

**PLANNING COMMISSION MEETING**  
**September 30<sup>th</sup>, 2019**

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

1. Case No. 1929 – Request Variance Approval – 1235 Turman Dr.
2. Case No. 1930 – Request Variance Approval – 3515 Goodman Rd.
3. Case No. 1931 – Request Preliminary Plat Approval – Addition to River Oak Subdivision

Old Business

- a. Case No. 1925 – Request Rezoning Approval – 3515 Goodman Rd.

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, September 30, 2019 at 6:00 PM, this being the time and place for said meeting.

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

ABSENT: Commissioners:

The minutes from the August 26, 2019 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner Holden and passed with a vote of 6 to 0 in favor of with Commissioner Klein abstaining and Commissioner Vidal not be present during the vote.

Staff noted that Case 1925 and Case 1930 of the agenda would be directly affected by a possible decision made by the Board of Aldermen at their meeting on October 1, 2019. Staff asked the Planning Commission if they would like to table the items or proceed with the agenda as written. Staff did note there were citizens in attendance to speak on Case 1925.

After a brief discussion, Commission Ray made a motion to table Case 1925 and Case 1930 contingent upon the outcome of the Board of Aldermen meeting on October 1, 2019. Commissioner Kendall seconded the motion and passed by a unanimous vote.

New Business

**1. Case No. 1929 – Variance Approval – 1235 Turman Dr.**

Staff introduced the application as requesting a variance in the required number of parking spaces for Multi-family Dwellings and for a variance in the required Building Height per the zoning ordinance.

The subject property is located south west corner of Hwy 51 and Turman Drive. The property is currently vacant and is zoned Planned Unit Development. The subject property was approved for rezoning from R-1 and R-3 to PUD Planned Unit Development by the Planning Commission on August 22, 2005 and by the Board of Aldermen on September 19, 2006.

On June 25, 2007 the Planning Commission granted Preliminary Plat approval for The Gardens at Turman Farms Phase I and the Board of Aldermen granted Final Plat approval on July 3, 2007. On November 19, 2018 the Planning Commission granted a PUD amendment to create an Area 5 to be developed as an Adult Independent Living Facility

and the Board of Aldermen granted final approval, of the amendment, on December 18, 2018.

On July 29, 2019 the Planning Commission granted Site Plan approval for the Senior Living Development.

Staff noted the applicant provided a statement justifying their variance requests. Staff noted that the variances were mentioned at the July 29 meeting and would need to be addressed.

Mr. Robert Estes, applicant, was present to answer any questions from the Commission. Mr. Estes gave background on the project and provided the reasoning for the variances. He stated the parking variance would be justified by the number of tenants only requiring one vehicle and that was incorporated in their ratio for the parking provided. He also stated more ADA parking was being provided versus what is required in the zoning ordinance.

Mr. Estes stated that the height variance was due to reducing the travel distances for the senior residents. He stated the project wanted to go more vertical than horizontal. Staff noted that Mr. Estes met with the Fire Inspector and them to discuss access points in case of emergencies. Staff noted that all request were satisfied with the Fire Inspector.

With there being no discussion, the following motions were made:

Commissioner Ray made the motion to approve the parking variance request for the Senior Living Facility located at 1235 Turman Drive to reduce the number of required parking by 44 spaces resulting in the 356 spaces provided on the site plan, subject to Staff Comments and the following conditions.

There being no additional conditions from the Commission, the motion was seconded by Commissioner Kendall. The motion passed by a unanimous vote in favor.

Commissioner Ray made the motion to approve the building height variance request for the Senior Living Facility located at 1235 Turman Drive to allow the proposed building to have a maximum height of 55 feet [4 stories] subject to Staff Comments and the following conditions.

There being no additional conditions from the Commission, the motion was seconded by Commissioner Holden. The motion passed by a unanimous vote in favor.

**2. Case No. 1930 – Variance Approval – 3515 Goodman Rd.**

Staff noted that this item was voted to be tabled until the October 28, 2019 Planning Commission meeting.

