

PLANNING COMMISSION MEETING
January 28, 2019

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

1. Case No. 1901 – Site Plan Approval – 965 Goodman Rd. [Bojangles]

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, January 28, 2019 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, Jimmy Stokes and Janice Vidal
Staff: Willie Davidson Jr. – Planning Director
ABSENT: Commissioners: Larry Ray

The minutes from the December 17, 2018 meeting were reviewed and Commissioner Klein made a motion to approve the minutes as submitted, seconded by Commissioner Stokes and passed with a unanimous vote.

New Business

1. Case No. 1901 – Request Site Plan Approval – 965 Goodman Rd. [Bojangles]

Staff introduced the application as a request for site plan approval for the construction of a Bojangles Fast Food Restaurant to be located at 965 Goodman Rd. The subject property is located on the south side of Goodman Road and addressed as 965 Goodman Road. The lot is located in an area that was annexed into the City on December 21, 1980. The Final Plat was approved by the Planning Commission on October 29, 2018 and the Board of Aldermen on November 6, 2018. 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.

Site Plan

The proposed lot will have frontage along Goodman Road. Vehicular access will be by an existing access drive located north of site. The proposed building will be 3,000 square feet in size. This results in 30 required parking spaces plus 10 queue spaces for the drive-through. The site plan provides 39 parking spaces which is adequate for the development. ADA parking is provided in the adjacent parking area to the west of the building. There is a 40' ingress/egress easement to the west of the site which will allow cross access to the property to the south for future developments. Drainage is provided for the site.

Building and Materials

The long axis of the building will run north-south. There will be 2 entrances to the building located on the east and west side of the northern elevation. The exterior of the building will be mostly masonry. The exterior will consist of metal roofing with faux wood accents. Exterior material will be neutral colors and window canopies will be Bojangles branding orange.

Landscaping

The site will have a variety of canopy trees and shrubs along the perimeter of site. Landscape islands will be provided in the parking area. A landscaping plan has been provided.

Staff recommendation was for approval subject to staff comments.

Representatives from the Bray Firm and Gill Properties was present to answer any questions from the Commission. Jennifer Stewart, with Gill Properties, represented the project by providing an update on the location change for the franchise. She also gave justification why the new location was more ideal for the project. She indicated that they were planning to break ground by the end of February.

There being no further questions, Commissioner Holden made a motion to grant Site Plan approval for the Bojangles restaurant located at 965 Goodman Rd. subject to Staff Comments. There being no additional conditions the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

Respectfully typed and submitted,

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