

Minutes from the August 29, 2022, City of Horn Lake, MS, Planning Commission Meeting:

1. Call to Order

2. Roll Call & Pledge of Allegiance

3. Approval of Previous Meeting Minutes from 7/25/2022

4. Old Business

- a.) Case #2079: A request for a conditional use for a cemetery land use to be located at 4600 Church Road West in Horn Lake by Riyadh Elkhayyat, landowner; and AERC PLLC, via Doug Thornton, AIA, representative of owner; on land that is zoned as A-R Agricultural-Residential District, consisting of approximately 80.73 acres +/- . (This case was tabled from the 4/25/2022 planning commission meeting. The applicant would like to request keeping the case upon the table until September planning commission meeting at least.)

5. New Business

- a.) **Case #2092 SPDR:** A request for a site plan and design review (SPDR) for a proposed storage land use at approximately 2380 Nail Road West, by York Developments, landowner, and developer; IPD Solutions, engineer; consisting of 9.3 acres +/- . The subject parcel is currently zoned as PUD, Planned Unit Development District.

- b.) **Case #2094 SDFP:** A request for a subdivision final plat (SDFP) named “Desoto Commons” A-8 Commercial Subdivision located at approximately 6180 Interstate Blvd. in Horn Lake by Creative Construction, LLC, developer, and owner; and Houston Engineering, PLLC, engineering company; for land zoned as planned unit development, PUD, consisting of approximately 3.00 acres +/- .

- c.) **Case #2095 SDFP:** A request for a subdivision final plat (SDFP) named “Desoto Commons” A-11 Commercial Subdivision located approximately at 6701 Interstate Blvd, (address unassigned and unofficial) in Horn Lake by Creative Constructions LLC, developer, and owner; and Houston Engineering PLLC, engineering company; for land zoned as planned unit development PUD, consisting of 3.01 acres +/- . Intended land use is for a motel.

- d.) **Case #2093 SDFP:** A request for a subdivision final plat (SDFP) named the “Space box West” for a 1-lot commercial subdivision located approximately at 4484 goodman Road West (address unofficial and unassigned) in Horn Lake by York Developments, landowner/developer; and IPD LLC, engineer or designer; for land zoned as C-4, Planned Commercial District, consisting of 7.89 acres +/- .

- e.) **Case #2097 SPDR:** A request for a site plan and design review (SPDR) for a property to be located at 4300 Goodman Road West by Ian Aultman, engineer, or designer; and WB Horn Lake LLC, developer, for land zoned as C-4, Planned Commercial District, for a restaurant.

6. Those Present

- a. **City Planning Commissioners** – Chad Engleke (Chair), Jimmy Stokes (Vice Chair), Angie Little, William Egner, Janice Vidal, Bill Mercer.
- b. **City Staff** – Chad Bahr, AICP, Planning Director; Daniel Feinstone, City Information Technology (IT); Tammy Woods, Planning & Building Office Manager.
- c. **Gallery** – Jason Boley, MS Consultants; Chance Walker, IPD Solutions; Francis J. Miller, Resident/; Byron Houston, Houston Engineering; Ron Patel, Landowner/applicant.

7. Those Absent

Linda McGan. Note: Andrew Yeager has effectively vacated that commissioner seat by pursuing residency outside of the City of Zorn Lake.

Note: For brevity, the following representations may be used as abbreviations in these minutes.

- a. Chair = Chairperson of the Planning Commission
- b. Plgn Dir = City Planning Director
- c. RZ = Rezoning or Zoning amendment case
- d. CU = Conditional Use
- e. Mtn = Motion
- f. 2nd = Second to a main or primary motion
- g. V = Vote or result upon a made motion
- h. PC = Planning Commission or Commissioner
- i. DE = Discussion ensued at some length upon the topic or subject indicated
- j. & = And
- k. PUD = Planned Unit Development type zoning classification
- l. MS = Mississippi

Minutes from the Meeting -

- 1. **Chair** – Chad Engleke called the meeting to order at 6:00 PM.
- 2. **Roll Call** – Egner, Vidal, Little, Mercer, Stokes with 1 absent. Chair led the group in the Pledge of Allegiance.

