

PLANNING COMMISSION MEETING
August 27, 2018

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

1. Case No. 1812 – Robbie Jones with Jones-Davis & Associates, INC. – Request Preliminary Plat Approval – The Gardens of Turman Farms Phase II
2. Case No. 1813 – Charles and Tammy Juenger – Request a Conditional Use for a Barn in the A-R Zoning – 2905 Windsor Cv.
3. Case No. 1814 – Mike Davis with The Reaves Firm – Request Site Plan Approval – Parcel# 108736000 0000502
4. Case No. 1815 – Rachel McMahan with FastSigns – Request a Variance – 1222 Commerce Parkway

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, August 27, 2018 at 6:00 PM, this being the time and place for said meeting.

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

The minutes from the July 30, 2018 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner Holden and passed with a unanimous vote.

New Business

1. Case No. 1812 – Robbie Jones with Jones-Davis & Associates, INC. – Request Preliminary Plat Approval – The Garden of Turman Farms Phase II

Staff introduced the application as a request for Preliminary Plat approval for a 25-lot residential subdivision. The subject property is located at the southwest corner of the intersection of Boxwood Lane and Spike Lane. The subject property was approved for rezoning from R-1 and R-3 to PUD Planned Unit Development by the Planning Commission on August 22, 2005 and by the Board of Aldermen on September 19, 2006. On June 25, 2007 the Planning Commission granted Preliminary Plat approval for The Gardens at Turman Farms Phase I and the Board of Aldermen granted Final Plat approval on July 3, 2007.

The proposed subdivision is to be the next phase of The Gardens of Turman Farm and is located southwest of The Gardens of Turman Farms Phase I. Access to the site will be by the extension of Spike Lane. There will be 2 coves, one located at the end of Spike Lane and the other mid-way of Spike Lane. The proposed lots range in size from 10,079 sq. ft. to 18,468 sq. ft. The lots will have the following setback:

Front: 25 feet Rear: 20 feet Side 5 feet

1. If Preliminary Plat approval is granted the developer shall proceed to the Board of Aldermen for Final Plat approval on September 18, 2018.

2. Prior to Final Plat 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. Jones with Jones-Davis & Associates, INC. and Lanier Hurdle with Premium Homes, LLC were present to address the commission. Commissioner Klein asked was the proposed Phase II in alignment with the design of the original PUD. Mr. Jones addressed Commissioner Klein's question by stating that Phase II has not changed from the original design of the PUD. Commissioner Marshall asked about the minimum square footage of heated space, price ranges, and if any changes in lot sizes form the original PUD. Mr. Hurdle addressed Commissioner Magee's concerns by stating the homes would have a minimum of 1800 sq. ft. of heated space and the houses would have an average of 2000 sq. ft. Mr. Hurdle stated that the price range of the houses has fluctuated with the market demand since the development of Phase I but he said prices would align with the current market. Mr. Davis also stated that the lot sizes had not changed from the original PUD design. Commissioner Ray asked if the lots would have zero lot lines. Mr. Jones addressed Commissioner Ray's question by stating the lots will comply with regular subdivision requirements and will have setbacks.

There being no further discussion, Commissioner Marshall made a motion to grant Preliminary Plat approval to The Gardens of Turman Farms Phase II, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Holden. The motion passed by a unanimous vote in favor.

2. Case No 1813 – Charles and Tammy Juenger – Request Conditional Use for a Barn in the A-R Zoning District – Parcel 208204020 0002800

Staff introduced the application as a request for a conditional use for an accessory Barn in the A-R Agriculture Residential Zoning District. The subject property is located on the south side of Harriet Ann Drive and the west side of Claridge Court. The property is currently occupied by a Lake but vacant of any structures. The property is zoned A-R Agriculture Residential. The property is Lots 28A and 28B of Jefferies Hills Subdivision Section B as recorded in the Chancery Clerk's Office on March 4, 1998.

Staff noted that the current zoning, A-R Agriculture Residential, does allow accessory barns through a conditional use permit. Staff noted that the applicant provided two options, which was Barn with Living Quarters [Option A] and a Barn without Living Quarters [Option B]. It was noted that the property did not have a primary structure at this time and either option would require a conditional use permit. Staff recommended approval for either option but comments were provided in regards to Option A. Staff recommended approval for the conditional use permit to run with the ownership of the land.

Tammy Juenger, the applicant, was present to answer any questions from the Commission. Mrs. Juenger provided background of the property and why/how they obtained the property. Mrs. Juenger then explained the watershed issues with the property and her reason for wanting the Barn option with Living Quarters, which was to house her elderly mother.

Mrs. Juenger propose several options to the Commissioners in regards to having Option A with the living quarters and being able to obtain an Use and Occupancy Permit without having a primary structure on the property.

Commissioner Marshall presented the option of building the primary structure and the accessory barn at the same time, to allow for all permits to be obtainable then. Mrs. Juenger replied that the primary structure would not be in development for 3 to 4 years.

Mrs. Juenger proposed the option of establishing the barn as the primary structure. Mr. Davidson agreed that this was possible as long as the structure complied with the ordinance and covenant requirements. Also it was noted that, if the barn served as the primary structure then that would void the development of her proposed future house on the property. The applicant would still have the option of subdividing the lot and placing the future home on the separated lot.

Mrs. Juenger then posed the question if it was possible to get a temporary Use and Occupancy Permit contingent upon the development of the primary structure in the future. Mr. Davidson replied, that he wasn't sure if a temporary U&O had been issued in the past but none had been issued since he's been in the department. Mr. Davidson noted that he would need to follow up on the temporary U&O and consult with the Building and Fire Inspector.

