



PLANNING COMMISSION AGENDA

March 28, 2022 – 6:00 PM

**City Hall
3101 Goodman Road
Horn Lake, MS 38637**

1. Call to Order.
2. Roll Call and Pledge of Alligence.
3. Approval of Previous Meeting Minutes from 2-28-2022.
4. Old Business.
 - a) Case No. 2062: Request by Julia Wooten for a conditional use (CU) for an indoor auto showroom land use at 1909 Tappen Drive. (The case was tabled from 2-28-2022 meeting.)
5. New Business.
 - a) Case No. 2077: A request for a final plat of a minor subdivision (SDFP) named “Linda’s Square,” at this time to be located at 2036 Goodman Road West in Horn Lake by Metro Construction, developer; Ms. Cheonshae Moore and American Properties, LLC, land owners; and ETI Corporation, Melissa Aguilera, engineering company, on land that is zoned as C-4, consisting of approximately 1.10 acres +/-.
 - b) Case No. 2071: A request to amend a planned unit development (PUD) named Sage Creek for three properties located approximately at 5070 Goodman Road West (address is unassigned) by PFMT Holdings, LLC, land owner and developer; and W.H. Porter Consultants, PLLC, planning/site engineer, for land zoned as PUD, consisting of 148.27 acres +/-, for 278 single-family lots of various sizes and 71.86 +/- acres of common open space.
 - c) Case No. 2075: A request for a site plan and design review (SPDR) for parcel 1088340030 0000100, Lot 1A of the Preferred Industrial Subdivision, for a light industrial shop at 2280 Cole Road, by Stanley Thorne, land owner and developer; Ben Smith, IPD Solutions, engineer; consisting of 1.0-acres +/- . The subject parcel is currently zoned as M-1.
 - d) Case No. 2061: A request for a final plat of a minor subdivision (SDFP) named “the Fountains at Fairfield Meadows, Section J, Lot 1,” to be located at 4140 Fountain Lane in Horn Lake by HL Ventures, LLC, developer and land owner; and Ben Womble, Womble Engineering, engineering company, on land that is zoned as Planned Unit Development (PUD), consisting of approximately 1.15 acres +/- for a Tidal Wave brand car wash.
 - e) Case No. 2078: A request for a site plan, design and landscaping review (SPDR) for a property to be located from addressing ranging from 1010 to 1144 Nail Road West by Wilson Development, developer and owner; and Blake Mendrop, Mendrop Engineering



Resources, LLC, engineering company; for establishing six (6) commercial/light industrial buildings ranging from 6,000 to 9,500 square feet on land zoned as Planned Unit Development (PUD), consisting of approximately 4.9 acres +/-.

6. Other Business.

- a) Update on other land use planning items.
 - i. Comprehensive Plan update.
 - ii. Small-Cell Technology revisit.
 - iii. Setting of May Planning Commission meeting date.

7. Adjourn.



8. Case No. 2069: Request by Huntington Industrial Properties, developer; The Reaves Firm, Inc., engineer, for a site plan and design review (SPDR) of Lot 3 of the the I-55 Horn Lake Distribution Center, consisting of approximately 17.3 acres +/- located south of Pain Road and east of Hurt Road in Horn Lake.
9. Case No. 2070: Request by Metro Construction, developer; ETI Corporation, engineer/designer; on land owned by Cheonshae Moore, for a one-lot commercial subdivision sketch plat (SDSketch) at 2036 Goodman Road West in Horn Lake. (No formal name yet for this potential subdivision.)