

D R A F T P L A N N I N G C O M M I S S I O N M E E T I N G M I N U T E S

February 24, 2020

1. Call to Order
2. Roll Call and Pledge
3. Approval and Previous Minutes
4. Old Business – None
5. New Business -
 1. Case No. 1943 – Rezoning – 6195 Highway 51
 2. Case No. 1942- Subdivision Plat - 6195 Highway 51
 3. Case No. 1944- Conditional Use- 1700 Goodman Road
 4. Case No. 1945- Site Plan- 1700 Goodman Road
6. Adjourn

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, February 24, 2020 at 6:00 PM this being the time and place for said meeting.

PRESENT: Commissioners Danny Klein, Linda McGan, Larry Ray, Jimmy Stokes, Janice Vidal, Andrew Yeager, Robert Kendall.

Staff: Shelly Johnstone, AICP, Johnstone & Associates – Interim Planner

ABSENT:

The minutes from the January 13, 2020 meeting were reviewed. Commissioner McGan made a motion to approve the minutes as submitted. Commissioner Ray seconded the motion. The motion passed by unanimous vote. The minutes from the January 27 meeting were reviewed. Commissioner Kendall made a motion to approve the minutes as submitted. Commissioner Ray seconded the motion. The motion passed by unanimous vote.

New Business

1. Case No. 1943 – Rezoning from C-4, M1 and M2 to C-4 and M1 – 6195 Highway 51. Applicant – Hugh Dancy Irrevocable Trust and Karen Tate

Shelly Johnstone introduced the application as request for a rezoning of the property from a mix of C-4, M1 and M2 zoning to C-4 and M1 zoning. The subject property is located at 6195 Highway 51 (location map attached).

Staff reviewed the City of Horn Lake's Zoning Ordinances and the applicant's response to the four criteria for rezoning (see attached staff report).

Questions from the Planning Commission include the square footage of the building (1.2 million square feet – one warehouse). It is a speculative development, so the developers do not yet know who will occupy the building.

This meeting is a public hearing and comments were heard from Mr. Francis Miller, who is in favor of the rezoning. He is for any additional building and growth in Horn Lake.

A site plan has previously been approved for this site.

Commissioner Larry Ray moved to recommend approval of the rezoning request for the parcel at 6195 Highway 51 from a combination of zoning classifications including C-4, M2 and M1 to C-4 and M1, to the Mayor and Board of Aldermen because the development is needed. The Mayor and Board will hear the request at their March 17, 2020 meeting. Commissioner Robert Kendall seconded the motion, which passed with a unanimous vote.

2 Case No. 1942 – Preliminary Subdivision Plat of 87 acres Zoned M-1 and G-4 at 6195 Highway 51. Applicants – Hugh Dancy Irrevocable Trust and Karen Tate

Shelly Johnstone introduced the application as request for Preliminary Subdivision Plat approval of an 87-acre tract that was rezoned by the Planning Commission from M-2, M-1 and G-4 to M-1 and G-4. The subject property is currently vacant. Approval is subject to final plat application and standard conditions contained in the Horn Lake Subdivision Regulations. After recommendation of the Planning Commission, the applicant is to proceed to the Mayor and Board of Aldermen. The Planning Commission has previously approved the site plan. Approval is subject to the City Engineer's review and infrastructure requirements.

Planning Commission questions include the number of ingress and egress points (3). They are requesting this preliminary plat approval to clean up the property lines.

Commissioner Stokes moved to recommend approval of the Preliminary Subdivision Plat of 87 acres at 6195 Highway 51, to the Mayor and Board of Aldermen, subject to staff recommendations, because the plat submission meets the requirements of the City of Horn Lake. Commissioner Ray seconded the motion, which passed on a unanimous vote.

3 Case No. 1944 – Request for approval of a conditional use of a car wash in the G-4 Planned Commercial Zone, at 1700 Goodman Road

Shelly Johnstone introduced the application as request for approval of a conditional use for construction of a car wash at 1700 Goodman Road. The site has previously been subdivided.

