

PLANNING COMMISSION MEETING
January 27th, 2020

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

1. Case No. 1940 – Request Preliminary Plat Approval – Hunter’s Grove Subdivision
2. Case No. 1941 – Request Rezoning Approval – 7652 U.S. Hwy 301 N.

Old Business

- a. Case No. 1934 – Request Site Plan Approval – 6195 U.S. Hwy 51 N.

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, January 27th, 2020 at 6:00 PM, this being the time and place for said meeting.

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

The minutes from the November 11th, 2019 and January 13th, 2020 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner McGan and passed with a unanimous vote.

New Business

1. Case No. 1940 – Preliminary Plat Approval – Hunter’s Grove Subdivision

Staff introduced the application as a request for Preliminary Plat approval for a minor subdivision that will result in a (1) lot residential subdivision. The subject property is located west of the intersection of Hurt Road and Wood Hill Drive. The property is located in an area that was annexed into the City on February 14th, 1987. The lot is under construction of a single-family residential home. The property is zoned A-R Agriculture Residential.

Staff noted that the applicant purchased the land 3 to 4 years ago and begin construction on his home in 2019. Staff noted that the applicant is at the point of making the lot a legal lot and recording it with the Desoto County Chancery Clerk.

There being no further questions, Commissioner Vidal made the motion to recommend Preliminary Plat approval for the Hunter’s Grove Subdivision 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 unanimous vote in favor.

2. Case No. 1941 – Rezoning Approval – 6195 U.S. Hwy 51 N.

Staff introduced the application as a request for approval of the rezoning of 7652 U.S. Hwy 301 N. from C-4 Planned Commercial/AR Agriculture Residential to Planned Unit Development.

The subject property is lot 1 of the Baker’s Acres Subdivision located at the Southeast Corner of Hwy 301 and Desoto Road and addressed as 7652 U.S. Hwy 301 N. Baker’s Acres Subdivision was approved by the Horn Lake Planning Commission on July 9th, 2013 and by the Board of Aldermen on July 15th, 2008. The subdivision is located in an

area that was annexed into the City on August 18th, 2002. The subdivision is zoned A-R Agriculture Residential and C-4 Planned Commercial. The subject property is located in an area where the Future Land Use Plan classifies as commercial and medium density.

The applicant is proposing to rezone the property to PUD to develop the entire parcel with controls afforded by a PUD to ensure the character of the neighborhood is enhanced forever. The applicant is proposing to have 3 distinct parcels within the PUD as stated:

Parcel I: This parcel will be zoned R-20 as the underlying district. This will ensure that the size of the residential lots will be the same minimal size (20,000 S.F.) as Holly Ridge Subdivision to the East. It is the intent of the developer to adopt the same minimum heated area for the homes to be constructed as the covenants for Holly Ridge Subdivision Section "A" require. A copy of Holly Ridge Subdivision's covenants is included which will form the basis for this development. This rezoning request removes a C-4 District along Hwy 301 which is not needed for the area and matches the residential district on the west side of Hwy 301.

Parcel II: This parcel will have the AR underlying district. This district matches that along Desoto Road and also eliminates a C-4 Zoning along Hwy 301. Large residential lots are planned for this parcel.

Parcel III: This parcel will remain as C-4 Planned Commercial District. However, the uses permitted are listed within the PUD.

Staff explained that the site is currently vacant and at one time was occupied by a residential home. Staff also noted that the rezoning does comply with the Future Land Use map for that area. Staff noted that if approval is recommended, the application shall proceed to the Board of Aldermen on February 18th, 2020 meeting for approval.

Mr. Ben Smith and Mr. Mike Ferguson was present to represent the case and answer any questions. Mr. Smith provided background on the project and stated that the project would serve as an in-fill project for the City of Horn Lake. Mr. Smith stated that this would be an extension of the Holly Ridge Subdivision, sewer and water is available to the site, and the homes would range from \$180,000 to \$200,000 depending upon the market.

Commissioner Klein asked where the larger homes would be located. Mr. Ferguson indicated on the map where the larger homes would be located. Mr. Smith stated that this area would be for someone who desires a large lot within the subdivision.

Commissioner Klein stated to the applicants that house square footages was adequate in relation to the neighboring subdivision but the city would like to increase the square footages of newly proposed homes in Horn Lake. Commissioner Ray also stated that he would like to see an increase on the square footage of homes in the proposed subdivision.

Mr. Smith stated that that homes would be a minimum of 1600 square feet heated on Parcel I and a minimum of 1800 square feet heated on Parcel II. He said this is usually dictated by the market and he ran into a similar case with a development within the county. Mr. Smith stated that he was confident that the houses would exceed the 1600 minimum but he could agree to set a minimum of 1800 square feet for the entire project but could not go any higher.

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

Mr. Francis Miller stated that he was in favor of the development in the City of Horn Lake. Mr. Miller stated that the subdivision should have a minimum of 1800 square feet on the smaller homes and a minimum of 2000 square feet on the larger homes.

