

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
March 30, 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. 1948 – Zaxby’s Design Review
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, March 30, 2020. The meeting was also conducted via conference call due to the current Covid-19 pandemic.

PRESENT ON SITE: Commissioner Danny Klein and staff Bob Barber
PRESENT VIA CONFERENCE CALL: Linda McGan, Jimmy Stokes, Janice Vidal, Andrew Yeager, Robert Kendall

OTHERS PRESENT VIA CONFERENCE CALL: Bill Brown and Jeff Carter of Carter Engineering

ABSENT: Larry Ray

The minutes from the February 24, 2020 meeting were reviewed. Commissioner Stokes made a motion to approve the minutes as submitted. Commissioner Kendall seconded the motion. The motion passed by unanimous vote.

New Business

1. Case No. 1948 – Zaxby’s Design Review

Bob Barber introduced the application and presented the review report with recommendations (attached). After presentation, Jeff Carter clarified the design of the dumpster enclosure and mechanical screening would meet City standards. The dumpster enclosure would be constructed of brick and the mechanical equipment would be roof mounted and screened.

After clarifications from the applicant and the commissioners, motion was made. Commissioner Stokes and seconded by Commissioner Vidal to approved subject to staff recommendations.

The Commission voted to adjourn

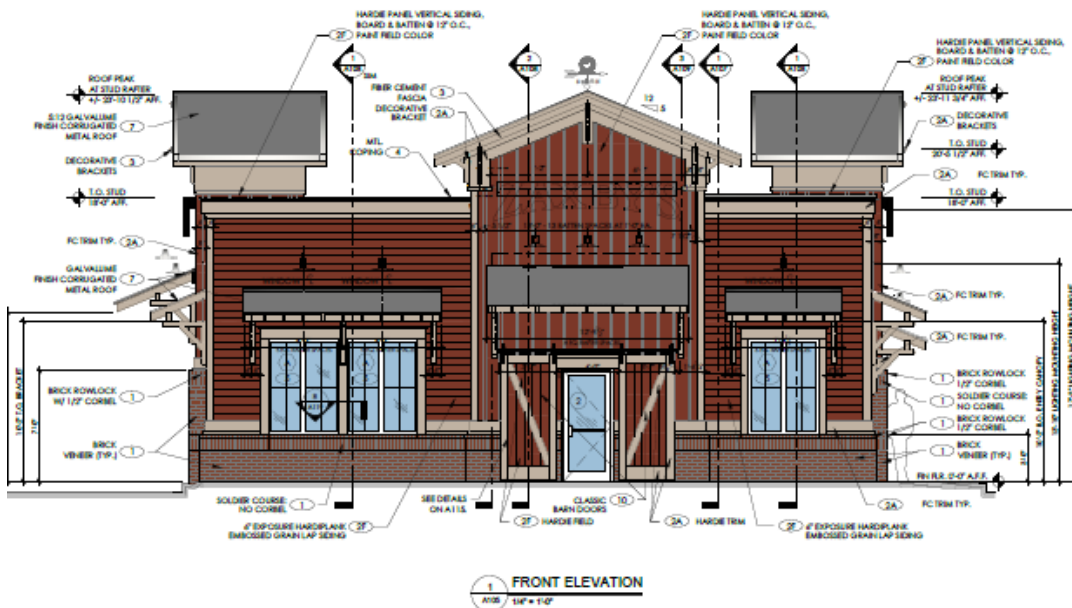
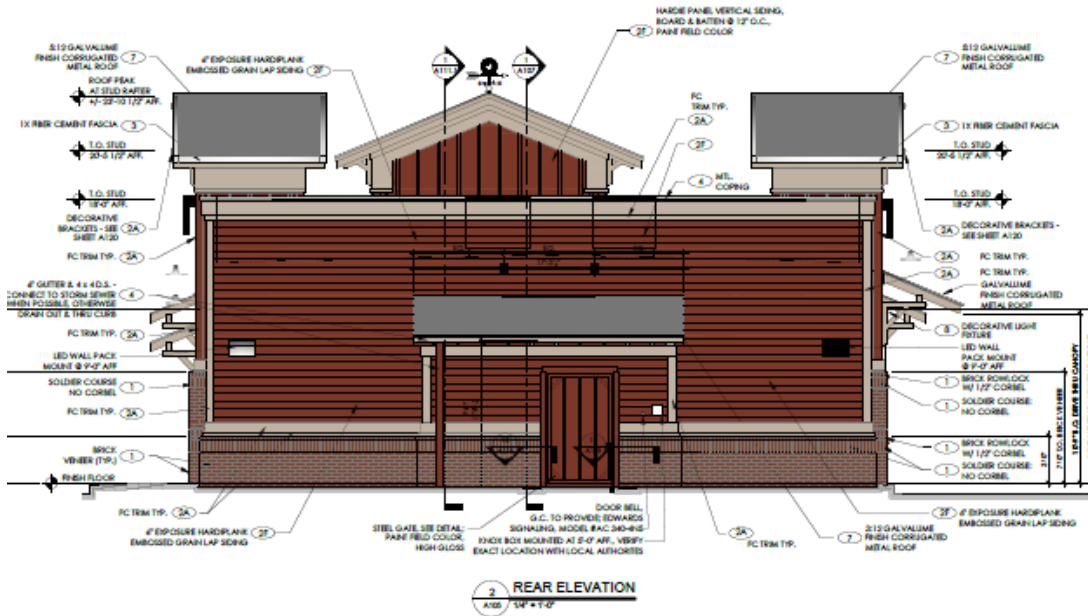
The next meeting of the Commission is April 27, 2020