**3. Case No. 1931 – Preliminary Plat Approval – Addition to River Oak Subdivision**

Staff introduced the application as a request for Preliminary Plat approval for a 35 lot residential subdivision. The subject property is part of Coley P.U.D. as recorded in the DeSoto County Chancery Clerks Office on October 6, 1999, in Plat Book 68 Page 32. Coley P.U.D. received Preliminary Plat Approved by the Planning Commission on September 2, 1999, and Final Plat Approval by the Board of Aldermen on September 21, 1999.

At the September 2, 1999 Planning Commission meeting Lots 1 – 5 were rezoned C-1 Neighborhood Commercial from RM-6 Multi-Family Residential. In 2006 Lots 1 – 5 was rezoned C-4 Planned Commercial as part of a comprehensive zoning map update to ensure zoning corresponded with the Future Land Use Plan of the recently adopted Comprehensive Plan.

At the August 26, 2019 Planning Commission meeting Lots 5 and 6 of the Coley PUD were amended to allow single-family residential homes and at the September 17, 2019 Board of Aldermen meeting the PUD amendment was granted final approval.

The proposed subdivision is to be an addition to River Oak Subdivision and is located on the west side of U.S. Highway 51 North. Access to the lots will be from Thomas St., which will be extended to U.S. Highway 51 North. The proposed subdivision will consist of 35 lots. The proposed lots range in size from 6000 sq. ft. [.14 ac] to 14,560.06 sq. ft. [.33 ac]. The lots will have the following setback:

**Front: 20 feet          Rear: 20 feet          Side 3 feet [6' Total]**

The applicant has stated, to staff, that the minimum square footage of the homes will be approximately 1700 sq. ft. with 1300 sq. ft. of heated space.

Staff informed the Planning Commission the PUD amendment for this proposal was approved at the August 26<sup>th</sup>, Planning Commission meeting. Staff then informed the Commission that if approved, the applicant shall go to the Board of Aldermen for Final Plat approval on October 15, 2019.

Staff recommendation was for approval.

Mr. Nicholas Kreunen, engineer, and Chris Montesi, developer, were present to answer questions from the Commission. Commissioner Holden wanted clarification on the proposed heated square footage of the development. Mr. Kreunen reiterated that the homes would be approximately 1700 sq. ft. with 1300 sq. ft. of heated space. Mr. Kreunen explained that they wanted to somewhat mimic the subdivision to the west, but stated that those homes were around 1180 to 1200 sq. ft. of heated space.

Commissioner Holden stated that the subdivision to the west, of the proposal, was a small sample of the entire neighborhood. She suggested the heated square footage of the homes be enlarged to at least 1500 sq. ft. Commissioner Holden suggested that the entire area be taken into context for a good comparison of house sizes.

Mr. Kreunen stated that there were factors that played into the decision of the proposed square footage. He stated that the developer did not want to build too large a home next to the homes to the west, with commercial property to the east of the site that would factor into the sale of the homes, and they were wanted to offset some of the cost of the public improvements (i.e. roads, water, and sewer). Mr. Kreunen then referred to Mr. Montesi for any further information.

Mr. Montesi agreed and elaborated on the statements made by Mr. Kreunen. Mr. Montesi added that this development would be geared towards first time home buyers and his proposal was meeting the market demand. Mr. Montesi did state that it would possible to go to 1400 sq. ft. of heated space, which would be around 1800 sq. ft. of total space. He stated anything above 1400 sq. ft. would not be feasible for him.

Commissioner stated that the first time buyers' market would be acceptable to larger homes and she restated that they should canvas the entire area and not just the subdivision to the west. Within discussion, the Planning Commission was comfortable with a 1500 sq. ft. minimum for heated space.

There being no further questions, Commissioner Ray made a motion to recommend denial of the Preliminary Plat for the Addition to River Oak 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 unanimous vote in favor.

All items on the agenda having been addressed and there being no items under Old Business or any further points of discussion Commissioner Ray 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