Following the discussion, Commissioner Vidal made the motion to recommend approval to the Board of Aldermen the rezoning of 7652 Hwy 301 N., from C-4 Planned Commercial/Agriculture Residential to PUD [Planned Unit Development] on the basis that the proposed zoning complies with the Future Land Use Plan of the City's Comprehensive Plan, subject to staff comments and the following condition:

- Minimum house square footage for Parcel I is changed from 1600 to 1800.

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

Old Business

a. Case No. 1934 – Site Plan Approval – 6195 U.S. Hwy 51 N.

Staff re-introduced the application as a request for site plan approval for an Industrial Warehouse to be located at the North West intersection of Hwy 51 N. and Nail Rd. Staff reminded the commission that the item was tabled at the November 25th, 2019 meeting due to the commission wanting a copy of the traffic study, that was to be presented to MDOT, and to see what improvements would be made to the Nail Rd. portion of the project.

Before giving the floor to the applicants, staff did note that a traffic study was provided and reviewed. The results were included in the commissioner's packets. Staff, along with the City Engineer, requested more information on improvements for the Nail Road portion of the project. The traffic study presented did not provide any detail on any improvements. Staff did supply the commission with a draft of proposed nail road improvements that were provided on Friday afternoon.

Mr. Tom McCary, Mr. Bot Pitts, and Mr. Greg Carrico, applicants, were present to present information and address any questions from the commission. Mr. McCary provide brief background of the overall project and stated they were developing a plan for strong traffic issues in the area. Mr. McCary stated that some information had been presented to the City Engineer for his review and there were some more documentation requested. He stated they were in the process of getting this information to the City Engineer and that he would request that the Planning Commission grant a conditional approval based on the City Engineer approving what is later provided.

Commissioner Klein asked if the site plan was not approved tonight would it delay the project. Mr. McCary stated that the project was currently slightly behind due to the previous tabling, the holidays, and the traffic study that was to be provided to MDOT. Mr. McCary stated that they would prefer an approval on a conditional basis to stay somewhat on schedule.

Commissioner McGan asked where was the westward entrance located in relation to railroad tracks and neighborhoods in the area. Staff noted that the most westward entrance was a good distance from the railroad tracks and neighborhoods. Staff noted that there would be a tract of land in between the development and the railroad area. Commissioner McGan stated that she was very concerned with the current traffic congestion in the area and felt this project would add to the issue.

Commissioner McGan asked if the west entrance could be an entrance only and would this have a major effect on the project. Mr. McCary stated that entrance only is typically frowned upon within the industrial warehouse world. Mr. McCary stated being that they do not have any tenants currently, this could cause operation restrictions for possible tenants.

Commissioner Vidal stated that she lives in the Kentwood Subdivision that is in close proximately of the project and she experiences the traffic congestion every day. Commissioner Vidal was very concerned which high traffic volumes during peak times of the day and the possible issue caused by the road elevation. Commissioner Vidal stated that she could not be in favor of the project unless there were major improvements along Nail Road.

Commissioner Larry Ray agreed that there is a traffic issue in the area that would need to be addressed before any approvals were granted.

Mr. McCary wanted to address the traffic concerns by stating they designed the site for safety and minimum traffic impacts. Mr. McCary stated that the site is designed for traffic to enter the westward entrance on Nail Road and exit on to Hwy 51 on the east side of the lot. He also stated that they have provide enough queuing space on site for trucks to maneuver and not cause any congestion at the access points. Mr. McCary stated that the traffic tends to be less that what the traffic study shows and the majority would be in the mornings and late afternoon.

Commissioner Stokes asked if it would be doable to add a deceleration lane between the two entrances on Nail Rd. Mr. McCary stated that this was something they could look into possibly doing. Commissioner Vidal stated that she was in favor of the deceleration lane and there would be a motion to table upon further review of the deceleration lane addition. Mr. McCary stated that they did not want to delay the project any further and could agree to add the deceleration lane based upon City Engineer's approval.

Following the discussion, Commissioner Vidal made the motion to grant Site Plan approval for the Warehouse Facility to be located at 6195 U.S. Highway 51, subject to Staff Comments and the following conditions:

- A deceleration lane, between the two entrances on Nail Rd., is added to the site plan and will be subject to City Engineer approval.

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

Following the old business, Staff opened the floor for recommendations for Planning Commission Chairman and Secretary:

Election of Planning Commission Chairman

The floor was opened for nomination for Planning Commission Chairman. Commissioner Vidal nominated Commissioner Klein. Commissioner Stokes seconded the nomination. There being no further nomination, Commissioner Klein was affirmed as Chairman by unanimous vote.

Election of Planning Commission Co-Chairman

Commissioner Klein nominated Commissioner Stokes for the position of Co-Chairman. Commissioner Vidal seconded the nomination. There being no further nomination, Commissioner Stokes was affirmed as Co-Chairman by unanimous vote.

Election of Planning Commission Secretary

Commissioner Klein nominated Commissioner McGan for the position of Secretary. Commissioner Vidal seconded the nomination. There being no further nomination, Commissioner McGan was affirmed as Secretary by unanimous vote.

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 Vidal seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

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