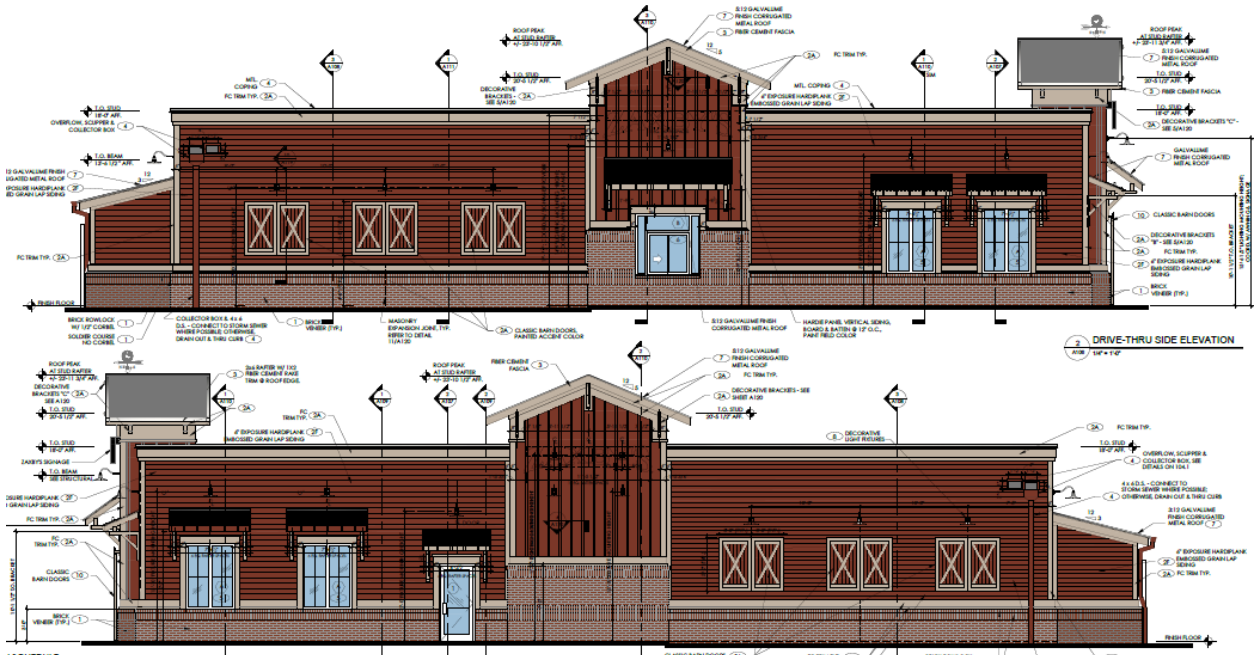
Respectfully submitted,

Robert Barber, FAICP - Interim

Building Design Review Report

Case 1948 - Zaxby's - Foundations at Fairfield Meadows Section I 3.24.20





SCHEDULE

GLAZING SHALL CONFORM TO APPLICABLE ASTM STANDARDS UNLESS OTHERWISE SPECIFIED.

