

**MINUTES**  
**CITY COUNCIL MEETING**  
**September 7, 2021**  
**6:30PM, Temple Senior Center**  
**AGENDA**

**Call to Order:** The meeting was called to order at 6:30PM by Mayor Michael Johnson  
Council Members Present: Bivins, Bracknell, Miller, Walden, Wallace

**Invocation and Pledge of Allegiance:** led by Mayor Michael Johnson

**Approve the published agenda of this date's City Council meeting, as presented:** There was a motion to approve the published agenda by Council Member Bracknell, second by Council Member Bivins.  
Vote 5-0.

**Approval of Minutes:**

August 2, 2021 Regular Council Meeting: There was a motion to approve the August 2, 2021 minutes by Council Member Walden, with an amended wording to item # 9 (verbiage was added to make it more clear and each council member received an updated copy of the minutes), second by Council Member Bivins. Vote 5-0.

August 16, 2021 Special Called Meeting: There was a motion by Council Member Walden to approve the August 16, 2021 minutes, second by Council Member Bracknell. Vote 5-0.

August 30, 2021 Special Called Meeting: There was a motion by Council Member Walden to approve the August 30, 2021 minutes, second by Council Member Bracknell. Vote 4-1. (Council Member Miller abstained)

**Public Comments:** N/A

**Announcements:** N/A

**NEW BUSINESS**

1. Presentation of Proclamation from Mayor Michael Johnson remembering the tragic and cowardly attack on the United States of America and its citizens on September 11, 2001, and recognizing and honoring the responding spirit of patriotism, unity, and courage of the American people.

Mayor Michael Johnson read the proclamation in remembrance of September 11, 2021.

2. Announce that pursuant to Georgia Law, O.C.G.A. 21-2-291, notice is hereby given that the City of Temple election scheduled for November 2, 2021, has been cancelled because the following candidates qualified for office and are unopposed: For Mayor, Michael C. Johnson; for City Council Ward 1, Casey M. Russom; and for City Council Ward 2, Howard Walden

This announcement was made.

3. Adopt a resolution announcing the City of Temple's annual Founders Day will be Saturday, September 25, and encouraging participation in this mid-afternoon and evening event in the City Park and the downtown area.

Mayor Michael Johnson read the Founders Day resolution. There was a motion by Council Member Bracknell to adopt the resolution, second by Council Member Bivins. Vote 5-0.

4. Hold a public hearing and then consider taking action on the request from Colin Bennett, Smith Douglas Homes, for the rezoning from R-1 (Single-Family Detached Residential District) to DCD (Design Concept Development District) of the 37.90-acre property being Parcel T03 0070243 Land Lots 181 & 182 District 6 for the subdivision development of Lakeside Phase 2.

Mayor Michael Johnson opened the public hearing and asked if anyone was present to speak in favor of this project. Jeff Matthews was present representing the property owner. He explained there are two separate pieces of property. He said the property has a lake and they would like to build an amenity package. Phase two will be a total of about 76 acres with 176 houses, approximately 2.2 houses per acre. The houses will be between 1800-2400 square feet. Mr. Adams, Vice President of Acquisitions and Development was also present to speak. He stated they are a private home builder and have built houses throughout Northwest Georgia. He said they will bring a quality product with ranch and two story plans. He said they are excited about coming to Temple, it will bring jobs, tax money, etc. and he hopes they will consider this rezoning request. He asked if there were any questions.

Council Member Walden asked if they would commit to putting on the plat that the homes would be 1800-2400 square feet. Mr. Adams said that they would make a minimum square footage for the ranch and two story plans; he said that certain lots will fit certain plans, depending on width, etc. Council Member Walden also asked about traffic concerns and plans. Mr. Adams responded that they would have a company commit to doing a traffic study to see what potential problems there are and come up with effective solutions; there could be safety or geometric improvements.

Mayor Johnson asked if anyone was present to speak against this application. There was not. The public hearing was closed. There was a motion by Council Member Miller to approve the rezoning request of the 37.90-acre property being Parcel T03 0070243 Land Lots 181 & 182 District 6 for the subdivision development of Lakeside Phase 2, from R-1 (Single-Family Detached Residential District) to DCD (Design Concept Development District), second by Council Member Bracknell. Vote 5-0.

5. Hold a public hearing concerning the variance requests from Abdel-Mahdi Al-Husseini for the 23.49-acre Azalea Hills Phase 3 property on Venable Road, being Parcel T02 0110044 Land Lot 115 District 6 pertaining to: (a) a minimum setback from right of way of 10 feet for the existing infrastructure area, (b) a minimum lot size of +/- 1,400 square feet where infrastructure already exists, (c) staggered front facades not required for dwellings directly abutting pipeline easement to the north where existing infrastructure is in place, and (d) a maximum density increase from 6 dwelling units per acre to 7 dwelling units per acre.

Mayor Michael Johnson opened the public hearing and asked if anyone was present to speak in favor of this request. The Developer of the property, Abdel-Mahdi Al-Husseini was present to speak. He explained that there is water and sewer already on the property. He said the property was originally designed for apartments, but they want to do townhomes instead. He said the homes will be high

quality and there will be amenities. He asked if there were any questions. Council Member Walden asked how many units are planned in the front and how many units total will be built. It was explained that 73 units will be in the front, and the plan is for 163 units total.

Mayor Johnson asked if anyone was present to speak in opposition to this project.

