

**PLANNING COMMISSION MEETING MINUTES
June 29, 2020 Called Meeting**

1. Call to Order
2. Roll Call and Pledge
3. Minutes from 5.18.20, 6.11.20
4. Old Business - None
5. New Business
 - a. Case #1955 Preliminary Subdivision Approval – Bakers Acres Commercial Subdivision
 - b. Case #1956 Minor Lot Approval, 3 acres at the southeast of the intersection of 301 and Desoto Roads
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 Thursday, June 11, 2020. The meeting was also conducted via conference call due to the current Covid-19 pandemic.

PRESENT: Commissioner Danny Klein, Larry Ray, Linda McGan, Jimmy Stokes, Andrew Yeager, Robert Kendall, Jimmy Stokes and staff Bob Barber

Also present were Ben Smith and Francis J. Miller.

Approval of Minutes

The minutes from 5.18.20 and 6.11.20 were presented and approved by acclamation.

New Business

Case #1955 Preliminary Subdivision Approval – Bakers Acres Commercial Subdivision

Bob Barber introduced the application and presented the staff report with recommendations (attached). The Chairman opened the floor comments from the commission. Commissioners asked questions regarding use and location. Mr. Ben Smith, applicant, responded to the commissioner questions. After discussion, motion was made

Commissioner Kendall, seconded by Commissioner Ray to approve the preliminary subdivision application subject to the staff report. Motion carried.

Case #1956 Minor Lot Approval, 3 acres at the southeast of the intersection of 301 and Desoto Roads

Bob Barber introduced the application and presented the staff report with recommendations (attached). The Chairman opened the floor comments from the commission. Mr. Barber clarified the application was for a minor lot zoned A-R. After a brief discussion, motion was made Commissioner Ray, seconded by Commissioner Stokes to approve the minor lot subdivision application. Motion carried.

There being no further business, the Commission voted to adjourn.

The next meeting of the Commission is July ??, 2020.

Respectfully submitted,

Robert Barber, FAICP – Interim Director

CASE NO.: 1955
PROJECT: Preliminary Subdivision Application, 3 lots, 9.86 acres, zoned C-4
ADDRESS: Southeast Corner of Stateline and Highway 301
APPLICANT: Hugh Dancy Irrevocable Trust and Karen Tate
DATE: 6.26.20

INTRODUCTION:

The applicant is requesting to subdivide 3 lots zoned C-4 located at the southeast corner of Stateline and Highway 301.

BACKGROUND:

The subject property consists of 9.86 acres and currently is vacant.

DISCUSSION:

Plat requirements listed in the ordinance are as follows:

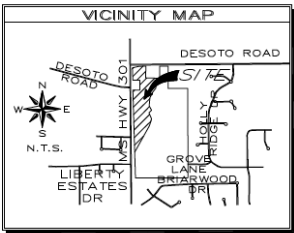
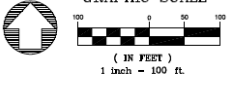
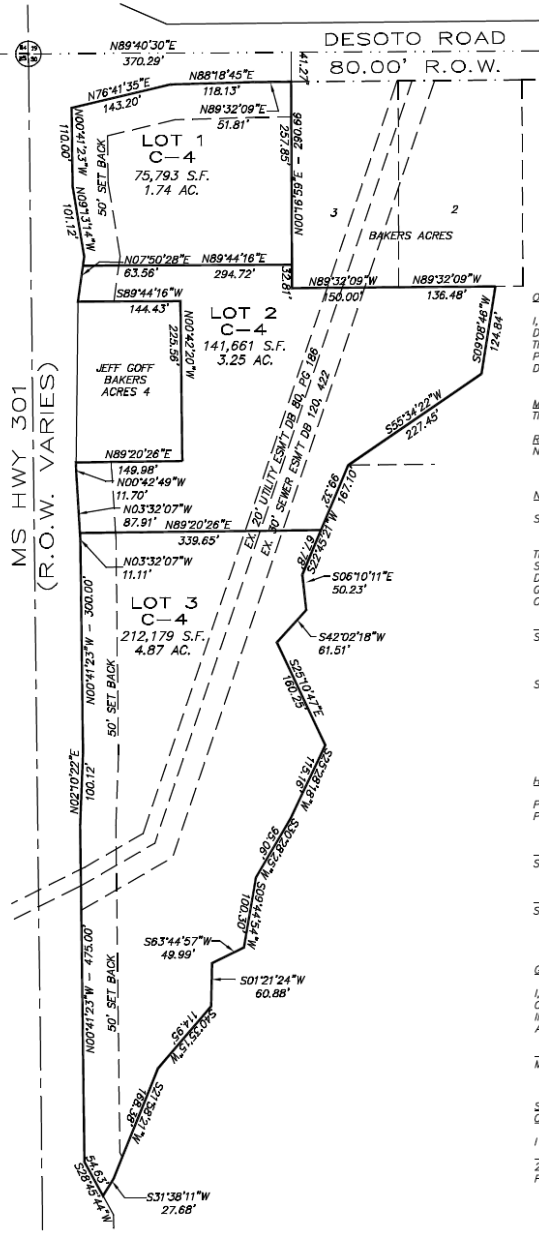
- a. Location sketch map showing relationship of site to township, range, section and part of sections.
- b. North Arrow, graphic scale and date
- c. Acreage of land to be subdivided
- d. Contours at vertical intervals of not more than two feet
- e. Areas subject to periodic inundation (100 year flood elevation)
- f. Location of existing property lines, streets, buildings, water courses, zoning classifications, and other existing features within the area to be subdivided and similar information regarding existing conditions of adjacent land.
- g. Location of existing and proposed streets, alleys or access easements, including rights-of-way width, streets names.
- h. Proposed lot lines, lot numbers and lot layout
- i. Minimum building set-back lines
- j. Location of easements, width and purpose
- k. Proposed use of all land in the subdivision including any reserved areas
- l. Proposals for sewer and water service shown as a note on plat and any accompanying documentation from appropriate agencies
- m. Title under which the proposed subdivision is to be recorded, and the name and Mississippi registration number of the engineer, registered land surveyor, planner and subdivider platting
- n. Subdivider's proposal for construction of improvements.