1. SIPS: 2" X 10" X 10" TRUSS ROOFING

2. BRICK: 4" CMU BLOCK (ALTERNATE: 2" CMU BLOCK)

3. EXTERIOR FINISH: 1/2" BRICK OR 4" CMU BLOCK WITH COLORED GROUT (ALTERNATE: BRICK OR 4" CMU BLOCK WITH COLORED GROUT)

4. EXTERIOR FINISH: 1/2" BRICK OR 4" CMU BLOCK WITH COLORED GROUT (ALTERNATE: BRICK OR 4" CMU BLOCK WITH COLORED GROUT)

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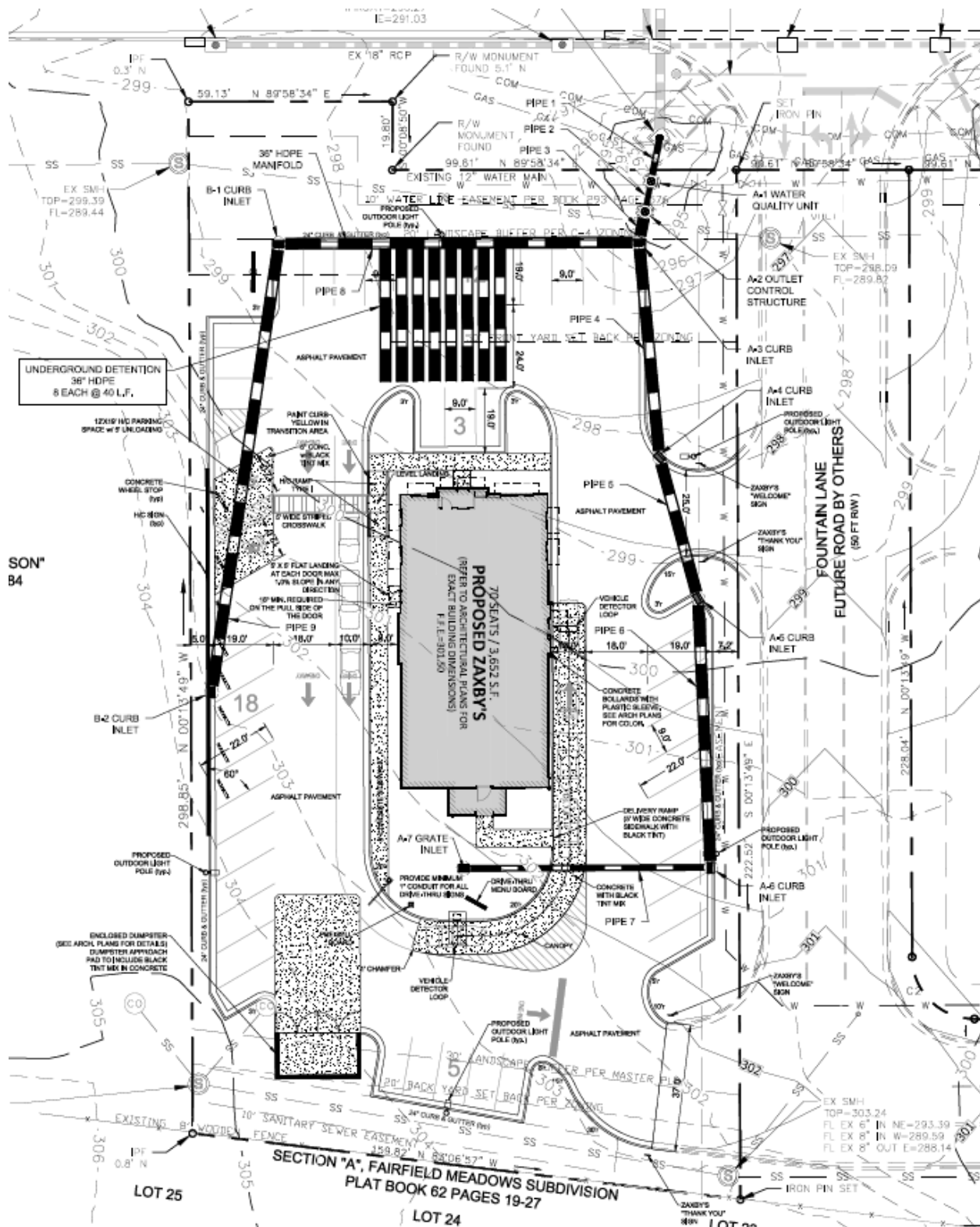
16. EXTERIOR FINISH: 1/2" BRICK OR 4" CMU BLOCK WITH COLORED GROUT (ALTERNATE: BRICK OR 4" CMU BLOCK WITH COLORED GROUT)

