

**TEMPLE PLANNING AND ZONING COMMISSION MINUTES  
MONDAY, SEPTEMBER 12, 2011 @ 7:00 PM  
TEMPLE CITY HALL**

**ATTENDING:**

Chairman Brad Parks  
Commissioner Tommy Williams  
Commissioner Linda Williams  
Commissioner Margie Shelly

**CALL TO ORDER:**

Chairman Brad Parks called the regular meeting of the Planning and Zoning Commission to order at 7:05pm with the following members present constituting a quorum: Commissioner Tommy Williams, Commissioner Linda Williams and Commissioner Margie Shelly.

Chairman Brad Parks states the purpose of this meeting is to discuss the petition for Patricia Alexander's rezoning application for 249 Sage Street Temple, Ga. 30179 to go from R2 residential to General Commercial. The purpose of requesting this change is for elementary tutoring, after school programs and day care. The request has been advertised and everyone has the plans in front of them to discuss.

Patricia Alexander would like to keep after school children during the calendar school year. The hours of her operation would be Monday – Friday from 3pm to 6pm and closed during the summer. The age of the children in her care will be 4 – 12 year old. There will be no transportation by Mrs. Alexander, students would be brought to her facility and picked up from the facility by their parents or by bus. The children will be supervised at all times.

She will have tutoring, snacks for the children when they arrive, reading groups, homework clubs and the "DEAR" program "Drop Everything And Read".

The capacity of the building will be no more than 35 students. She will have a staff of 3 individuals to help out. All are CPR certified. She knows all the state laws and regulations and rules. The fire marshal will issue her the Certificate of Occupancy once all of the work is completed. There is a 5ft chain link fence around the back of the property and Mrs. Alexander has spoken with all neighbors and received no opposing from them.

The central heat and air unit was stolen from the property and this will be replaced once the facility is up and running.

**CITIZENS COMMENTS:**

Scott Holder – Rome Street Temple Ga. 30179 – Spoke on the zoning change when Jill Vaughn had the property. Wanted to know if the change then was conditional? Mr. Holder does not have a problem with Mrs. Alexander having this business at the above mentioned address.

### **Commissioner Members Comments:**

**Commissioner Tommy Williams:** would like to see shrubbery or some type of buffer put on the property to make it look nice.

**Commissioner Linda Williams:** this property has already been zoned as daycare before, just reverting back. If Mrs. Alexander was to leave then Linda does request that the property go back to residential.

Linda asked if there would be playground equipment in the fenced in area. Mrs. Alexander did state there would be playground equipment. Mr. Parks did remind Mrs. Alexander that the playground equipment would be subject to local codes enforcement as well as the state regulations.

Linda asked how Mrs. Alexander plans to separate the children since there will be such a big age difference. Mrs. Alexander did state that she will have three class rooms and should be able to separate them by ages in each of the class rooms.

Linda also asked did Mrs. Alexander think there is a need for this with the elementary school having an after school program as well as Little Tigers. Do you think there are that many children around Temple that will need this type of help? Mrs. Alexander stated she does see the need. The other places are not offering the tutoring like the children will be getting at her business. She and her staff will be listening to them read and helping them with their homework.

**Commissioner Margie Shelly:** What type of playground equipment will you have? Mrs. Alexander stated she will have the Play Center 5 made by Little Tykes in the blue and yellow colors. She has the same type equipment in the previous day care center that she owned.

If you get more than 35 students do you plan to hire more staff? Mrs. Alexander stated per the fire marshal the limit for her size business square footage is 35 students. Three staff members for 35 students per the state are adequate. You are allowed 35 square feet per child this was also discussed with the fire marshal.

Margie also wanted to know when the expected opening date of the business would be as well as the name of the business. Mrs. Alexander stated the name of her business will be "Stop and Go Christian Academy" she is looking to open on November 1, 2011.

Mrs. Alexander also stated that she would like to do morning classes if she sees parent's needs morning help. The children would be able to come from 6:00am – 8:00am and then catch the bus to go to school. She will know more about this once she sees how the enrollment will go and what is needed to help the children in the mornings.

Margie asked what type of programs she will be working with. Mrs. Alexander stated school assignments for the children. She will be tutoring them with what the assignments each child is working on that day. Not a particular mandated "program" but individual students needs.

What type of training do you have and are you qualified to help with the children with all of the schooling? Mrs. Alexander states that one of her employees has 10 years with a private Christian school and will be able to help the students. It will be the basics they will be tutoring with.

**Chairman Brad Parks:** In this economy we need to support any type of business we can get in the town. Mrs. Alexander is on the right track and starting a smart business. It is the job of the Planning and Zoning Commission to make sure they handle situations with the property carefully, especially because of where this property is located. We would not want just any type of General Commercial business at the location. If this business fails then it will go back to R2.

Commissioner Linda Williams made the following recommendation to the Mayor and Council with the recommendation for approval that the property located at 249 Sage Street or more particularly the property located in Land Lot 149 of the 6<sup>th</sup> District of Carroll County within the City Limits of Temple, Georgia be rezoned from R-2 (Single Family Residential) to GC (General Commercial) for the purpose of opening a Daycare/Tutoring Center. If this business fails or property is sold the zoning would then revert back to R-2 (Single Family Residential); seconded by Commissioner Tommy Williams. Motion carried

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Brad Parks, Chairman

Attest:

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Angie Costner – Zoning Administrator