3. The Chair asked for consideration of the minutes from the July 25, 2022, Planning Commission meeting.
 - a. Accept with correct spelling of William Egner’s name on pages 3 and 6 in various spots.
 - b. Motion – Egner, 2nd Vidal.
 - c. Vote: Motion passed, 5-0.

4. Old Business

- a.) **Case #2079:** A request for a conditional use for a cemetery land use to be located at 4600 Church Road West in Horn Lake by Riyadh Elkhayyat, landowner; and AERC PLLC, via Doug Thornton, AIA, representative of owner; on land that is zoned as A-R Agricultural-Residential District, consisting of approximately 80.73 acres +/- . (This case was tabled from the 4/25/2022 planning commission meeting. The applicant would like to request keeping the case upon the table until September planning commission meeting at least.)
 - a. Table Case #2079 until September meeting per applicant request,
 - b. **Motion** – Jimmy Stokes, 2nd Janice Vidal,
 - c. **Approved**, 5 – 0.

5. New Business

- a. **Case #2092 SPDR:** A request for a site plan and design review (SPDR) for a proposed storage land use at approximately 2380 Nail Road West, by York Developments, landowner, and developer; IPD Solutions, engineer; consisting of 9.3 acres +/- . The subject parcel is currently zoned as PUD, Planned Unit Development District.
 1. Discussion ensued covering the 3 standards of the project being architectural standards, site plan layout and landscaping. PC added sidewalks to the conditions on Hurt Road and having sidewalks extended along Nail Road West due to location being close to the school.
 2. A possible motion by Plng Dir with the following conditions:
 - a. Revise plans to show mechanical systems and said systems must be screened from public view.
 - b. Increase glass as a building material to meet the 20% design requirement for the front (south side) façade.

- c. Provide exterior lighting details, including a photo metric plan, that meets the city design standards, i.e., no light pollution onto adjacent parcels.
- d. Provide drainage and storm water calculations for review by the city engineer and build improvements according to those reviews.
- e. Address all eight (8) items of the July 21, 2022, letter from the Neel-Schaffer engineering firm to the applicant.

3. Applicant – Chance Walker / IPD Solutions ensured that all five (5) items would be met and in fact some of the conditions had already been met, including the question about 20% glass.

4. Motion – Angie Little, 2nd – Janice Vidal, **approved** 5 – 0, with all conditions listed above to be met and the sidewalks to be added/extended.

b.) Case #2094 SDFP: A request for a subdivision final plat (SDFP) named “Desoto Commons” A-8 Commercial Subdivision located at approximately 6180 Interstate Blvd. in Horn Lake by Creative Construction, LLC, developer, and owner; and Houston Engineering, PLLC, engineering company; for land zoned as planned unit development, PUD, consisting of approximately 3.00 acres +/-.

- 1. Discussion ensued about sidewalks and conditions a through f and concluded with a possible motion for approval.
 - a. Change utility notes that the water and sewer provider will be Horn Lake Water Association.
 - b. Update lower right side title blocks/squares to state the plat is located with the “Southwest ¼ of Section 36” and not the NW ¼.
 - c. Update all setbacks: Front = 50’, Sides & Rear Yards = 10’.
 - d. The plat shall be laid out to provide proper drainage of the area being subdivided. Drainage improvements shall maintain any natural water courses and shall prevent the collection of water in any low areas.
 - e. Concrete sidewalks not less than five feet wide and four inches in depth shall be constructed along both sides of all major and collector streets with curbs and gutters in accordance with applicable standard specifications of the city. Sidewalks shall be constructed along at least one side of every minor street shown on the plat except for cul-de-sac where sidewalks are not required.
 - f. Label existing sidewalk upon the plat.

