

D R A F T P L A N N I N G C O M M I S S I O N M E E T I N G M I N U T E S

April 27, 2020

Agenda

- 1 Call to Order
- 2 Roll Call and Pledge
- 3 Approval of Previous Meeting Minutes – 3/30/20
- 4 Old Business - None
- 5 New Business
 - a Case #1949 –(Public Hearing) Conditional Use application by American Fireworks for the retail sale of fireworks at the following addresses:
 - i. 7115 Highway 51
 - ii. 7312 Highway 51
 - iii. 2301 Goodman Road
 - b Case #1950 Final Subdivision Application – SP-II Horn Lake

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 Monday, April 27, 2020. The meeting was also conducted via conference call due to the current Covid-19 pandemic.

PRESENT ON SITE: Commissioner Danny Klein and staff, Bob Barber

PRESENT VIA CONFERENCE CALL: Linda McGann, Jimmy Stokes, Janice Vidal, Robert Kendall

OTHERS PRESENT VIA CONFERENCE CALL: Bob Hitts with Flickering Engineering and Shelly Wilkerson with American Fireworks.

ABSENT: Andrew Yeager

The minutes from the March 30, 2020 meeting were reviewed. Commissioner Stokes made a motion to approve the minutes with the correction of the spelling of Linda Gar's name. Commissioner Kendall seconded the motion. The motion passed by unanimous vote.

New Business

Case No. 1949 – Conditional Use for the Retail Sale of Fireworks at three sites (7115 Highway 51, 7312 Highway 51, 2301 Goodman Road)

Bob Barber introduced the application and presented the staff report with recommendations (attached). The Chairman opened the floor comments. Francis Miller was present and stated that he had talked with Chief Linville and the Mayor. Chief Linville stated there were minimal hazards associated with the use. The Mayor confirmed that this is a revenue producing operation which was very important at the current time. He stated he highly recommended this be approved.

There being no further public comments, the Chairman closed the public hearing.

Commissioners comments involved clarifying the location of the site. After a brief discussion, Commissioner Stokes moved and Commissioner Vidal seconded that the applications be approved subject to the staff comments.

Case No. 1950 – Final Subdivision Approval for SPII Subdivision located at the northwest corner of Highway 51 and Nail Road

Bob Barber introduced the application and presented the staff report with recommendations (attached). Barber stated that one of the primary considerations was the improvement of Nail Road and the Engineer's recommendations were in the staff Report.

Engineer Bob Pittman was asked by the commission when the project would start. In his opinion, the project would start as soon as the financing was finalized.

At the conclusion of the brief discussion, Commissioner Stokes moved to approve subject to staff recommendations. The motion was seconded by Commissioner Kendall and it carried.

There being no further business, the Commission voted to adjourn.

The next meeting of the Commission is April 27, 2020.

Respectfully submitted,

Robert Barber, FAICP - Interim

CASE NO: 1949
PROJECT: American Fireworks Retail Sales
ADDRESS: 7115 Highway 51, 7312 Highway 51, 2301 Goodman
APPLICANT: Dale Wilson, American Fireworks
DATE: April 27, 2020

INTRODUCTION

The applicant is requesting Conditional Use approval to allow a Fireworks Tent to be located at the above locations.

BACKGROUND

The subject properties are located as illustrated on the attached map. These sites have been used for fireworks sales for several years.

DISCUSSION

Ordinance standards are as follows:

Article V - General Provisions and Supplemental Zoning District Regulations

J. - Outside Display of Merchandise.

3. Firework Sales.

- a. Set up of tents may be accomplished no more than three (3) days prior to sales dates, as established by separate ordinance.*
- b. Removal of tents and clean up on the site must be accomplished no later than three (3) days after sale dates, as established by separate ordinance.*
- c. No permit shall be granted to a vendor engaged in the sale of fuel products (e.g. gasoline, kerosene, propane, etc).*
- d. December setup shall include seasonal decorations.*
- e. Vendors shall provide a printed notice of allowable "hours of use" and insert in each product package.*
- f. Parking spaces shall be provided in accordance with the requirements for retail uses and parking lots shall be asphalt or concrete. At most one parking lots may be approved for a limited time (one year) in an area that is proposed to be developed in the near future. This must be approved by the governing authority.*
- g. Only one sign per establishment shall be permitted. Signs and banners must be presented to and approved by the office of planning and development at the time of conditional use application.*
- h. Fireworks tents shall be located on a vacant lot and only one tent per parcel will be allowed.*
- i. No sale of fireworks to minors under eighteen (18) years of age.*
- j. Tents must meet current adopted ICC building codes and current NFPA codes.*
- k. Applicant must apply and be approved for a conditional use.*

In order to be considered, applicants for a Conditional Use must address the following questions adequately:

- a) *Will this use substantially increase traffic hazards or congestion?*
 - Staff is of the opinion that traffic hazards will not increase

- b) *Will this use substantially increase fire hazards?*
 - Staff is of the opinion that fire hazard will not increase if applicant complies with the Fire Department requirements and prohibits smoking in and around the tent.

- c) *Will this use adversely affect the character of the neighborhood?*
 - Staff is of the opinion that the character will not be adversely affected

- d) *Will this use overtax public utilities or community facilities (including streets, schools, and public utilities)?*
 - Staff is of the opinion that the existing infrastructure will not be overtaxed

STAFF COMMENTS:

1. If approved, the applicant shall proceed to the Board of Aldermen on May 5, 2020 for final approval.

2. If approved by the Board of Aldermen, the applicant shall apply for a Tent Permit with the Office of Planning and Development.

