

PLANNING COMMISSION MEETING
November 25th, 2019

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

1. Case No. 1933 – Request Site Plan Approval – 4225 Goodman Rd. W.
2. Case No. 1934 – Request Site Plan Approval – 6195 Highway 51 N.
3. Case No. 1935 – Request Preliminary Plat Approval – Holly Ridge Section “C”
4. Case No. 1936 – Request Preliminary Plat Approval – Fountains at Fairfield

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 25, 2019 at 6:00 PM, this being the time and place for said meeting.

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

The minutes from the October 28, 2019 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner McGan and passed with a unanimous vote.

New Business

1. Case No. 1933 – Site Plan Approval – 4225 Goodman Rd. W.

Staff introduced the application as a request for site plan approval for the construction of a Zaxby’s restaurant to be located at 4225 Goodman Rd. The subject property is located south of Goodman Road West, as part of parcel 108932000 0000101 and will be addressed 4225 Goodman Road West. The property is currently vacant and is zoned C-1 Neighborhood Commercial District within the Planned Unit Development. The Planning Commission and Board of Aldermen recommended approval of rezoning the property to PUD on November 19, 1996, and the Desoto County Planning Commission approved the rezoning of the property to PUD January 6, 1997.

Site Plan

The proposed lot will have frontage along Goodman Road West. Vehicular access will be by access drives located on Fountain Lane [future road south of Goodman Rd.] and cross-access to adjacent sites via Fountain Lane. The proposed building will be 3652 square feet in size. This results in 37 required parking spaces and the plan proposes 45 parking spaces, including the required 10 queue spaces for the drive-through. ADA parking is provided in the adjacent parking area to the west of the building. An on-site underground detention area is located in the north parking area of the property.

Building and Materials

The long axis of the building will run north to south. The building will have entrances on the north and west façade. At the time of this writing, the applicant has not supplied

elevations or renderings of the building. The applicant has not supplied any material providing information on the exterior materials of the building.

Landscaping

The site will have a variety of canopy trees and shrubs along the perimeter of the site. Additional landscaping will be provided on the perimeter of the building and south of the site near the residential areas. The applicant has provided a landscape layout for the site.

Charlie Oates, representative of the developer, was present to answer any questions from the Commission. Mr. Oates gave a brief overview of the project.

Commissioner Stokes asked if the other Zaxby's location would remain open. Mr. Oates stated that the other location would remain open and this would be a second operation in the City of Horn Lake.

There being no further questions, Commissioner Stokes made a motion to grant Site Plan approval for the Zaxby's restaurant located at 4225 Goodman Road West 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. 1934 – Site Plan Approval – 6195 Hwy 51 N.

Staff introduced the application as a request for site plan approval for the construction of an Industrial Warehouse to be located at 6195 Hwy 51 N [Parcels 1088340000004400 & 1087350000003100]. The subject property is located at the northwest corner of Hwy 51 N. and Nail Road. The project includes 3 parcels that equal to 92.67 +/- acres. The parcels are majority zoned for Industrial but two lots do have split zonings, with commercial property along the frontage of Hwy 51 N. and Nail Road.

Site Plan

Access to the site will be by an existing curb cut along Hwy 51 N. and two proposed curb cuts along Nail Road. The long axis of the buildings will run west-east. The building will be 1,021,440 sq. ft. The building will provide parking for employee and client vehicles as well as spaces for semi-truck trailers. Detention pods are provided on the south and west portion of the site.

Building and Materials

These buildings are typically constructed of 8"-thick tilt-up concrete panels. Windows and doors are typically aluminum frames with 1"-thick insulated glass. The loading docks typically have roll-up metal doors with a prefinished metal canopy overhead. The applicant has submitted renderings of the building. The applicant has not submitted materials details, but building is consistent with other similar projects in the area.

Landscaping

The applicant has submitted material for a Tree Removal/Mitigation permit, which is in review. The site will have a variety of canopy trees and shrubs along the frontage of Hwy 51 N. and Nail Road. Additional landscaping will be provided in the parking areas. The applicant has provided a landscaping plan.

Staff noted to the commission that discussions have been ongoing in reference to the Tree Mitigation permit and that the applicant plans to submit rezoning and subdivision applications at a later date.

Greg Carrico, with the Pickering Firm, was present to answer any questions from the Commission. Mr. Carrico provided background of the proposed project and information for choosing the city in Horn Lake.

Commissioner Holden expressed concern about the additional traffic that will result from the project, particularly on Nail Rd. Commissioner Holden stated that there is currently traffic confusion in the area and this would need to be addressed before moving forward with the project.

Commissioner Ray also stated that there was a traffic issue and he would like it to be addressed. Commissioner Ray recommended possibly another traffic light on Hwy 51 near the proposed entrance and additional improvements on Nail Rd.

Commissioner Klein asked where the access to the site would be located. Staff noted that the plan currently shows access points on Hwy 51, by an existing entrance, and 2 new proposed entrances on Nail Rd.

Mr. Carrico addressed the commission by stating that a traffic report was required by MDOT before applying for starting their permit process. Mr. Carrico indicated that his firm was in the process of completing that study and it would take approximately 1 to 2 months to complete. Mr. Carrico stated that he could provide a copy of the study to the commission for their review.

