bivins mentioned that in the City Engineer's recommendations, the road should be widened. There was discussion about who would need to pay for that; it is to be determined.

Because of the need to have more time to address the additional requirements of the City Engineer, the applicant decided to withdraw their request. They plan to meet with the City engineer as soon as possible.

10. Consider making a recommendation to the City Council on the request made by Joe Clark.

The request was withdrawn, therefore, no recommendation was made.

11. Other business.

There was no other business.

12. Adjournment

There was a motion to adjourn by Troy Curtis, second by Calvin Waters. Vote 5-0. The meeting adjourned at 6:38PM.