

**Planning Commission Meeting
September 17, 2024
6:00PM, Temple Senior Center
MINUTES**

Presiding- Troy Curtis

1. Call to Order- The meeting was called to order at 6:00PM by Troy Curtis, in the absence of Chairman, Gary Thomas.

2. Roll Call

Members Present: Troy Curtis, Terron Bivins, Karen Powell, Greg Doster, Calvin Waters

Members Absent: Chair, Gary Thomas

3. Approve the minutes of the August 20, 2024 Temple Planning Commission Meeting.

Terron Bivins mentioned that in the minutes from the last meeting, a citizen spoke but did not provide his name. She asked that the minutes reflect that it was Reid Matthews that spoke. There was a motion by Calvin Waters to approve the minutes with the name updated to be reflected in the adopted minutes, second by Terron Bivins. Vote 5-0.

4. Status report on Council action taken from the August 20th Temple Planning Commission Meeting.

Community Development Director Deidra Walker explained that the parcel split request was approved by the Planning Commission; they are the final authority on this type of request, so it did not have to go before the City Council. There was also a re-zoning request for property on Candy Kitchen Road. This request was withdrawn by the applicant and they will resubmit at a later date.

5. Request by Danny Duvall for rezoning on 4.41 acres at 510 Billings Road, Parcel #T030070023, Landlot #140, District 6.

John Bass and Danny Duvall were present at the meeting. John Bass is the engineer for this project and he spoke on Mr. Duvall's behalf. He would like this property to be rezoned from commercial to light industrial. He operates a truck repair business which is currently mobile, but he is in need of a shop. Mr. Bass stated that with Pilot across from Billings Road, and Flying J and the truck wash being close by, all of these businesses go hand in hand and it would be fitting to have a repair shop at this location. The future land use shows this property as commercial, but with the way things are planned this will be more of a light industrial use corridor. He stated that the traffic with this proposed business would be minimal and that this is the best use for this property. There is a residential subdivision that backs up to it, affecting five houses, and they are proposing a 100 foot undisturbed buffer to protect those properties. Community Development Director Deidra Walker confirmed that letters were sent out to the property owners that back up to this property so they are aware of this rezoning request.

6. Hold a public hearing concerning the request made by Danny Duval.

Troy Curtis opened the public hearing. There was no one else present to speak for or against this rezoning request. The public hearing was closed.

7. Consider making a recommendation to the city council on the request made by Danny Duvall.

There was a motion by Greg Doster to recommend approval to the City Council of rezoning this property from Commercial to Light Industrial, second by Calvin Waters. Vote 4-1. Karen Powell opposed.

8. Request by Kevin Hornbuckle of Smith Douglas Homes from final plat approval on Phase 2 of Evergreen at Lakeside, Parcel# T03 0070000, Landlot# 181, District 6.

Kevin Hornbuckle, Director of Planning & Development for Smith Douglas Homes, is present at the meeting. He explained that Phase 2 has 85 lots; he has been working in the field with Randall to get things done. They will start putting in common area sidewalks when the power is on. They are currently working on the common area, curbs, and the monument sign will be going up soon. Terron Bivins asked if they are done with Phase 1 and when would Phase 2 start. He explained they are not done with Phase 1, Phase 2 will start in approximately a year and both phases are the same as far as types of homes and the acreage. Community Development Director stated that engineering has confirmed that they have completed everything that has been requested of them and they are ready to move forward. Ms. Walker confirmed that they will take care of the upkeep of the grass and common areas until the HOA is in place. Ms. Bivins asked about the increase in traffic and if Holder and Simmons roads would become one way streets. Deidra explained that would be up to the Council to determine. Ms. Bivins asked if the City did a City traffic study and if they did, were those roads considered; she mentioned there will probably be about 300 more cars on those roads. A traffic study was completed, which included Rainey Road, but not these roads. It was stated that those roads would probably become one way at some point.

9. Hold a public hearing concerning the request made by Kevin Hornbuckle.

Troy Curtis 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 making a recommendation to the city council on the request made by Kevin Hornbuckle.

There was a motion by Calvin Waters to recommend to the city council the final plat approval for Phase 2 of Evergreen at Lakeside, second by Terron Bivins. Vote 5-0.

11. Other business: N/A

12. Adjournment: There was a motion to adjourn by Calvin Waters, second by Terron Bivins. Vote 5-0. The meeting adjourned at 6:32PM.