

**PLANNING COMMISSION MEETING**  
**May 21, 2018**

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

1. Case No. 1801 – Robert Reiner with Reiner Development and Greg Smith with Greg Smith Engineering, LLC – Request Preliminary Plat Approval – Nichole Place Section D

Old Business

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, May 21, 2018 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Robert Kendall, Danny Klein, Sharon Magee, Larry Ray,  
Jimmy Stokes, and Janice Vidal  
Staff: Willie Davidson Jr. – Planning Director  
ABSENT: Commissioners: Debbie Holden and Amy Marshall

The minutes from the April 30, 2018 meeting were reviewed and changes were noted by Commissioner Kendall and Commissioner Magee. Commissioner Klein made a motion to approve the minutes as corrected, seconded by Commissioner Ray and passed with a unanimous vote

New Business

- 1. Case No. 1801 – Robert Reiner with Reiner Development and Greg Smith with Greg Smith Engineering, LLC – Request Preliminary Plat Approval – Nichole Place Section D**

Staff introduced the application as a request for Preliminary Plat approval for a 56-lot residential subdivision. The subject property was approved for rezoning from A-R Agricultural Residential to PUD Planned Unit Development by the Planning Commission on November 28, 2005 and by the Board of Aldermen on December 6, 2005 as Vincent Place PUD. During the review process for the November 2006 Planning Commission, the project changed names from Vincent Place PUD to Nicole Place PUD. On March 27<sup>th</sup>, 2017 the Planning Commission granted Preliminary Plat approval for Nicole Place Section C and the Board of Aldermen granted Final Plat approval on April 18<sup>th</sup>, 2017. Nicole Place Section C was approved under the PUD zoning conditions granted to Vincent Place PUD.

The proposed subdivision is to be the next phase of Nicole Place and is located southwest of Nicole Place Section C. Access to the site will be by the extension of Matthew Drive and Port Stacy Drive. There will be 2 shot coves on the west side of Street “B”. The proposed lots range in size from 10,000 sq. ft. to 20,275 sq. ft. There is an open lot of 146,306 sq. ft., which has been designated for Tree Preservation and Drainage. The lots will have the following setback:

Front: 25 feet                  Rear: 20 feet                  Side 5 feet

As part of the overall PUD requirements, each lot is to have a minimum lot width of 80-feet at the front setback line. Some the lots have an increased setback to accommodate this requirement. Staff had the following comments regarding the proposal.

1. If Preliminary Plat approval is granted the developer shall proceed to the Board of Aldermen for Final Plat approval on April 18, 2017.
2. Prior to Final Plant approval, the Developer shall include the PUD Conditions as part of the final Plat.
3. After Final Plat approval, the Developer shall submit two (2) complete sets of construction plans for review and approval.
4. After Final Plat approval and prior to the beginning of construction, the Developer shall enter into a Development Contract with the City of Horn Lake for the installation of all required Public Improvements.
5. Prior to Construction Plan approval, the Developer shall obtain a Stormwater/Land Disturbance Permit from the Office of Planning and Development. This application shall include the MDEQ Large Area Permit.
6. Prior to recoding the final plat all Public Improvements must be installed, completed, and accepted by the City of Horn.
7. Prior to recording the final plat the Developer shall include all required certificates and execute those that are applicable to him and his assigns.
8. Staff recommendation is approval.

Following Staff presentation Mr. Reiner addressed the commission. Commissioner Ray had concerns about the quality of the street at the entrance of the subdivision. Mr. Reiner addressed Commissioner Ray's concerns by stating that the entrance would be addressed in next 10 days. Commissioner Magee had concerns of the separation distance between houses and the size of the houses. Mr. Reiner addressed Commissioner Magee's concerns by stating that there is a 10 ft. separation in between houses and the house sizes will mimic the sizes in Phase C, which would range from 1800 sq. ft. to 2400 sq. ft. of heated space. Commissioner Klein asked what the estimated timeline for start of construction would be. Mr. Reiner addressed Commissioner Klein's question by stating construction is estimated to start within 90 days upon approvals.

There being no further discussion, Commissioner Klein made a motion to grant Preliminary Plat approval to Nicole Place PUD Section D, 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.

All items on the agenda having been addressed and there being no items under Old Business or any further points of discussion Commissioner Klein made a motion to adjourn. Commissioner Ray seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

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