



PLANNING COMMISSION AGENDA

July 25, 2022 – 6:00 PM

City Hall
3101 Goodman Road
Horn Lake, MS 38637

1. Call to Order.
2. Roll Call and Pledge of Alligence.
3. Approval of Previous Meeting Minutes from 6-27-2022.
4. Old Business.
 - a) Case No. 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 Elkhayat, land owner; 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 and will remain tabled per the applicant’s request until August’s planning commission meeting.)
 - b) Case No. 2083: A request for a conditional use (CU) for a semi-truck parking land use to be located at 6667 Pasadena Drive in Horn Lake by Mr. Faheem Dyer, land owner; AJ Colasurdo, representative of the land owner with Bohler Engineering; on land zoned M-1, Light Industrial District, consisting of 16.85 acres +/- . (This case was tabled during the June 27, 2022, Planning Commission meeting due to technical difficulties of the applicant being located in Atlanta, Georgia. **This case is a public hearing.**)
5. New Business.
 - a) Case No. 2088 SPDR: A request for a site plan and design review (SPDR) for a proposed gas station with four (4) commercial bays at approximately 4955 U.ES. Highway 51 N, by Baja Hajjeh, land owner/developer; IPD Solutions, engineer; consisting of 3.28-acres +/- . The subject parcel is currently zoned as C-4, Planner Commercial District.
 - b) Case No. 2089: Request for a zoning amendment (RZ) at 5725 U.S. Highway 51 North, by Pitru Chya, LLC, owner; from R-10, Residential Medium Density - 10K Square Feet Minimum District, to C-3, General Commercial District, and C-4, Planned Commercial District, consisting of a total of 19.17 +/--acres. (Requested: 15.18 acres for C-3 and 3.99 acres for C-4) (**This case is a public hearing.**)
 - c) Case No. 2090: A request for a subdivision final plat (SDFP) named the “Saleh Subdivision,” for a 1-10t commercial subdivision located approximately in the 1700



addressing block of Nail Road West in Horn Lake by Mammur Saleh, land owner; and Jones-Davis & Associates, Inc., engineer or design company; for land zoned as C-3, General Commercial District, consisting of 11.13 acres +/-.

- d) Case No. 2091: A request for a subdivision final plat (SDFP) named the “Replat of Westberry Square Southeast,” to combine two existing lots into a 1-lot commercial subdivision located at 4300 Goodman Road West (address unassigned and unofficial) in Horn Lake by WB Horn Lake, LLC, developer; and MS Consultants, Inc., engineer; for land zoned as C-4, Planned Commercial District, consisting of 1.49 acres +/- altogether.

6. Other Business.

- a) Update on other land use planning items.
 - i. Presentation of planning item’s summer class to Sicily – significant planning “takeaways.”

7. Adjourn.