

**PLANNING COMMISSION SPECIAL CALLED MEETING
January 13th, 2020**

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

1. Case No. 1938 – Request Conditional Use Approval – 6723 U.S. Hwy 51 N.
2. Case No. 1939 – Request Site Plan Approval – 6723 U.S. Hwy 51 N.

Old Business

STATE OF MISSISSIPPI
COUNTY OF DESOTO
CITY OF HORN LAKE

Be it remembered that a City of Horn Lake Planning Commission special called meeting was held in the City Hall Court Room on Monday, January 13th, 2020 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Debbie Holden, Robert Kendall, Danny Klein, Linda McGan,
Larry Ray, Jimmy Stokes and Janice Vidal

Staff: Willie Davidson Jr. – Planning Director

ABSENT: Commissioners:

New Business

1. Case No. 1938 – Conditional Use Approval – 6723 U.S. Hwy 51 N.

Staff introduced the application as a request for a conditional use renewal for Used Car Dealership located at 6723 Hwy 51 N. The subject property is located on the west side of Hwy 51 N. The property currently operates as a Used Car Dealership. The current zoning is C-4 Planned Commercial District.

6723 U.S. Highway 51 was developed in 1964 as an auction barn. Improvements were made to the site in 2000. The property was used to house the Dealers Auto Auction, a wholesale auto sales facility. The Dealers Auto Auction closed in March 2015 of 2016.

A Rezoning case for the property was presented on May 23, 2016 to the Planning Commission but was deemed not needed, due to the existing zoning of the property. The property received a Conditional Use approval for a Used Car Dealership on May 23, 2016 and received final approval from the Board of Aldermen on June 21, 2016.

Staff noted that the current zoning, C-4 Planned Commercial, does allow used car dealerships through a conditional use permit. Staff noted that the applicant was previously approved for a condition use and variance for a temporary trailer to conduct day to day business during the transition. The applicant did not pursue the temporary trailer and chose to expedite the construction of a new building. Staff noted that the applicant, along with the conditional use application, had submitted a site plan packet for the new structure.

Mr. Bart Thomas, the applicant, was present to answer any questions from the Commission. Mr. Thomas did give brief background on the project and justification for the conditional use renewal.

Acting Chairman Klein then opened the floor for any comments from the public.

Mr. Francis Miller stated that he is in support of the case and recommends the city offer any support to help with the restrict site.

There being no further questions, Commissioner Ray made a motion to recommend approval to the Board of Aldermen the 5 year Conditional Use Approval for a Used Car Dealership located at 6723 U.S. Highway 51, subject to staff comments and the following condition. There being no additional conditions the motion was seconded by Commissioner Stokes. The motion passed by a unanimous vote in favor.

2. Case No. 1939 – Site Plan Approval – 6723 U.S. Hwy 51 N.

Staff introduced the application as a request for site plan approval for the construction of a new office building to be located at 6723 U.S. Hwy 51 N. The subject property is located on the west side of Hwy 51 N. The property currently operates as a Used Car Dealership. The current zoning is C-4 Planned Commercial District.

6723 U.S. Highway 51 was developed in 1964 as an auction barn. Improvements were made to the site in 2000. The property was used to house the Dealers Auto Auction, a wholesale auto sales facility. The Dealers Auto Auction closed in March 2015 of 2016.

The applicant is proposing to continue use as a used car dealership. Used car sales are allowed in the C-4 Planned Commercial zoning district with the approval of a conditional use application. Due to a fire on July 9, 2019, a portion of the current building received burned damage. The applicant has had temporary service to conduct day to day business.

Site Plan

The proposed lot is located on the east side of Hwy 51 and south of Goodman Rd. Vehicular access will be by existing drives off Hwy 51. The proposed building will be 3000 square feet in size. This results in 12 required parking spaces and the plan provides 20 spaces around the new building. ADA parking is provided in the adjacent parking area located north of the building.

Building and Materials

The main entrance will be on the east elevation of the building. All elevations will be a combination of brick veneer and accent brick veneer. The entrance of the building will have an aluminum storefront with insulated glass. Applicant has provided elevations with details.

Landscaping

The site will have variety of canopy trees and shrubs near the building. There will be additional landscaping added to the landscape islands east of the site near the entrances. The applicant has provided a landscape layout for the site.

Staff noted to the commission that the property is located within the 100 year flood zone, which will require the applicant to comply with the City's Floodplain Ordinance, complete a Floodplain Development permit before construction and to provide an Elevation Certificate for the structure. Staff noted that the proposed structure does comply with the Floodplain Ordinance by constructing the new building 2 feet above the based flood elevation.

Staff noted to the commission that the applicant will demo the damaged portion of the building that is currently on site.

Staff noted to the commission that the applicant has agreed to bring the existing ground sign into compliance with the current city sign regulations.

Mr. Bart Thomas, the applicant, was present to answer any questions from the Commission. Mr. Thomas did give brief background on the project.

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.

There being no further questions, Commissioner Holden made a motion to Site Plan approval for the Used Car Dealership located at the 6723 U.S. Hwy 51 subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Stokes. The motion passed by a unanimous vote in favor.

All items on the agenda having been addressed and there being no items under Old Business or any further points of discussion Commissioner Ray made a motion to adjourn. Commissioner Vidal seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

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