



PLANNING COMMISSION AGENDA

September 25, 2023 – 6:00 PM

City Hall

3101 Goodman Road

Horn Lake, MS 38637

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Approval of Previous Meeting Minutes from 8-28-2023.
4. Old Business.
 - a) **Case No. 2023-22 DE:** A request for a design exception from Article XIII, Item K, of the City's Zoning Ordinance for Lots 121-127 of the River Oaks, Section C Subdivision. The request is to allow for garage forward designs on those lots only.
5. New Business.
 - a) **Case No. 2023-14 CU:** A request for a conditional use (CU) at 4323 Goodman Road West, by Dale and Judy Wilson, landowner; Mark Campbell, representative of landowner with Carter Engineering, Bogart, Georgia; for a proposed restaurant with a drive-through land use, on land consisting of 3.786 acres +/- . The subject parcel is zoned PUD, Planned Unit Development, by the City of Horn Lake. **Note: This is a public hearing.**
 - b) **Case No. 2023-17 SPDR:** A request for a site plan and design review (SPDR) for a convenience store with additional commercial bays at approximately 6215 U.S. Highway 51 North by Singh Development, Inc., developer; and The Bray Firm, engineer or designer. Subject parcel consists of 4.13-acres +/- and is Lot 5 of the subdivision known as "SP II Horn Lake." The subject parcel is currently zoned as C-4, Planned Commercial District. (Address above is unofficial and unassigned as of 8-1-2023, by DeSoto County GIS. Parcel Number is: 108735220 0000500.)
 - c) **Case No. 2023-23 AI:** An aldermen initiative (AI) for a potential text amendment to the City of Horn Lake's Zoning Ordinance and the City Code initiated during the aldermen meeting of July 18, 2023, regarding residential accessory uses such as wading pools and trampolines and clarifying the city ordinance regarding the printing on sales/merchandise bags for fireworks. Potential text amendments would be to Article V, "General Provisions and Supplemental Zoning District Regulations," Item D, of the City's Zoning Ordinance, and Chapter III, "Fireworks," Section 16-67(g) of the City Code. **Note: This is a public hearing.**



d) **Case No. 2023-24 VAR:** A request for a front yard setback variance for a proposed new building (canopy) from the required 50-feet down to 17.8-feet, thus a 32.2-foot variance request; by Dale and Judy Wilson, landowner; and Mark Campbell, Carter Engineering of Bogart, GA, applicant. The subject parcel is located at 4323 Goodman Road West and consists of 3.786-acres +/- . The subject parcel is currently zoned as PUD, Planned Unit Development. The Horn Lake Planning Commission would be acting in the capacity of the Board of Adjustment as authorized via City Code 24-20. **Note: This is a public hearing.**

6. Other Business.

a) Comprehensive Plan (*Plan*) update.

b) Other Issues on the Planning Commissioners' minds. (This is for soliciting input.)

7. Adjournment.