

**PLANNING COMMISSION MEETING**  
**June 24<sup>th</sup>, 2019**

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

1. Case No. 1915 – Request Conditional Use Approval – 3046 Goodman Rd.
2. Case No. 1916 – Request Variance Approval – 6530 Interstate Blvd.
3. Case No. 1917 – Request Preliminary Plat Approval – 6530 Interstate Blvd.

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, June 24, 2019 at 6:00 PM, this being the time and place for said meeting.

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

The minutes from the April 29, 2019 meeting were reviewed and Commissioner Kendall made a motion to approve the minutes as submitted, seconded by Commissioner Marshall and passed with a unanimous vote.

New Business

**1. Case No. 1915 – Conditional Use Approval – 3046 Goodman Rd.**

Staff introduced the application as a request for a conditional use for an Emergency Medical Facility. The subject building is located on Lots 6 and 7 of Section A of the Midway Commercial Subdivision as recorded in Book 326 Page 479 on December 18, 1997. The property is located at the northwest corner of the intersection of Hampton Drive and Goodman Road.

Staff noted that the application came about through the possible tenant contacting the Planning Office for zoning information regarding their proposed use. Staff noted, that through conversation with the tenant and property manager, the Emergency Medical Facility use would best fit their proposal and a conditional use permit would be required. Staff noted that the site has functioned as a commercial use.

Beth Carrol, representative, and Joseph J. Chiarella, AmeriMed representative, was present to answer any questions from the Commission. Commissioner Stokes asked if there was an existing operation in Horn Lake and would the business be relocating. Mr. Chiarella responded that this would be a new location in Horn Lake. Commissioner Klein asked if the business would be operating 24 hours a day. Mr. Chiarella stated that the business would operate 24 hours a day. Commissioner Ray asked who would have access to the transportation services. Mr. Chiarella gave a brief background of the business operations and stated that they would be doing contract work. Mr. Chiarella stated they currently have 2 contracts for this proposed location.

Commissioner Klein then opened the floor for any comments from the public.

There being no further questions for Ms. Carrol or Mr. Chiarella, Commissioner Kendall made a motion to recommend approval to the Board of Aldermen the Conditional Use for an Emergency Medical Facility to be located at 3046 Goodman Road for a period of five (5) years, 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. 1916 – Variance Approval – 6530 Interstate Blvd.**

Staff introduced the application as a request for a variance in the allowable sign area in the Planned Business Park Zoning District. The subject property is located in the Desoto Farms Corporate Park, as parcel 108736000 0000502 and addressed as 6530 Interstate Blvd. The property is currently under construction. The property is zoned Planned Business Park.

Staff noted the applicant had submitted a sign package for the Delta Technical College and staff informed them that proposed sign area exceeded the requirements in the ordinance.

Staff noted the applicant is proposing 4 attached signs, which would be located on the east and west façade of the building. The applicant is requesting a variance for the 3 attached signs on the east façade of the building, which exceeds the allowable square footage by 134.4 square feet.

Staff provided comments and justification for the proposed sign sizes. Staff noted that the signs would be consistent with other developments in the area, they would complement the nature of the business and the visual appearance would be offset by the location of the building and landscaping.

Mr. Glenn Burney, the applicant, and Mr. Tom Poland, Delta Tech Representative, were present to answer any questions from the Commission. Commissioner Vidal asked what direction the signs would face, in reference to Interstate 55. Mr. Burney stated that the signs would be located on the east and west facades of the building and the east signage would face Interstate 55.

Following the discussion, Commissioner Ray made the motion to approve a sign variance request for Delta Technical College located at 6530 Interstate Blvd. to allow for the total square footage of signs located on the east façade to have a maximum sign area of 234.4 square feet subject to Staff Comments and the following conditions. The motion was seconded by Commissioner Vidal. The motion passed by a unanimous vote in favor.

**3. Case No. 1917 – Preliminary Plat Approval – 6530 Interstate Blvd.**

Staff introduced the application as a request for Preliminary Plat approval for a 3-lot commercial subdivision. On September 26, 2005, the Planning Commission granted preliminary plat approval for 1-lot subdivision to be known as Horn Lake Corporate Park. On October 18, 2005, the Board of Aldermen granted final plat approval for the subdivision to be known as Horn Lake Corporate Park. On September 25, 2017, the Planning Commission granted preliminary plat approval for 3-lot subdivision to be known as Desoto Farms Corporate Park. On December 5, 2017 the Board of Aldermen granted final plat approval for the subdivision to be known as Desoto Farms Corporate Park. The plat was never recorded with the Desoto County Chancery Clerks Office.

The proposed subdivision is to be called Delta Tech Park Subdivision. The subdivision will consist of three (3) lots. Lot 1 will be 13.766 acres and is currently under development. Lot 2 will be 4.844 acres. Lot 3 will be 13.344 acres. The site is Zoned PBP Planned Business Park. Any development of the vacant lots must conform to the requirements of PBP Zoning District.

Staff noted that Delta Technical College had received various approvals, including their initial site plan approval. Staff then informed the Commission that if approved, the

applicant shall go the Board of Aldermen for Final Plat approval on July 16, 2019. Staff recommendation was for approval.

Mr. Jim Shumbert, representative of The Reeves Firm, and Mimi Hurwitz, the developer, were present to answer questions from the Commission. Commissioner Klein asked if the existing pond, on site, would be used for drainage. Ms. Hurwitz stated that the area would be utilized for drainage and serve as a retention pond for the site. Staff noted the civil and drainage plans had been previously approved. Commissioner Ray asked about the Entergy easement shown on the plat. Ms. Hurwitz stated the easement is existing when the property was purchased.

There being no further questions for Staff or the applicant, Commissioner Ray made a motion to grant Preliminary Plat approval for the division of Delta Tech Park into 3 parcels, 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 majority 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 Vidal 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