

DRAFT PLANNING COMMISSION MEETING MINUTES
July 26, 2021

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 July 26, 2021 at 6:00 PM, this being the time and place for said meeting.

The following table reflects member attendance:

Member	Present	Absent
George Dixon	X	
Chad Englke	X	
Andrew Yeager	X	
Angie Little	X	
Linda McGan	X	
Jay Stapleton	X	
Jimmy Stokes	X	
Janis Vidal		X
Staff	Present	Absent
Robert Barber (Interim)	(Shelly Johnstone represented Orion	

members were

The minutes from the 6.28.21 meeting were presented and reviewed. Commissioner McGan moved to approve the minutes as submitted. The motion was seconded by Commissioner Yeager and it carried.

The commission then took up the agenda as follows:

- 1) Call to Order**
- 2) Introduction of New Commission**
 - a) George Dixon - 3560 Heathcliff
 - b) Chad Englke - 7312 Eastover
 - c) Angie Little - 5770 Jordan
 - d) Linda McGan - 6720 Embassy Circle
 - e) Jay Stapleton - 2120 Lakeland Cove
 - f) Jimmy Stokes - 7451 Crystal Drive
 - g) Andrew Yeager - 1921 Townson
- 3) Election of Officers for 2021 to 2025 Term**
 - a) Election of a Chairman
 - b) Election of a Vice-Chair
 - c) Election of Secretary
- 4) Approval of Previous Meeting Minutes – 6.28.2**
- 5) Old Business**
 - a) None
- 6) New Business**
 - a) Case #2047RZ Sage Creek Planned Unit Development
- 7) Adjourn**

AGENDA ITEMS 1, 2 and 3: The meeting was called to order By Mr. Stokes and the Commission introduced themselves.

The Commission decided to delay the election of officers to the next meeting to Allow Ms. Vidal to be sworn in and present.

AGENDA ITEM 4: Minutes were approved with a correction of the meeting date from May 24 to June 28. Commissioner Dixon made the motion to approve, and Commissioner Englke seconded and the motion carried.

8) Motion to continue the Sage Creek case was made by Chad Englke; seconded by George Dixon.

AGENDA ITEM 6a): Shelly Johnstone introduced and presented the following case:

CASE NO.: #2029RZ (Sage Creek Planned Unit Development)
PROJECT: Rezoning from PUD to PUD (Consideration of Expired Previous Approval)
ADDRESS: North of Goodman, east of 301
(Tax Parcel# 109830000 0000400, 0000407; 108930000 0000501)
APPLICANT: PFMT Holdings represented by W.H. Porter
DATE: 7.26.21

BACKGROUND DISCUSSION:

The Sage Creek Planned Unit Development proposes 328(+/-) residential lots (10,000 sf minimum) 109 acres, 6(+/-) acres of commercial development and 34(+/-) acres of common area. Total site size is 149(+/-) acres.

The Sage Creek Master Plan date 7.1.21 is incorporated hereto by references.

Site History

1. In 2002, the site was proposed for rezoning in DeSoto County as a Planned Unit Development associated with the former Elvis Ranch and known as "Circle G". This included land on the north and south side of Goodman Roads. The land associated with the current application (north of Goodman Road) was designated as a golf course.
2. In 2007, the land had been annexed by the City of Horn Lake. Application was made to revise the formerly designated golf course to a predominantly residential planned unit development that included a small commercial area. This proposal was approved by the Mayor and Board on August 7, 2007 under the following conditions:
 - a. 1800 minimum Home Sizes with two car garages, 75% masonry
 - b. Reduced street cross sections
 - c. Clause in covenants, that upon failure of the HOA, city has the right to assess a special tax for common area maintenance
 - d. Higher design quality of homes (Delta Bluffs designs as an example)
 - e. Sidewalks on two sides of all streets
 - f. Design detail for walking trails and Goodman Road frontage to include a rural style frontage fencing
 - g. Stub street on the northeast section of the propertyThe report from the 2007 approval is attached.
3. No construction occurred on the site and the zoning expired in 2009. The current application represents a request to renew the prior approval. The current Planned Unit Development Master Plan is attached.