Car washes are allowed in the G-4 Planned Commercial Zoning District as a conditional use. The facility must also request site plan approval and meet the Horn Lake Architectural Standards.

The applicant's agent, Vince Thillon, explained the request and answered questions from the Planning Commission. There was a question about the use meeting test of overtaxing public utilities or community facilities. Mr. Thillon explained that the car wash would be recycling water. Planning Commissioners also asked what the building might be used for if the car wash does not make it. Mr. Thillon said it is designed only to be a car wash, but that he does not expect it to cease operations, despite competition.

This being a public hearing, Mr. Francis Miller requested to speak, and noted he was in favor of the use.

Commissioner Ray moved to recommend approval of the car wash as a conditional use in the G-4 Planned Commercial Zone at 1700 Goodman Road because the use meets the test for a conditional use in that zone. Commissioner Vidal seconded the motion, which passed with a unanimous vote.

4 Case No. 1945 – Request for approval of a site plan for a car wash in the G-4 Planned Commercial Zone, at 1700 Goodman Road

Shelly Johnstone introduced the application as request for approval of a conditional use for construction of a car wash at 1700 Goodman Road. The site has previously been subdivided.

Agent for the applicant, Vince Thillon, explained the site plan to the Planning Commission. Site plan questions were answered in the conditional use request previously heard by the Commission.

Commissioner Ray moved to recommend approval of the site plan for a car wash in the G-4 Planned Commercial Zone at 1700 Goodman Road, with staff recommendations. Commissioner Stokes seconded the motion, which passed with a unanimous vote.

Other Business

The Commission heard from attorney Bill Brown about a case that was scheduled to be heard at this meeting but was inadvertently left off the agenda. The issue will be heard at a recessed meeting to be held on March 2, 2020.

Motion was made to recess this meeting until March 2, 2020. The motion passed.

The next meeting of the Commission is Monday, March 2, 2020.

The recessed meeting held on February 24, 2020 was continued on March 2, 2020.

Chairman Klein called the meeting to order. The Commission and visitors said the pledge of allegiance. Roll call was taken by Secretary McGan.

PRESENT: Commissioners Danny Klein, Linda McGan, Larry Ray, Jimmy Stokes, Andrew Yeager, Robert Kendall.

Staff: Shelly Johnstone, AICP, Johnstone & Associates – Interim Planner

ABSENT: Janice Vidal

5 Case No 1946- Conditional Use - 4225 Goodman Road - Zaxby's Drive Through

Shelly Johnstone introduced the application for a conditional use for allowance of a drive through for a new Zaxby's Restaurant at 4225 Goodman Road. She noted that there are four tests for the conditional use in the zoning ordinance. The applicant's attorney, Bill Brown, responded to the questions. They were also listed in writing in the form of a report from Carter Engineering Consultants as part of the staff report. The Planning Commission approved the site plan for this project on 11-25-19. Planning Commission members asked about how the site would be accessed. Mr. Brown indicated the site would be accessed internally. Commissioner Stokes made a motion to approve the Conditional Use, subject to staff comments. Commissioner Yeager seconded the motion, which passed with a unanimous vote.

6 Case no 1947 - Preliminary/Final Plat Approval - Fountains at Fairfield Section I

Shelly Johnstone introduced the application for Preliminary/Final Plat approval for Fountains at Fairfield Section I, site of the proposed Zaxby's Restaurant. The Planning Commission had previously approved the Site Plan for this project on 11-25-19. Mr. Bill Brown, attorney for the project, responded to questions about the plat. Commissioner Ray made the motion to recommend approval of the Preliminary and Final Plat of Fountains at Fairfield Section I to the Mayor and Board of Aldermen, with staff comments. Commissioner Kendall seconded the motion. The motion passed with a unanimous vote. The application will proceed to the Mayor and Board of Aldermen meeting on March 17.

The Commission voted to adjourn.

The next meeting of the Commission is March 30, 2020.

Respectfully submitted,

Shelly Johnstone, AICP – Interim Planner