

PLANNING COMMISSION MEETING
April 29th, 2019

Meeting Called to Order
Roll Call and Pledge
New Business
Applications:

1. Case No. 1909 – Request Conditional Use Approval – 1909 Tappan Dr.
2. Case No. 1910 – Request PUD Amendment Approval – Bailey Station PUD
3. Case No. 1911 – Request Preliminary Plat Approval – Bailey Station PUD
4. Case No. 1912 – Request Site Plan Approval – 5950 U.S. Hwy 301
5. Case No. 1913 – Request Site Plan Approval – 6500 Center St. E.
6. Case No. 1914 – Request Preliminary Plat Approval – Desoto 55 Logistics Center

Old Business

STATE OF MISSISSIPPI
COUNTY OF DESOTO
CITY OF HORN LAKE

Be it remembered that a City of Horn Lake Planning Commission meeting was held in the City Hall Court Room on Monday, April 29, 2019 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Debbie Holden, Robert Kendall, Danny Klein, Sharon Magee, and Janice Vidal
Staff: Willie Davidson Jr. – Planning Director
ABSENT: Commissioners: Amy Marshall, Larry Ray, and Jimmy Stokes

The minutes from the March 25, 2019 meeting were reviewed and Commissioner Klein made a motion to approve the minutes as submitted, seconded by Commissioner Kendall and passed with a unanimous vote.

New Business

1. Case No. 1909 – Conditional Use Approval – 1909 Tappan Dr.

Staff introduced the application as a request for a conditional use for a motor vehicle repair shop with outside storage. The subject property is located at 1909 Tappan Drive and a portion is Lot 6 of the J.E. Sartain Commercial Subdivision. The building located on the property is currently being operated as a motor vehicle repair shop. The property is currently zoned C-3 General Commercial.

Staff noted that the application came about through a code enforcement complaint and visit. Staff noted that there was a change in tenant which triggered the use and occupancy permit and the conditional use permit. Staff informed the commission that the tenant and property owner did immediately contact them about correcting the issue. Staff informed the commission that the property received a conditional use permit for the same use in 2007 for 1 year and the property was rezoned from C-4 to C-3 in 2014.

Mark Gardner, property owner, and Lamar Malone, tenant, was present to answer any questions from the Commission. Mr. Gardner provided background on the property and the reasoning for the conditional use. Commissioner Magee asked if the code violations had been cleared up from the initial code enforcement complaint. Staff informed Commissioner Magee that the violations had been corrected and the site did comply with the requirements for a vehicle repair shop with storage.

Chairman Magee then opened the floor for any comments from the public.

Mr. Francis Miller stated that he supports any new businesses in the City of Horn Lake and recommended approval.

There being no further questions for Mr. Gardner or Mr. Malone, Commissioner Klein made a motion to recommend approval to Board of Aldermen the Conditional Use for a motor vehicle repair facility to be located at 1909 Tappan Dr. for a period of five (5) years. There being no additional conditions the motion was seconded by Commissioner Vidal. The motion passed by a unanimous vote in favor.

2. Case No. 1910 – PUD Amendment Approval – Bailey Station PUD

Staff introduced the application as a request approval of a Planned Unit Development (PUD) Amendment for Lots 3 and 11 of the Bailey Station PUD. Bailey Station PUD was approved by the Board of Aldermen on January 15, 2002. The plat was recorded in Plat Book 77 Pages 41-43 in the Chancery Clerk's office on February 12, 2002. The Future Land Use Plan section of the City's Comprehensive Plan has the property classified as Medium Density Residential and Planned Development.

Staff stated that Lots 3 and 11 were zoned as commercial lots within the initial PUD. Staff noted that the applicant was requesting to change the zoning to residential to allow for single family homes. Staff noted that the two lots would be subdivide into 6 lots, with access from Burlington Blvd, and the applicant also submitted a preliminary plat application for the subdividing.

Jason Sappenfield, applicant, and Robbie Jones, engineer, was present to answer questions from the Commission. Mr. Jones provided background on the property and the reasoning for the PUD amendment. Mr. Jones stated that the property had been vacate for roughly 15 years and the owner wanted to expand the single family housing component of the PUD. Mr. Jones stated that this would be an infill development and would complete all the lots in Bailey Station.

Commissioner Magee asked about the access to the individual lots. Mr. Jones indicated that access would be from Burlington Blvd. Staff noted that any access or driveways would be approved during the construction drawing phase. Mr. Folk replied that the facility would provide various indoor and outdoor activities.

Chairman Magee then opened the floor for any comments from the public.