Following the discussion, Commissioner Klein made the motion to table the Conditional Use request for an Accessory Barn on to the September meeting. There being no additional conditions from the Commission, the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

3. Case No 1814 – Mike Davis with The Reaves Firm – Request Site Plan Approval for Delta Technical College – 6530 Interstate Boulevard

Staff introduced the application as a request for site plan approval for the construction of a new location for Delta Technical College to be located at 6530 Interstate Boulevard. The subject property is located in the Desoto Farms Corporate Park, as Parcel 108736000 0000502, and will be Desoto Farms Corporate Park Building #2. The property is currently vacant of any structures but as a concrete slab which serves the purpose of CDL training. The property is zoned PBP Planned Business Park.

Site Plan

The proposed lot will be adjacent to Highway 51 and south of the current Desoto Farms Corporate Park Building #1. Vehicular access will be by an access drive off Interstate Boulevard and a shared drive to the site adjacent to the north. The proposed building will be 50,228 square feet in size. This results in 167 required parking spaces by the Zoning Ordinance and the plan proposes 400 spaces. The applicant has provided a statement outlined the reasoning for the additional parking proposed. ADA parking is provided in the adjacent parking areas to the east and west of the building. An existing common area pond of Desoto Farms Corporate Park will be utilized for off-site detention. The pond area is located southwest of the site.

Building and Materials

The long axis of the building will run north-south. The main entrance will be on the northwest elevation and an additional entrance/exit points will be located on the perimeter of the building. The face brick located on the front entrance tower is from Kansas Brick & Tile Co., color: 530 dark, size: utility. All glazing panels are clear glass, no tint. All window and glass door unit frames are clear anodized aluminum. Cast-stone window sills are located at the main entrance clerestory windows and all horizontal windows located at intermediate level in the main body of the building. Parapets at the main body of the building will have a prefinished aluminum coping, color to match cast stone sills. The walls of the main body of the building will be tilt-up concrete panels, painted to match the 530 brick color. All aluminum fascia, overhang soffits and entrance canopies at the corner towers are to match the clear anodized aluminum finish. All hollow metal doors and frames are to be painted to match the 530 brick color.

Landscaping

The site will have a variety of medium to large Deciduous Trees along the perimeter of the building, parking lot and within the landscape islands. Smaller trees and shrubs will be provided along in the landscape islands and on the perimeter of the building. A plant material listing has been provided.

Staff noted that the proposed parking count did exceed the requirements of the Zoning Ordinance but the applicant provided justification for the excess parking. Staff also noted that the property was being removed from the Floodplain but the applicant would be able to provide more information on that process.

Staff recommendation was for approval subject to staff comments.

Mike Davis with The Reaves Firm, Inc., the applicant, and Mimi Hurwitz with Hurwitz Enterprises, LLC, was present to answer any questions from the Commission. Mr. Davis gave background on the project and overall design/layout of the building. Mr. Davis explained that the property had been filled in 2004 but the paperwork was not done to officially be removed from the Floodplain via FEMA. He explained that they were currently going through the process for insurance purposes.

There being no questions for Mr. Davis or Ms. Hurwitz, Commissioner Stokes made a motion to grant Site Plan approval for the Delta Technical College located at 6530 Interstate Boulevard subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Vidal. The motion passed by a unanimous vote in favor.

4. Case No. 1815 – Rachel McMahon with FastSigns – Request a Variance in Sign Height and Square Footage– 1222 Commerce Parkway

Staff introduced the application as a request for a variance in the allowable sign area and sign height in a Planned Business Park Zoning District. The subject property is located on the west side of U.S. Highway 51 approximately 0.7 miles south of Church Road. The 173 acre parcel was rezoned from AR Agricultural-Residential to PBP Planned Business Park on June 6, 2015, by the Board of Aldermen with the approval of Ordinance No. 15-06-224. On May 23, 2016, the Planning Commission granted preliminary plat approval for the one (1) lot subdivision, Horn Lake Business Center. On June 7, 2016 the Board of Aldermen granted final plat approval. As of this writing, the plat has not been recorded.

The property to the north of the subject property is zoned PUD and has been developed as The Hamilton Apartments and Turman Farms Subdivision. The western boundary of the property is Railroad right-of-way. The property on the west side of the railroad is zone R-30 Low Density Residential. The property to the south is located in the City of Southaven and is zoned PBP Planned Business Park. Southaven's PBP District is the same as Horn Lake's PBP District. The entire eastern boundary of the property is the right-of-way for U.S. Highway 51. On October 10, 2016, the Planning Commission granted a variance in the requirements of the Landscape and Buffer yard sections of the Zoning Ordinance.

Staff noted that the applicant is requesting six (6) ground mounted signs, in which one will be on the Hwy 51 frontage and five (5) individual ground mounted signs for each building. The entrance sign is requiring a variance of 9'-0" for the proposed height and 26.875 square feet for the sign area. The individual building signs is requiring a variance of 4'-0" for the proposed height.

Ms. Rachel McMahon, the applicant, with FastSigns was present to answer any questions from the Commission. The Commission had no questions for the applicant.

Following the discussion, Commissioner Ray made the motion to approve a variance request for the Desoto 55 Business Center located at 4227 U.S. Highway 51 to allow for the entrance ground mounted sign to have a maximum sign area of 74.875 square feet and maximum height of 15'-0"; and to allow the five (5) individual buildings to have a

maximum sign height of 10'-0", subject to Staff Comments. 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 Holden 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