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**SECTION "A", FAIRFIELD MEADOWS SUBDIVISION
PLAT BOOK 62 PAGES 19-27**

LOT 24

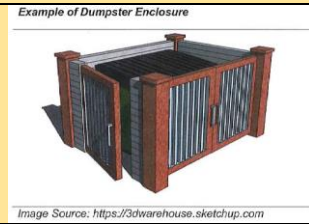
I-291.03
 EX 18" RCP
 R/W MONUMENT FOUND 5.1' N
 GAS COM
 PIPE 1 COM
 PIPE 2
 R/W MONUMENT FOUND
 PIPE 3
 99.81' N 89°58'34" E
 EXISTING 12" WATER MAIN
 10" WATER LINE EASEMENT PER BTRK 293 PAGE 20
 PROPOSED OUTDOOR LIGHT POLE (9A)
 LANDSCAPE BUFFER PER C-4 ZONING
 SET IRON PIN
 GAS
 A-1 WATER QUALITY UNIT
 VUL 1
 EX SM-1 TOP-299.39 FL-289.44
 B-1 CURB INLET
 36" HDPE MANFOLD
 SS
 59.13' N 89°58'34" E
 298
 300
 301
 302
 UNDERGROUND DETENTION 36" HDPE 8 EACH @ 40 L.F.
 12X12' IN PARKING SPACE w/ 8 UNLOADING
 CONCRETE WHEEL STOP (9A)
 HC SIGN (9A)
 3" WIDE STRIPED CROSSWALK
 9' X 9' FEET LANDING AT EACH DOOR MAX 1/4" SLOPE IN ANY DIRECTION
 12" MIN. REQUIRED ON THE PULL SIDE OF THE DOOR
 PIPE 9
 18.0' 10.0' 10.0' 8.0' 2.0'
 ASPHALT PAVEMENT
 18
 60°
 303
 ASPHALT PAVEMENT
 B-2 CURB INLET
 298.85' N 00°13'49" W
 19.0' 18.0' 10.0'
 PROPOSED OUTDOOR LIGHT POLE (9A)
 ENCLOSED DUMPSTER (SEE ARCH PLANS FOR DETAILS) DUMPSTER APPROACH PAD TO INCLUDE BLACK TINT MIX IN CONCRETE
 34" CURB & GUTTER (9A)
 305
 SS
 EXISTING 8" WOODEN FENCE
 10" SANITARY SEWER EASEMENT PER BTRK 293 PAGE 20
 189.82' N 89°58'34" E
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FOUNTAIN LANE
 FUTURE ROAD BY OTHERS
 (50 FT RW)

ZABY'S "THANK YOU" SIGN

1. General Requirements. All proposed buildings shall be designed in a manner that the building styles and building materials match those of the surrounding area of said proposed building unless otherwise specified within Section E of Article XII.

2. Dumpster Enclosures



a. All dumpsters shall be screened from sight by a fence or wall at least six inches (6") taller than the tallest point on the dumpster. In no case shall said wall or fence exceed eight feet (8') in height.

Design not fully indicated

b. The fence shall be constructed of an opaque material made of brick, stucco, split face block, or similar material to that of the principal building.

Design not fully indicated

c. Dumpsters shall be located in the rear yard behind the building they serve or otherwise in an inconspicuous place.

Complies

d. For industrial/distribution/warehouse buildings exceeding twenty-five thousand (25,000) square feet, no screening is required. However, the dumpsters shall be located in the rear yard behind the building they serve.

Not applicable

3. Mechanical Systems



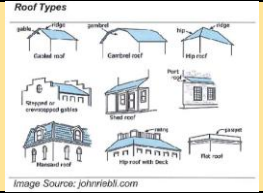
a. All ground mounted mechanical, HVAC, and like systems shall be set back a minimum of five (5) feet from a property line and screened from public street view (within 300 feet) by an opaque wall or fence of similar material to that of the principal building or landscaping.

Design not fully indicated

b. All commercial and retail building roof mounted mechanical, HVAC, and like systems shall be screened from public street view (within 300 feet) on all sides.