Mr. Francis Miller asked what size of homes were being proposed for the development. Mr. Sappenfield indicated that the homes would mimic the homes currently under construction in Bailey Station and they would range from 1308 and 1311 square foot.

There being no further discussion or questions for Staff, Commissioner Holden made a motion to recommend approval to the Board of Aldermen the amendment of Bailey Station PUD regarding Lots 3 and 11 to be developed as single family lots, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Kendall. The motion passed by a majority vote in favor.

3. Case No. 1911 – Preliminary Plat Approval – Bailey Station PUD

Staff introduced the application as a request for Preliminary Plat approval for Lots 3 and 11 of the Bailey Station PUD. Bailey Station PUD was approved by the Board of Aldermen on January 15, 2002. The plat was recorded in Plat Book 77 Pages 41-43 in the Chancery Clerk's office on February 12, 2002. The Future Land Use Plan section of the City's Comprehensive Plan has the property classified as Medium Density Residential and Planned Development. The specific request is for Preliminary Plat Approval for the creation of single family lots on Lots 3 and 11. The proposed

subdivision will have twenty-four (6) lots varying in size from 10,793 square feet (0.25 acres) to 27,536 square feet (0.63 acres).

All lots will have frontage on Burlington Boulevard. Staff noted that the subject property is currently undeveloped. Staff then informed the Commission that if approved, the applicant shall go the Board of Aldermen for Final Plat approval on May 21, 2019. Staff recommendation was for approval.

Mr. Robbie Jones with Jones-Davis & Associates, Inc., the applicant, was present to answer questions from the Commission. Commissioner Klein asked about the drainage for the proposed development. Staff indicated that there is a lot within the PUD that has been designated for drainage. Mr. Jones stated that the development would be designed to drain properly.

There being no further questions for Staff or the applicant, Commissioner Vidal made a motion to grant Preliminary Plat for the subdivision of Bailey Station PUD Lots 3 and 11, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Holden. The motion passed by a majority vote in favor.

4. Case No. 1912 – Site Plan Approval – 5950 U.S. Hwy 301

Staff introduced the application as a request for site plan approval for the construction of a Commercial Shopping Center to be located at 5950 Hwy 301. The subject property is located on the southeast corner of the intersection of Nail Rd. and U.S. Hwy 301. The property is currently zoned C-4 Planned Commercial District. The property is located within the area that was incorporated into the City in April of 2002. The property is currently vacant.

Site Plan

The site is oriented so that the proposed building is located on the east side of Hwy 301. Vehicular access will be by access drives located on Hwy 301 and Nail Rd. The proposed building will be 7,000 square feet in size. This results in 35 required parking and the plan provides 43 parking spaces. ADA parking is provided in the adjacent parking area to the west of the building. Drainage will be provided.

Building Elevations & Materials

The building will be positioned at the south side of the lot. The main entrance will be on the west façade of the building. All facades of the building will have a combination of brick veneer, Stone, and EIFS. The brick veneer will be a combination of “Cobalt Matt” and “Pebble”. Renderings of the exterior have been provided.

Landscaping

The site will have Canopy Trees along the parameter of the property. The parking area will consist of canopy trees and shrubs. A landscaping plan has been provided along with a planting list detailing the various types of trees and shrubbery.

Staff noted 2 additional comments were added to the standard comments, which were the required copies of any permits required by MDOT and an addition of a landscaped island on the plans. Staff recommendation was for approval subject to staff comments.

Paul Bray, engineer, and Raj Patel, owner, were present to answer any questions from the Commission. Mr. Bray provided information that his engineering company was fine with any comments made by the staff. Commissioner Magee asked how large the parcel of land was. Mr. Patel stated that the land was 1.9 acres in size. Commissioner Magee asked what type of businesses would be proposed for the shopping center. Mr. Patel said currently he’s looking at a liquor store and a laundry-mat business. Commissioner Klein asked if sidewalks were proposed for the development. Staff indicated that we could address sidewalks in the staff recommendations, but any sidewalks along Hwy 301 would require MDOT approval and there were currently no sidewalks on the nail road side.

There being no further questions, Commissioner Kendall made a motion to grant site plan for the construction of a Commercial Shopping Centre located at 5950 Hwy 301, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Vidal. The motion passed by a majority vote in favor.

5. Case No. 1913 – Site Plan Approval – 6500 Center St. E.

Staff introduced the application as a request for site plan approval for the expansion of the existing facility located at 6500 East Center Street and construction of additional trailer parking area. The subject property is located on the east side of Center Street south of Goodman Road. The facility was constructed in 1973. The property is zone M-1 Light Industrial. The existing facility consist of free standing buildings with an exterior finish of metal siding and metal roofing.

