

Planning Commission Meeting
November 19, 2024
6:00PM, Temple Senior Center
AGENDA

Presiding: Gary Thomas, Chariman

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

2. Roll Call:

Members Present: Karen Powell, Troy Curtis, Calvin Waters, Terron Bivins (Terron arrived a few minutes late and was not present for the first vote.

Members absent: Greg Doster

3. Approve the minutes of the September 17, 2024 Temple Planning Commission Meeting.

There was a motion to approve the September 17, 2024 minutes by Troy Curtis, second by Calvin Waters. Vote 3-0.

4. Status Report on Council action taken from the September 17, Temple Planning Commission Meeting.

Community Development Director Deidra Walker explained that there were two items. The rezoning request by Danny Duvall for Billings Road was approved by a vote of 5-0.

The Council approved the Final Plat for Phase 2 of Evergreen at Lakeside by a vote of 5-0.

5. Request made by Alex Vautin with Southeast Civil Group for a variance to eliminate the Five-Year sunset clause on the Special Use Permit on 100 E. Luke Road/Mad Properties, 4.98 acres, Parcel# T04 0060712, Landlot #117, District 6.

The City Council approved this sunset clause in January 2021, and allowed this property to have truck parking for five years, after that the intention was to sell the property or develop it. The truck parking was to be a temporary use of the property. Now the requestor is asking to eliminate the sunset clause which expires in 2026. The requestor was not present at the meeting to answer questions or provide any additional information.

6. Hold a Public Hearing concerning the request by Alex Vautin.

Chair Thomas opened the Public Hearing. There was no one present to speak for or against this request. The Public Hearing was closed.

7. Consider making a recommendation to the City Council on the request made by Alex Vautin.

There was a motion by Troy Curtis to deny the request and to recommend to the Council that the sunset clause remain in place, second by Terron Bivins. Vote 4-0.

8. Request by Kevin Hornbuckle of Smith Douglas Homes for a parcel join request of Parcel #T03 0070001 and T03 0070243, 75.97 total acres being Evergreen at Lakeside Phase I and 2, Landlot #181, District6.

Deidra Walker explained that these parcels were never joined to make one large parcel. Now that we have approved the preliminary and final plat, some of the houses between phase 1 and 2 are partially on more than one parcel, so they will have more than one parcel number. Carroll County asked us to do this.

9. Hold a Public Hearing concerning the request made by Kevin Hornbuckle.

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

10. Consider taking action on the request made by Kevin Hornubuckle.

There was a motion by Terron Bivins to join the parcels, second by Karen Powell. Vote 4-0.

11. Request by the City of Temple for a rezoning amendment to setbacks for DCD standards.

Deidra Walker explained that the information on DCD requirements is in the packet. We want to set the requirements the same as R-1 and then we can allow negotiating for a variance. We want it set in stone as to what we expect.

12. Hold a Public Hearing on the request made by the City of Temple.

Chair Thomas opened the Public Hearing. There was no one present to speak for or against this request. The Public Hearing was closed.

13. Consider making a recommendation to the City Council on the request made by the City of Temple.

There was a motion to approve recommendation of the rezoning amendment by Troy Curtis, second by Calvin Waters. Vote 4-0.

14. Other Business: There will be no meeting in December. Chair Gary Thomas recommended a work session with the City Council to discuss growth in the City.

15. Adjournment: There was a motion to adjourn by Calvin Waters, second by Troy Curtis. Vote 4-0. The meeting adjourned at 6:22PM.