Design fully not indicated

4. Roof Requirements



a. Pitched Roofs

<p>i. All one-story buildings less than ten thousand (10,000) gross square feet must have a pitched roof (between 5:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required.</p>	<p>Building 3650 Squ. ft. Not Applicable</p>
<p>ii. Provide a pitched roof on front and side of the building to screen view of any flat roof.</p>	<p>Not Applicable</p>
<p>iii. Arcades, drive under canopies, porches, and other features shall be created with a pitched roof.</p>	<p>Not Applicable</p>
<p>iv. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper, or factory finished sheet metal.</p>	<p>Not Applicable</p>

b. Mansard Roofs

<p>i. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot (12') vertical surface length.</p>	<p>Not Applicable</p>
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c. Flat Roofs

<p>i. Flat roofs may be of any material that meets building codes.</p>	<p>Undetermined</p>
<p>ii. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the cd or must be subdued to blend with other materials or of a cd or to simulate weathered copper or bronze.</p>	<p>Complies</p>
<p>iii. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building.</p>	<p>Complies</p>
<p>iv. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five linear feet (125') of length by a change in the top line of the parapet.</p>	<p>Complies</p>

<p>v. Additional articulation may occur at any lesser distance. If the front façade is less than one hundred twenty-five linear feet (125'), then a minimum of one (1) roof articulation must occur.</p>	<p>Complies</p>
<p>vi. Other - Drive under canopies for gas/die pumps may have flat roof with vertical or factory formed facing of finished sheet metal.</p>	<p>Not Applicable</p>
<p>vii. Accessory Buildings - All accessory buildings shall be constructed of the same material and be similarly designed as the principal building</p>	<p>Not Applicable</p>

5. Commercial Zoning Districts.

<p>a. Building Design - Building design shall exhibit architectural contrast which seeks to be creative and which best utilizes building lines, shapes, and angles to maximize architectural integrity.</p>	<p>Standard Corporate Design with a somewhat vernacular "farm building" appearance</p>
<p>b. Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs), and plate-type building materials are not permitted as primary exterior building materials.</p>	<p>Complies</p>
<p>c. At least fifty (50) percent of all exterior wall finishes shall be comprised of any combination of at least two (2) of the following materials:</p> <ul style="list-style-type: none"> i. Brick ii. Natural Stone iii. Glass iv. Stucco or stucco-like finishes v. Other comparable or superior material approved by the Planning Commission 	<p>Complies</p>
<p>d. Accent materials shall be used for cornices, sills, bases, lintels, banding and decorative accent trims. Accent materials shall consist of materials that meet or exceed the quality of the primary exterior materials and shall be consistent with the building design</p>	<p>Complies</p>
<p>e. Minimum of twenty (20) percent of the façade facing the public right-of-way shall be glass.</p>	<p>Complies</p>

<p>f. In non-residential uses in residential districts, a minimum of thirty (30) percent of the façade facing the public right-of-way shall be glass.</p>	<p>Not Applicable</p>
<p>g. Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building. The rear elevation of a building shall be exempt from this requirement provided the rear of the building is not visible from public view.</p>	<p>Complies</p>
<p>6. Exterior Finish Colors In Commercial Districts.</p>	
<p>a. Building Façade Colors</p>	
<p>i. The main building color shall integrate harmoniously with accent colors and masonry material.</p>	<p>Complies</p>
<p>ii. Buildings shall consist of natural earth tones that are found in the Horn Lake/ DeSoto County region.</p>	<p>Complies</p>
<p>iii. Natural earth tones shall include colors and shades of the following: red, orange, yellow, olive tan, beige, taupe, brown, and gray.</p>	<p>Complies</p>
<p>iv. Other colors or combinations may be allowed by the Planning Commission.</p>	<p>Not Applicable</p>
<p>v. Graphics, color schemes, and/or murals are not permitted on building exteriors except as may be permitted within an approved signage permit and otherwise consistent with the Sign Ordinances.</p>	<p>Complies</p>
<p>vi. Electric fluorescent, or neon colors are prohibited on all exterior surfaces.</p>	<p>Undetermined</p>
<p>b. Corporate Colors</p>	
<p>i. The use of corporate colors is permitted provided that such colors are not patterned so as to compete for visual attention (e.g. polka-dots, stripes).</p>	<p>Complies</p>
<p>ii. The use of corporate colors shall not create an advertisement of the building itself.</p>	<p>Complies</p>
<p>iii. Corporate colors shall not violate any other color limitations within this Ordinance.</p>	<p>Complies</p>



Recommended Conditions:

1. No yellow parking striping
2. Provide compliant dumpster enclosure design
3. Clarify all items highlighted in Grey
4. Sign by separate review and permitting process
5. Compliant landscape plan required prior to building permit issuance