

PLANNING COMMISSION MEETING
October 29, 2018

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

1. Case No. 1817 – Clyde Bynum – Request Site Plan Approval – 6841 Wallace Lane
2. Case No. 1818 – Jared Darby – Request Preliminary Plat Approval – Anju Commercial Subdivision
3. Case No. 1819 – Elijah Buller – Request Site Plan Approval – Lot 1 of Sunrise Subdivision

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, October 29, 2018 at 6:00 PM, this being the time and place for said meeting.

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

ABSENT: Commissioners:

The minutes from the September 24, 2018 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner Marshall and passed with a unanimous vote.

New Business

1. Case No 1817 – Clyde Bynum – Request Site Plan Approval – 6841 Wallace Lane

Staff introduced the application as a request for site plan approval for the construction of an office building to be located at 6841 Wallace Lane. The subject property is lot 2 of Rucker Parson Survey. The property is located on the west side of Wallace Lane. The property is currently functions as an auto repair facility and is zoned M-1 Light Industrial.

Site Plan

The proposed site modification will be located to the south of the existing structure. The applicant is proposing a 2400 sq. ft. building. The addition will have access from the current drive off Wallace Lane. The new structure will require an additional 10 parking spaces. The zoning ordinance requires 1 space per every 250 sq. ft. for General Office space. The site does appear to have adequate parking for the new addition.

Building and Materials

The exterior of the new addition will have metal siding on the north, south elevations. The east elevation, which faces the right-of-way will have split face concrete block. The split face block will be grey in color. Floor plans and elevations have been provided.

Landscaping

No landscaping is proposed.

Staff recommendation was for approval subject to staff comments.

Clyde Bynum, the applicant, was not present to answer any questions from the Commission.

The Chairman did request that Mr. Davidson recap the application request and provide as much detail as he could. Mr. Davidson gave an overview of the application and explained why the application was withdrawn from the September meeting. Mr. Davidson provided detail about the rearrangement of the site plan to comply with the zoning ordinance.

There being no further questions, Commissioner Ray made a motion to grant Site Plan approval for the proposed building addition located at 6841 Wallace Lane subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Stokes. The motion passed by a unanimous vote in favor.

2. Case No. 1818 – Jared Darby with Mid-South Planning & Land Entitlement Services – Request Preliminary Plat Approval – Anju Commercial Subdivision

Staff introduced the application as a request for Preliminary Plat approval for the creation of a two (2) lot commercial subdivision located at 965 Goodman Road. The subject property is located on the south side of Goodman Road. The lot is located in an area that was annexed into the City on December 21, 1980. The site was occupied by a commercial structure which was demolished in 2003 due to being deteriorated and unsafe. The lot is zoned C-4 Planned Commercial. The applicant is seeking to create two legal lots in which lot 1 would be 1.25 acre in size and lot 2 would be 3.60 acre in size. Staff concluded by noting that if approved, the applicant shall go to the Board of Aldermen for Final Plat approval on November 6, 2018. Staff recommendation was approval.

Mr. Jared Darby was present to answer questions from the Commission.

Commissioner Holden asked Mr. Darby about what commercial projects were being planned for the two lots. Mr. Darby replied by stating, “at this time there is talks of a restaurant and possible hotel, but nothing was set in stone.”

There being no questions for Mr. Darby, Commissioner Holden made the motion to grant preliminary plat approval for the minor subdivision resulting in a 2 lot commercial subdivision, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

3. Case No 1819 – Elijah Buller – Request Site Plan Approval – Lot 1 of Sunrise Subdivision

Staff introduced the application as a request for site plan approval for the construction of an auto repair shop to be located at 6020 Hurt Road. The subject property is lot 1 of the Sunrise Subdivision. The property is currently vacant. The property is zoned M-1 Light Industrial.

Site Plan

The proposed lot will be at the north east corner of Nail Road and Hurt Road. Vehicular access will be by an access drive off Hurt Road. The proposed building will be 3500 square feet in size. This results in 12 required parking spaces by the Zoning Ordinance and the plan proposes 12 spaces. ADA parking is provided in the adjacent parking area to the west of the building. An on-site detention area is located to the north of the proposed building.

Building and Materials

The long axis of the building will run east-west. The main entrance will be on the east elevation of the building. All facades of the building will be powered metal coating. The south and west façade of the building will have brick 3.5’ – 4’ from the base up (examples provided). The west façade of the building will also have a powered metal

coated awning to accent the entrance. The awning will be support by stained wood columns.

Landscaping

The site will have Leyland Cypress trees along the west perimeter to provide a buffer area between the commercial use and educational facility. The applicant has provided a landscape layout for the site.

Staff recommendation was for approval subject to staff comments.

Elijah Buller, the applicant, was present to answer any questions from the Commission.

Commissioner Marshall asked if the development effect or be effected by the afternoon traffic of the Middle School located to the west of the subject site. Mr. Davidson replied that the traffic counts are above average during afternoon times due to the school but are relatively low throughout the day. He also stated that the auto repair shop would not produce additional traffic that would conflict with the afternoon traffic of the Middle School.

Commissioner Magee asked if there were any proposed fencing or if it was required for this development. Mr. Davidson replied that fencing would be required if the applicant was providing outside storage for cars or equipment. It was also stated that the outside storage would require a conditional use permit. The current development is not proposing any outside storage.

Commissioner Ray asked what type of repairs would be performed at the business. Mr. Buller replied that general repairs would be performed.

There being no further questions, Commissioner Klein made a motion to grant Site Plan approval for the proposed Auto Repair Shop located at 6020 Hurt Road subject to Staff Comments and the following conditions:

1. Applicant is to include a cross-access drive to the east of the site to provide connectivity for future developments.
2. Any use of outside storage will require a Conditional Use Permit.

There being no additional conditions the motion was seconded by Commissioner Ray. The motion passed by a unanimous vote in favor.

Old Business

Mr. Davidson addressed the commission in regards to the Planning Commission meeting dates in the months of November and December. Upon discussion, the commission agreed to have meetings reschedule to November 19 and December 17.

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

Respectfully typed and submitted,

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