

December 16 2025
6:00 p.m., William Simmons City Administration Building
240 Carrollton Street
MINUTES

Presiding: Gary Thomas, Chairman

1. Call to Order, Invocation and Pledge of Allegiance

The meeting was called to order by Chair Gary Thomas.

2. Swearing-in of newly appointed planning commission member Troy Hollensworth.

Mayor Michael Johnson administered the Oath of Office to newly appointed planning commission member, Troy Hollensworth.

3. Roll Call

Present at the meeting: Terron Bivins, Greg Doster, Calvin Waters, Troy Hollensworth

4. Approve the Minutes of the November 18, 2025, Temple Planning Commission meeting.

There was a motion by Greg Doster to adopt the minutes from the November 18, 2025 Planning Commission Meeting, second by Calvin Waters. Vote 4-0.

5. Status report on Council action taken from the November 18, 2025, Planning Commission Meeting.

Community Development Director Deidra Walker explained that there was a motion to table the rezoning and annexation request by Billijack Bell with a vote of 4-0. This request will be presented again at tonight's meeting. There was also two variance requests by Seth Brown of DBA Holdings, LLC and they were both approved.

6. Request for rezoning and annexation by Bilijack Bell with ISG, Inc. to annex and rezone 1 tract of land. Parcel# 0117 0039B, 48.03 acres on US HWY 78 in Haralson County. This property is currently zoned County Unincorporated (District 1), and the request is to rezone it to IL (Light Industrial) to accommodate an industrial park. This property is just east of the county line and city limits. Land Lot 175, District 6 of Haralson County.

The applicant, Billijack Bell, was present at the meeting. He explained that Industrial Solutions Group is making a request to annex and rezone 48 acres in Haralson County; he brought a site plan with him. The landowner has been under contract with this property multiple times and has had no success. The owner came to him regarding potentially purchasing it. The hope is to re-zone it to light industrial for the development of a light industrial park. This would protect their investment on the adjacent property and control the property.

Mr. Bell brought renderings of what the buildings would look like, and pictures of other similar projects his has done in the area. He stated both Haralson County and Temple will receive tax revenue; currently it is only \$4,800 a year and all of that is going to Haralson County. If this project is approved the estimated tax revenue for Temple will be \$91,500 annually. The burden of improving the roads will be on the state, and within the park it will

be on his company. He explained that they would be good neighbors, there would be sidewalks, landscaping, decel lanes and great jobs for the community.

7. Hold a public hearing on the request for rezoning and annexation made by Bilijack Bell with ISG, Inc.

Chair Gary Thomas explained that the requirement of having two public hearings for this request has been met. The hearings were held at the last Planning Commission Meeting and Council Meeting. Because this meeting was advertised as having an additional public hearing, they proceeded with a third public hearing. He explained that each side would have ten minutes to speak. Mr. Thomas asked if there was anyone else present to speak for this project, there was not. When asked if anyone was present to speak against this project, the following citizens spoke:

Colton Layman (87 Brookshire Drive) He explained he lives in the neighborhood directly next to this. His house is pushed back from the road so this is a big concern for him. He stated the industrial business is booming and he is involved in it. He has a baby on the way and a nine year old daughter. He is concerned about crime. His biggest concern is the buffer. It shows that the parking lot will be 50 feet from his home, you can see it through the tree line. He is only one person but he went through the neighborhood and everyone signed a petition for the buffer to be increased from 50 feet to 200 feet. His wife is a teacher here and he does a lot for the City. Along with the buffer he has concerns about crime, water and traffic. He asked that they table this to take all of these things into consideration. Maybe look at how the first industrial park goes before making a decision.

Gerald Powell (162 Enterprise)- He stated the first industrial park with 80 acres will be right at his front door. He asked if this is right for Temple. The traffic is already bad in this area. If it brings hotels, that is not what we are looking for. He would like to know, as a citizen of Temple, what communication has ISG had concerning water, sewer and police protection, in solving those problems.

Karen Powell- stated that she has the same concerns and questions as Gerald Powell. There are quite a few questions that have not been answered and there needs to be more clarification.

Kristin Etheredge (40 Brookshire Drive)- concerns about traffic, light pollution and noise pollution. Asked if this passes to please consider an increased buffer as that is a main concern of neighbors. Concerned about peace and quality of life.

Joe Vincent (87 Brookshire)- This is going to be in our backyard. He is in law enforcement, explained his concerns about crime. Everything is about what is going to benefit the business. The tax revenue won't come until the tenants are there. Hotels bring crime and every job has bad apples. Please keep this as far away from our property as possible. He also has concerns with the traffic, it is already horrible on 78 and 113. Temple doesn't have the police force to handle this. All of the revenues received will go towards more workers for the City.

Billjack Bell responded to some of the concerns. He said the buffer is 100 feet and he is looking at an additional 10 feet for landscaping. He said that is why there are codes. The lights will be down lights, they are not trying to light up the sky. They will be creating a safe environment. With regards to the noise, there are noise restrictions within the ordinances. With regards to tenants, the investment is huge, he will not be taking bad apples. He is doing this for profit and he is very conscious of it. Quality in construction is very important.

The public hearing was closed.

8. Consider making a recommendation to the city council on the rezoning and annexation request made by Bilijack Bell with ISG, Inc.

There was a motion by Terron Bivins to recommend approval of the annexation and rezoning request, second by Greg Doster. Vote 3-1. Calvin Waters was against.

9. Other business: N/A

10. Adjournment: There was a motion to adjourn by Greg Doster, second by Terron Bivins. Vote 4-0. The meeting adjourned at 6:30PM.