



## PLANNING COMMISSION AGENDA

September 26, 2022 – 6:00 PM

City Hall  
3101 Goodman Road  
Horn Lake, MS 38637

1. Call to Order.
2. Roll Call and Pledge of Allegiance.
3. Approval of Previous Meeting Minutes from 8-29-2022.
4. Old Business.
  - a) Case No. 2079 CU: 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, 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 and was tabled again during August. The case appears ready to be heard, and thus must be taken from the table officially.) **Note: The public hearing was closed earlier in the year, but could be reopened if the planning commission desires to do that.**
5. New Business.
  - a) Case No. 2096 SDFP: A request for a subdivision final plat (SDFP) named “DeSoto Commons “A-9” Commercial Subdivision” located approximately at 6180 Interstate Boulevard 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 approximately 1.7 acres +/- .
  - b) Case No. 2098 RZ: A request for a zoning amendment from PUD, DeSoto Commons Planned Unit Development District, to C-3, General Commercial District, of parcel 108735000 0000301 at 6572 U.S. Highway 51 North (address unofficial and unassigned), by Sam Patel, developer; and Randall Pollan, Russell Pollan, Ryan Pollan and Pattie Pollan, landowners; consisting of a total 19.63-acres +/- . **This is a public hearing type of case.**
  - c) Case No. 2099 CU: A request for a conditional use for a recreational vehicle (RV) park land use upon parcel 108735000 0000301 at 6572 U.S. Highway 51 North (address unofficial and unassigned), by Sam Patel, developer; and Randall Pollan, Russell Pollan,



Ryan Pollan and Pattie Pollan, landowners; consisting of a total 19.63-acres +/- . (The land is currently zoned PUD, Planned Unit Development District, but is under application to be rezoned to C-3, General Commercial District (aka, case no. 2098). The C-3 zoning, if approved, creates a pathway for the conditional use to be requested and considered.) **This is a public hearing type of case.**

- d) Case No. 2100 AI: A board of aldermen (BOA) initiative (AI) for a potential text amendment to the City of Horn Lake’s Zoning Ordinance initiated during their meeting of 8-16-2022, regarding the establishment of electronic changeable message signs (ECMS’s) within the I-55 Interchange Sign Overlay District at the maximum height and sign area as allowed under federal and state law. If approved, the amendment would be to at least Article VI, “Sign Regulations,” Item C (Definitions), D (Sign Standards and Provisions), and K (Interstate 55 Interchange District) of said city zoning ordinance. Note, other relevant articles and sections of the zoning ordinance may come into play for potential amendment. **This case warrants a public hearing per the MS Code.**
  
- e) Case No. 2101 RZ: A request for a zoning amendment from A-R, Agricultural- Residential District, to C-4, Planned Commercial District, a portion of existing parcel 108931000 0000501 at the northeast (NE) corner of the intersection of Nail Road West and Mississippi Highway Route 301, by New Investment, LLC, potential buyer of said property; and Muhammed Acbar, representative of buyer; and Walls Water Association, Inc., landowner, consisting of a total 2.00-acres +/- . **This case is public hearing type of case.**
  
- f) Case No. 2102 SDFP: A request for approval of a subdivision final plat named the “River Oaks, Phase II Subdivision,” located at approximately 5765 U.S. Highway 51 North in Horn Lake by Johnny Coleman Builders, developer and owner; and Civil Link, engineering company; for land zoned as Planned Unit Development (PUD), consisting of approximately 7.42 acres +/- . (Address has not officially been assigned by DeSoto County as of 9-2-22 and is used mostly for location/siting purposes at this point.)

6. Other Business.

- a) Planning department hirings. b) Comprehensive plan update. c) Zoning map update.

7. Adjournment.