Final Plat requirements listed in the ordinance are as follows:

- a) *Location sketch map showing relationship of site to township, range, section and part of sections.*
- b) *North Arrow, graphic scale and date*
- c) *Acreage of land to be subdivided*
- d) *Contours at vertical intervals of not more than two feet*
- e) *Areas subject to periodic inundation (100 year flood elevation)*
- f) *Location of existing property lines, streets, buildings, water courses, zoning classifications, and other existing features within the area to be subdivided and similar information regarding existing conditions of adjacent land.*
- g) *Location of existing and proposed streets, alleys or access easements, including rights-of-way width, streets names.*
- h) *Proposed lot lines, lot numbers and lot layout*
- i) *Minimum building set-back lines*
- j) *Location of easements, width and purpose*
- k) *Proposed use of all land in the subdivision including any reserved areas*

- l) Proposals for sewer and water service shown as a note on plat and any accompanying documentation from appropriate agencies*
- m) Title under which the proposed subdivision is to be recorded, and the name and Mississippi registration number of the engineer, registered land surveyor, planner and subdivider platting*
- n) Subdivider's proposal for construction of improvements.*

STAFF COMMENTS AND RECOMENDATIONS:

1. *Criteria for Rezoning is stated in the zoning code as follows:*
 - B. - Rezoning/Amendments.*
 - 5. An applicant for amendment of the Official Zoning Map shall have the responsibility to demonstrate the appropriateness of the change based on the following criteria:*
 - a. How the proposed amendment would conform to the Comprehensive Plan and its related elements, as provided under Section 17-1-9 of the Mississippi Code of 1972, As Amended.*
 - b. Why the existing zone district classification of the property in question is inappropriate or improper.*
 - c. What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate.*
 - d. Demonstrate the Public Need for the proposed zone district amendment.*
2. The original conditions still appear to be applicable and are restated here:
 - a. 1800 minimum Home Sizes with two car garages
 - b. Reduced street cross sections
 - c. Clause in covenants, that upon failure of the HOA, city has the right to assess a special tax for common area maintenance
 - d. Higher design quality of homes (Delta Bluffs designs as an example)
 - e. Sidewalks on two sides of all streets
 - f. Design detail for walking trails and Goodman Road frontage to include a rural style frontage fencing
 - g. Stub street on the northeast section of the property
3. Additional recommendations are as follows:
 - a. Only the house plan in the lower left on Page 22 of the Master Plan is acceptable in terms of design. The remainder are recommended to be rejected due to low design quality, lack of porches, protruding garages, substandard roof pitches, recessed doors
 - b. All features for which precedent imagery is provided shall be built in association with common space. Images are provided for playgrounds, benches, shelters, and trails, but there is no associated plan showing where these items will be built or how any are to be built.
 - c. An acceptable common area plan shall be provided prior to final subdivision application.
 - d. Tree mitigation shall be carried out in accordance with ordinance standards.
 - e. Sign regulations appear to allow for signage areas greater than the Zoning Code. The Zoning Code should control sign areas. However, the sign design standards of the master plan should be observed.
 - f. The Engineer has requested additional detail regarding stormwater management. This information has not yet been presented.
 - g. Fence design standard should be provided to ensure aesthetically
4. The recommendation of the Planning commission must go before the Mayor and Board of Aldermen for final action.

DISCUSSION

The developer spoke stated that they may be willing to meet the recommendations and comments. Ms. Johnstone advised the Commission to have the developer include revisions in the master plan rather than trying to negotiate each point into a condition of approval. The commission advised the applicant to take this course of action.

ACTION:

Motion was made by Commissioner Engleke to move that this matter be carried over to the next regular meeting for further study and review. Motion was seconded by Commissioner Stokes and it carried.

ADJOURNMENT

There being no further business, the meeting was adjourned,

Respectfully Submitted,
Robert Barber, Interim Planning Director