- g. Add the word “sediment” to the plat note expression about drainage and erosion control.
2. **Applicant** - Byron Houston explained that all conditions would be met/addressed.
 3. **Motion** – Jimmy Stokes, 2nd – William Mercer, **approved** 5 – 0, with all conditions listed above attached to be met.
- c.) **Case #2095 SDFP:** A request for a subdivision final plat (SDFP) named “Desoto Commons” A-11 Commercial Subdivision located approximately at 6701 Interstate Blvd, (address unassigned and unofficial) in Horn Lake by Creative Constructions LLC, developer, and owner; and Houston Engineering PLLC, engineering company; for land zoned as planned unit development PUD, consisting of 3.01 acres +/- . Intended land use is for a motel.
1. Discussion ensued on the minor subdivision as a proposed motel on approximately 3.1 acres in the 100 year and 500-year flood plain and the flood plain conditions will be met of the city’s flood plain regulations.
 2. **Applicant** - Byron Houston explained that all conditions would be met.
 3. Plng Dir recommended approval with conditions a – c to be attached.
 - a. The PUD setbacks should be update and read: Front = 50’, sides & rear yards = 10’,
 - b. Change utility notes to read utilities are provided by the Horn Lake Water Association and not the City of Horn Lake.
 - c. Note #2 about meeting city standards about drainage and erosion control, and add the term “sediment control” on sheets 1 and 2.
 4. **Motion** – Jimmy Stokes, 2nd – William Egner, **approved** 5 – 0, with conditions a – c attached.
- d.) **Case #2093 SDFP:** A request for a subdivision final plat (SDFP) named the “Space box West” for a 1-lot commercial subdivision located approximately at 4484 Goodman Road West (address unofficial and unassigned) in Horn Lake by York Developments, landowner/developer; and IPD LLC, engineer or designer; for land zoned as C-4, Planned Commercial District, consisting of 7.89 acres +/- .
1. Discussion ensued about the power easement in middle of plat that will be removed. Plng Dir added the current C-4 zoning does not allow the desired mini-storage facility by right, thus they are processing the case “as risk” to the applicant, but the applicant understands the risk. He said they would file an application later in the year for a PUD zoning classification where a list of custom land uses could be prescribed via the PUD if approved by the city.

2. Recommendation for approval with the conditions listed below:
 - a. Add a note of how drainage will be handled via the subdivision plat.
 - b. Add a note of the requirement to install sidewalks to the plat per city standards.
 - c. Add location of public water and sanitary sewer lines and their providers to the plat.
3. **Motion** – Janice Vidal, 2nd – Angie Little, **approved** 5 – 0, with the above listed conditions.

f.) **Case #2097 SPDR:** A request for a site plan and design review (SPDR) for a property to be located at 4300 Goodman Road West by Ian Aultman, engineer, or designer; and WB Horn Lake LLC, developer, for land zoned as C-4, Planned Commercial District, for a restaurant.

1. Discussion ensued about the 3 categories of site plan standards being architectural standards, site plan and landscaping. The delivery trucks will deliver between 1:00 a.m. and 5:00 a.m. but will only affect a few parking spaces and will not block drive-thru traffic. It was determined the sit-down portion of the restaurant would not be open through the night, thus allowing the delivery truck(s) to park parallel on the north side of the building.
2. **Applicant** – Jason Boley, representative of applicant, assured the commissioners that the delivery truck would not be a problem, and that all conditions would be met.
3. **Plng Dir** – Recommended a possible motion with the conditions listed below.
 - a. Add one off-street parking space or have the applicant clarify when regular delivery times are scheduled.
 - b. Require the 50 off-street parking spaces be provided or accept less than that based upon a design exception request by the applicant.
4. **Motion** – Angie Little, 2nd – **Janice Vidal, approved** 5 – 0, with the planning commission dropping (officially waiving) the zoning ordinance requirement of supplying one (1) off-street loading space to the site plan based upon the discussion.
5. **Chair** – The meeting adjourned @ 7:15 PM with a unanimous vote, 5-0.