Site Plan

The proposed site modification will be located at the North West corner of the site. The applicant is proposing an additional trailer parking lot. The site plan provides an additional access drive located on the north side of the lot at the corner of East Center St. and Hobbs Cv. The proposed parking lot is providing +/- 16 additional parking spaces strictly dedicated to trailer parking. Grading and drainage plans have been requested to address water run-off and storm water requirements.

The proposed expansion will be on the north side of the lot with the proposed building tying into the existing building. There will be a 5500 sq. ft. truck dock on the western portion of the proposed building that will tie to the existing asphalt parking area. Draining information has been requested or the new additional.

Building Materials

The Building materials and finish have not been provided.

Landscaping

None.

Staff noted that an updated set of plans were received which addressed several of the staff comments. Staff proceeded to go through the comments and acknowledge which comments were addressed:

Comment 2: Staff noted this comment was addressed by relocating the exit drive to the west side of the lot.

Comment 4: Staff noted this comment was addressed by removing the limestone tag from the plans and replacing with asphalt.

Comment 5: Staff noted this comment was addressed by indicating the flow of traffic on the plan. Also, staff noted that the relocation of the exit drive also improves the traffic flow of the site.

Staff noted that comment 1, in reference to the drainage and grading plan, would be added to conditions required. Staff stated that this had been discussed with the applicant and it would not be an issue.

Ben Smith, applicant, and Don Ward, company representative, were present to answer any questions from the Commission. Mr. Smith stated he had spoken with the staff and was in agreeance with all the recommendations. Commissioner Magee asked what the new additions would be utilized for. Mr. Ward explained that the new additions would be used to house material. Mr. Ward noted that the company's goal is to get 99.9% of the material under roof and allow for delivered material to be under roof.

There being no further questions, Commissioner Kendall made a motion to grant site plan for the construction of a Commercial Shopping Centre located at 5950 Hwy 301, subject to Staff Comments and the following conditions.

1. Requirement of Drainage and Grading Plans, for the building expansions and parking lot expansions, before start of construction.

There being no additional conditions the motion was seconded by Commissioner Vidal. The motion passed by a majority vote in favor.

6. Case No. 1914 – Preliminary Plat Approval – Desoto 55 Logistics

Staff introduced the application as a request for Preliminary Plat approval for revisions to the Desoto 55 Logistics Center Subdivision original plat, which will create five (5) lots for the entire subdivision. The subject property is located on the west side of U.S. Highway 51. The 173 acre parcel was rezoned from AR Agricultural-Residential to PBP Planned Business Park on June 6, 2015, by the Board of Aldermen with the approval of Ordinance No. 15-06-224.

Staff noted that the applicant received a preliminary plat approval on May 23, 2016 which create 3 lots for the subdivision. At the time, the applicant indicated that they would revise the plat once tenants were secured for the remaining buildings. Staff also noted that the developer had fulfilled all requirements for the city.

Katie Bowman, engineer, and Harry Allen, general contractor, were present to answer questions from the Commission. Commissioner Magee asked for clarification on exactly where the lots would be and the sizes of the lots. Mr. Allen stated the locations of the lots, lot sizes and building square footages. Commissioner Klein asked if Stormwater and drainage had been addressed for the large site. Staff indicated that drainage and Stormwater plans had been approved by the City Engineer. Ms. Bowman stated that the drainage on the west end of the site had been rerouted into the creek north of the site and that the pipe would be grouted to stay in place. Commissioner Klein asked if there was a timeframe for the project. Mr. Allen stated that they were picking the right times to work with the weather but they are trying to finish the project as quick as possible.

There being no further questions for Staff or the applicant, Commissioner Holden made a motion to grant Preliminary Plat for the revision to the Desoto 55 Logistics Center Subdivision original plat, which will create five (5) lots for the entire subdivision, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Vidal. The motion passed by a majority vote in favor.

Staff addressed the commission in regards to the Planning Commission meeting date for the month of May. Upon discussion, the commission agreed to have the meeting rescheduled to May 20 due to Memorial Day being on May 27. Commissioner Klein made a motion to reschedule the May 27th meeting for May 20th. There being no additional comments, the motion was seconded by Commissioner Kendall.

All items on the agenda having been addressed and there being no items under Old Business or any further points of discussion Commissioner Klein made a motion to adjourn. Commissioner Holden seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

Willie Davidson, Jr. – City of Horn Lake Planning Director