

**PLANNING COMMISSION MEETING**  
**November 19, 2018**

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

1. Case No. 1820 – PUD Amendment Request – Turman Farms PUD

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, November 19, 2018 at 6:00 PM, this being the time and place for said meeting.

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

The minutes from the October 29, 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. 1820 – H.E. Folk III with Burgin, LLC - Request PUD Amendment Approval – Turman Farms PUD**

Staff introduced the application as a request for approval of a Planned Unit Development (PUD) Amendment for Area 4 of the Turman Farms PUD. 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 specific request is to amend Area 4 of the PUD to create an Area 5, which would allow an Adult Independent Living Facility. Under the approved PUD Area 4 was to be developed as commercial uses. The remaining acreage in the Area 4 would remain for commercial use. Staff then informed the Commission that if approval is recommended, the applicant shall go to the Board of Aldermen for Final Approval on December 17, 2018. Staff recommended approval subject to staff comments.

Mr. E.H. Folk III with Burgin, LLC, the applicant, was present to answer questions from the Commission. Mr. Folk gave any overview of the proposal and brief background of the potential development. Mr. Folk stressed that there isn't any of the proposed facilities in the Desoto County area and this would be the first in the area.

Commissioner Magee wanted confirmation that the potential development would be for rentals. Mr. Folk stated the units would be for rent and comply with ADA regulations for the elderly. Commissioner Magee inquired about the various amenities for the potential development. Mr. Folk replied that the facility would provide various indoor and outdoor activities.

There being no further discussion or questions for Staff, Commissioner Ray made a motion to recommend approval to the Board of Aldermen the amendment of Turman Farms PUD regarding the creation of an Area 5 to be developed as an Adult Independent living Facility, 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 majority vote in favor.

Old Business

Respectfully typed and submitted,

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