Danny Cunningham (49 Venable Rd.) stated that he doesn't think the development is compatible with the neighborhood, and developers like to come to Temple because they can do what they want to. He said we would like to improve the quality of life in Temple, but this is not progress, this is regress. He did some research on 911 calls in the area, there are 145 existing homes (excluding phase 2 Azalea Hills) and nine multi family homes (which compose 6% of the neighborhood). 25% of the police calls went to that 6% of neighborhood which has multi family homes. He wishes the developer would build single family homes instead. He's concerned his agricultural practices might not be suitable for new tenants: loud cows and using herbicides and pesticides. He also does not think the roads can handle more traffic.

Reid Matthews (25 Venable Rd.) stated that he works for GDOT and the road is not big enough or compatible enough to handle the extra traffic. We already have 97 extra cars on the road with the new homes that have been built. It is hard to turn onto Centerpoint from Venable, and there is a fast drop off. A traffic study needs to be done to show what the roadway can handle, the drop offs, etc. The roadway also needs to be widened, there are concerns about children waiting for buses, etc. We potentially will need a three way stop or a traffic light. This all needs to be a serious consideration.

There was no one else present to speak for or against this request. Mayor Johnson closed the public hearing.

6. Consider taking action on the four variances being requested by Abdel-Mahdi Al-Husseini for the 23.49-acre Azalea Hills Phase 3 property on Venable Road, being Parcel T02 0110044 Land Lot 115 District 6, with the requested variances being: (a) a minimum setback from right of way of 10 feet for the existing infrastructure area, (b) a minimum lot size of +/- 1,400 square feet where infrastructure already exists, (c) staggered front facades not required for dwellings directly abutting pipeline easement to the north where existing infrastructure is in place, and (d) a maximum density increase from 6 dwelling units per acre to 7 dwelling units per acre.

There was a motion by Council Member Bivins to deny all of the variance requests until there is a traffic study done, second by Council Member Bracknell. Vote 5-0.

7. Hold a public hearing concerning preliminary plat approval for Azalea Hills Phase 3 for 163 townhomes on the 23.49-acre Azalea Hills Phase 3 property being Parcel T02 0110044 Land Lot 115 District 6.

Mayor Michael Johnson opened the public hearing and asked if anyone was present to speak in favor of this project. City Engineer Howard Ray stated that they would like to withdraw the request at this time. Mayor Johnson closed the public hearing.

8. Consider taking action on the request from Abdel-Mahdi Al-Husseini for approval of the Preliminary Plat for 163 townhomes on the 23.49-acre Azalea Hills Phase 3 property being Parcel T02 0110044 Land Lot 115 District 6.

This request was withdrawn.

9. Consider approval of Kidney Office Supply as the furniture vendor for the City Hall expansion project.  
There was a motion by Council Member Bracknell to accept Kidney Office Supply as the furniture vendor for the City Hall expansion project, second by Council Member Bivins. Vote 5-0.

10. Updated report concerning construction of the addition to the Temple City Hall.

Assistant City Administrator Lisa Jacobson explained that the exterior walls are up and a lot of progress has been made. The architect is looking at the possibility of adding a vacuum tube for taking payments.

11. Authorize the purchase of two pursuit vehicle for the Temple Police Department, with funds from the 2021 SPLOST Fund.

There was a motion by Council Member Bracknell to move this to the next Committees Meeting so that this can be further discussed in detail, second by Council Member Bivins. Vote 5-0.

12. Report from Police Chief concerning the sale of two surplus vehicles.

Chief Creig Lee explained that he sold two surplus vehicles. The funds have been turned over and the vehicles are being removed from the insurance policy.

13. Updated report from the Public Works Department, including plans for a special work session on certain stormwater situations in the City of Temple.

City Administrator, Bill Osborne, explained that he has been in touch with Turnipseed engineers. In the next few days he will ask everyone which dates/times work best for them so this meeting can be scheduled. The work session will be approximately an hour and will focus on the work that Turnipseed has done on reviewing plans that were discussed with Howard Ray. There are stormwater issues in Lakeland Park and we may go ahead with a small detention pond. Public Works Director Hal Burch added that we need to do anything we can to abate the water coming off of Bar J Road into the subdivision; we need to minimize the water flow.

14. Approve a revised calendar for the preparation and adoption of the City of Temple's annual budgets for Fiscal Year 2022.

There was a motion by Council Member Bracknell to approve the revised budget calendar, second by Council Member Bivins. Vote 5-0.

15. Consider and then possibly approve the request from the Rapha Clinic of West Georgia for the City of Temple to be one of the sponsors of the Thursday, September 16, seventh annual The Sound of Medicine event for the benefit of the Rapha Clinic, which is located in this community and which provides certain medical and dental services to the uninsured.

There was a motion by Council Member Bracknell to reserve a table for eight in the amount of \$250 for the Rapha Clinic benefit, second by Council Member Bivins. Vote 5-0.

16. Announce the City of Temple will participate in the celebration of the 2021 Georgia Cities Week, with this statewide event to be held from Sunday, October 3, through Saturday, October 9.

City Administrator Bill Osborne explained that Georgia Cities week will be coming up soon and asked that the Council pass along any ideas that they have for this week. Council Member Bracknell suggested that we do some kind of shadow program with seniors/a high school program, to shadow the Mayor, or City Administrator, or Department Head.

**Executive Session, if needed:** Mayor Johnson explained there was a need for an executive session regarding personnel matters. There would be no action taken after the session. There was a motion by Council Member Bracknell to go into Executive Session, second by Council Member Walden. Vote 5-0. They went into Executive Session at 7:23PM

At 7:35PM, there was a motion by Council Member Bracknell to come out of Executive Session, second by Council Member Walden. Vote 5-0.

**Closing Comments:**

Howard Walden- I appreciate the 9-11 proclamation

**Adjournment:** There was a motion to adjourn by Council Member Bracknell, second by Council Member Bivins. Vote 5-0. The meeting adjourned at 7:36PM.

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Mayor

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City Clerk