Staff stated that the traffic issue was discussed early on in the process with the applicant along with the City Engineer. As representatives of the City of Horn Lake, we did state that improvements would have to be made to accommodate the size and capacity of the proposed project.

Commissioner Stokes asked how many jobs would be provided by the development.

Mr. Carrico stated that the building would house at least 4 tenants but he currently doesn't have an exact number of how many employees would be hired.

There being no further questions, Commissioner Stokes made a motion to grant Site Plan approval for the Warehouse Facility to be located at 6195 U.S. Highway 51, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Holden. The motion resulted in a 3-3 vote.

Staff recommended that the item be tabled until the traffic report is presented to the staff and commission for review. The commission was in agreement and tabled the item until additional information was provided.

3. Case No. 1935 – Preliminary Plat Approval – Holly Ridge Subdivision Section C

Staff introduced the application as a request for Preliminary Plat approval for a 32 lot residential subdivision. Holly Ridge Section A was recorded in the DeSoto County Chancery Clerks Office on September 13, 2005. Holly Ridge Section A received Preliminary Plat Approval by the Planning Commission on July 25, 2005, and Final Plat Approval by the Board of Aldermen on August 16, 2005.

Holly Ridge Section B was recorded in the DeSoto County Chancery Clerks Office on March 28, 2007. Holly Ridge Section B received Preliminary Plat Approval by the Planning Commission on November 27, 2006, and Final Plat Approval by the Board of Aldermen on December 5, 2006.

The proposed subdivision is to be an addition to the Holly Ridge Subdivision and is located on the east side of Holly Ridge Subdivision Section B. Access to the lots will be from extensions of Ridgefield Drive and Holly Ridge Drive. The proposed subdivision will consist of 32 lots. The proposed lots range in size from 20000 sq. ft. [.46 ac] to 71727 [1.65 ac]. The lots will have the following setback:

Front: 35 feet Rear: 25 feet Side: 5 feet

There will be a short stub street to the east located about midway of the eastern property line for access to future development. Water and sewer service will be tied to the existing systems in Holly Ridge Subdivision Section "B". The specific request is for preliminary plat approval.

Mr. Robbie Jones, engineer, was present to answer questions from the Commission. Mr. Jones provided some background on the project and stated that this phase would mimic the previous section B.

Commissioner Klein asked why the approval preliminary plat, in 2015 was never completed. Mr. Jones stated that there was some internal issues that held of the project and it was put on hold. Commissioner Klein also asked if the proper bonds will be in place to cover any damage to the current roads in the subdivision. Mr. Jones assured the commission that the proper road bonds will be in place before construction starts. Staff also noted that, along with the City Engineer, the proper bonds will be in place and the developer would need to coordinate with the City Engineer, due to the city wide street repair project in place.

Commissioner Vidal asked how long would the process take for the new phase of the subdivision. Mr. Jones stated that it would take 6 months.

Commissioner Ray asked what would be the minimum square footage of the homes in the new phase. Mr. Jones stated that the homes will have a minimum of 1600sq. ft. of heated space and this will be stated in the subdivision covenants.

There being no further questions, Commissioner Holden made a motion to recommend approval to the Board of Aldermen the Preliminary Plat for Holly Ridge Section C, subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Ray. The motion passed by a unanimous vote in favor.

4. Case No. 1936 – Preliminary Plat Approval – Fountains of Fairfield Section G

Staff introduced the application as a request for Preliminary Plat approval for a (1) lot commercial subdivision. The subject property is located south of Goodman Road West, as part of parcel 108932000 0000101. The property is currently vacant and is zoned C-1 Neighborhood Commercial District within the Planned Unit Development. The Planning Commission and Board of Aldermen recommended approval of rezoning the property to PUD on November 19, 1996, and the Desoto County Planning Commission approved the rezoning of the property to PUD January 6, 1997.

The subject property is currently zoned C-1 Neighborhood Commercial District within the Planned Unit Development. As such, all uses in Article XII - Chart of Uses that are permissible in the C-1 district will be allowed to develop on the property with Site Plan approval. The proposed subdivision will have frontage along Goodman Road West and Horn Lake Road.

Mr. Bill Brown, developer, was present to answer questions from the Commission. Mr. Brown provided some background on the project and the ongoing process of developing this site.

Commissioner Holden asked how soon construction would begin for the development. Mr. Brown stated that they were in the process of accepting bids through December 16, 2019.

There being no further questions, Commissioner Holden made a motion to recommend approval to the Board of Aldermen the Preliminary Plat approval for Fountains at Fairfield – Fairfield Meadows Section G, One Lot Commercial Subdivision located at 4065 Goodman Road West, 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.

With no further case items to discuss, staff requested that the commission vote on an alternate meeting date for the month of December. Staff noted that the regularly scheduled meeting would fall on day before New Year's Eve and the Monday before would fall on before Christmas Eve. Staff recommended that the regularly scheduled meeting be changed to December 16th to accommodate the holidays. After brief discussion, Commissioner Vidal made a motion to move the December Planning Commission meeting to December 16, 2019 and the motion was seconded by Commissioner Holden.

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 Stokes seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

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