STAFF COMMENTS:

1. Approval is subject to final plat application and standard conditions contained in the Subdivision Ordinance (required public improvements, platting, recording, bonding, approval of civil drawing and construction drawings.
2. After recommendation of the planning commission, the applicant shall proceed to the Board of Aldermen for final action.
3. Any approval is subject to engineer's review and infrastructure requirements

STAFF COMMENTS AND RECOMMENDATIONS

1. None other than the above comments
2. Engineer Comments



SPECIAL FLOOD HAZARD STATEMENT
BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA \ FIRM MAP NUMBER 28033C005SH, DESOTO COUNTY, MISSISSIPPI, EFFECTIVE DATE OF MAY 5, 2014.

OWNERS CERTIFICATE

I, JON REEVES OWNER OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAY FOR THE STREETS AND ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE ___ DAY OF ___ 20__.

MEMBER JON REEVES TITLE PRINT NAME SIGNATURE _____

REEVES INVESTMENT PROPERTIES
NAME OF CORPORATE ENTITY _____

NOTARY'S CERTIFICATE

STATE OF _____, COUNTY OF _____

THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, JON REEVES, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING SUBDIVISION PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY OF ___ 20__.

SIGNATURE OF NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SEAL

HORN LAKE PLANNING COMMISSION

PLAN OF SUBDIVISION ACTED UPON AND APPROVED BY THE CITY HORN LAKE, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE ___ DAY OF ___ 20__.

SIGNATURE - CHAIRPERSON OF PLANNING COMMISSION _____ PRINTED NAME _____

SIGNATURE - SECRETARY _____ PRINTED NAME _____

GOVERNING AUTHORITY CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE SURETY IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED AND ACCEPTED FOR THE SUBDIVISION SHOWN ON THIS PLAT AND HEREBY APPROVED BY THE CITY OF HORN LAKE, DESOTO COUNTY, MISSISSIPPI.

MAYOR, CITY OF HORN LAKE _____

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M. ON THE _____ DAY OF _____ 20__ AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK _____ PAGE _____

SIGNATURE CHANCERY COURT _____

ATTEST: MAYOR, CITY OF HORN LAKE _____

FINAL PLAT

OF
HOLLY RIDGE WEST
COMMERCIAL SUBDIVISION
SECTION 30, T-1-S, R-8-W
CITY OF HORN LAKE, DESOTO COUNTY, MISSISSIPPI
1" = 100'

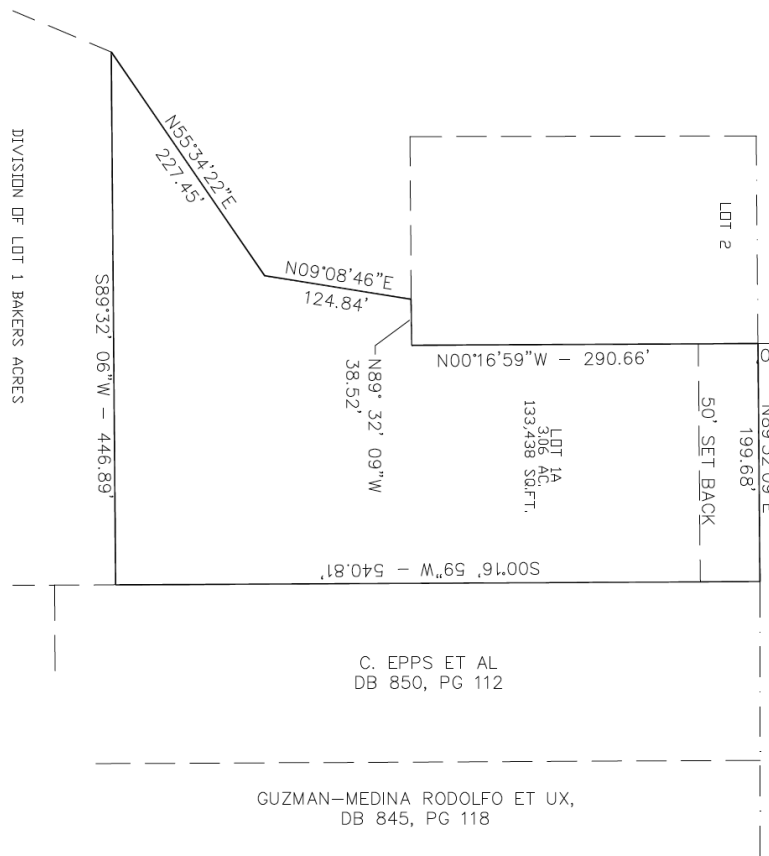
JUNE, 2020

ZONING: C-4
TOTAL AREA: 9.86 ACRES
TOTAL LOTS: 3
OWNER/DEVELOPER: REEVES INVESTMENT PROPERTIES
5627 GETWELL RD.
BLDG C., SUITE 4
SOUTHAVEN, MS 38672

CERTIFICATE OF SURVEYOR
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.
BEN W. SMITH MS PLS#1909 DATE _____

- NOTES:**
- SEE CITY OF HORN LAKE SUBDIVISION ORDINANCE FOR SETBACK REQUIREMENTS.
 - A 10 FOOT WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5' WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE. A 5' WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL REAR LOT LINES UNLESS OTHERWISE NOTED.
 - WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF HORN LAKE.
 - 1/2" IRON REBAR WITH YELLOW CAP IS SET ON ALL REAR PROPERTY CORNERS AND WHERE NOTED (IP).

643
639
N89°40'30"E DESOTO ROAD
695.17' 80.00' R.O.W.



N.T.S.



LEGAL DESCRIPTION
DESCRIPTION OF HOLLY RIDGE WEST MINOR SUBDIVISION
3.06 AC.
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 8 WEST
HORN LAKE, MISSISSIPPI

LEGAL DESCRIPTION OF A 3.06 ACRE TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, HORN LAKE, DESOTO COUNTY, STATE OF MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION, NORTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 290.66 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED 3.06 ACRE TRACT, THENCE FOLLOWING THE SOUTH LINE OF SAID QUARTER SECTION, SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST, A DISTANCE OF 199.68 FEET TO POINT IN THE WEST LINE OF C. EPPS PROPERTY AS RECORDED IN DEED BOOK 850 PAGE 112 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MS, THENCE ALONG THE WEST LINE OF SAID PROPERTY, SOUTH 60 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 540.81 FEET TO A POINT, THENCE ALONG SAID WEST LINE, SOUTH 89 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 38.52 FEET TO A POINT, THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 09 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 124.84 FEET TO A POINT IN THE SOUTH LINE OF LOT 2 OF BAKERS ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 113 PAGE 13 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MS, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 89 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 446.89 FEET TO A POINT, THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 55 DEGREES 34 MINUTES 22 SECONDS EAST, A DISTANCE OF 227.45 FEET TO A POINT AND NORTH 09 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 227.45 FEET TO A POINT AND NORTH 09 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 124.84 FEET TO A POINT IN THE SOUTH LINE OF LOT 2 OF BAKERS ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 113 PAGE 13 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MS, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 89 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 38.52 FEET TO THE SOUTH-EAST CORNER OF SAID LOT 2, THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 09 DEGREES 08 MINUTES 59 SECONDS EAST, A DISTANCE OF 124.84 FEET TO A POINT IN THE SOUTH LINE OF LOT 2 OF BAKERS ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 113 PAGE 13 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MS, THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 290.66 FEET TO THE POINT OF BEGINNING. THIS PROPERTY IS SUBJECT TO ALL COVENANTS, REGULATIONS AND RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD IN EFFECT FOR HORN LAKE, MISSISSIPPI.

HOLLY RIDGE WEST
MINOR LOT SUBDIVISION
3.06 AC. ZONING AR
NORTHWEST QUARTER SEC. 30,
T-1-S, R-8-W
CITY OF HORN LAKE
DESOTO COUNTY MISSISSIPPI
JUNE, 2020

IPD, LLC
CIVIL
ENGINEERING

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