STAFF RECOMMENDATION

Staff recommends approval for a period of five (5) years in keeping with other conditional uses approved for firework sales tents throughout the city, subject to staff comments.

Horn Lake Goodman and Hwy 51

Write a description for your map.



CASE NO: 1950
PROJECT: Final Subdivision Application 87 acres Zoned M-1 and G-4
ADDRESS: Northwest of Nail Road and Highway 51
APPLICANT: Hugh Dancy Irrevocable Trust and Karen Tate
DATE: 4/22/20

INTRODUCTION

The applicant is requesting to subdivide 87 acres located on northwest corner of Highway 51 and Nail Road. Preliminary approval was granted on 2/24/20.

BACKGROUND

The subject property consists of 87 acres and currently is vacant.

DISCUSSION

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:

- 3 Approval is subject to final plat application and standard conditions contained in the Subdivision Ordinance (required public improvements, platting recording bonding approval of civil drawing and construction drawings.
- 4 After recommendation of the planning commission, the applicant shall proceed to the Board of Aldermen for final action
- 5 Site Plan has been previously approved by the planning commission
- 6 Any approval is subject to engineer's review and infrastructure requirements

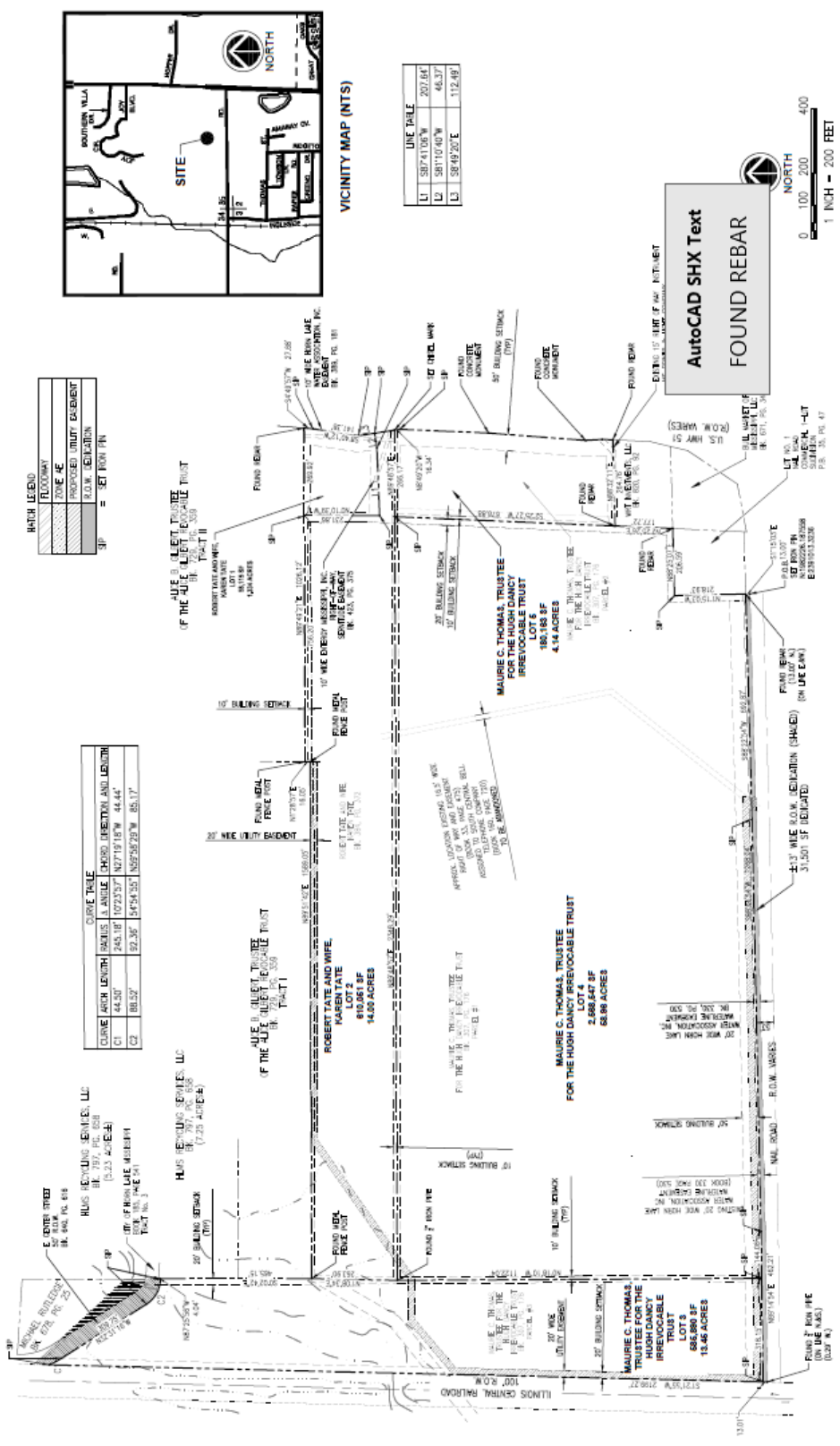
STAFF COMMENTS AND RECOMMENDATIONS

1 Planner Comments

- a Developer has requested land disturbance permit prior to recording. This permit may be granted once the engineer okayed grading plans and approved erosion control plans
- b Recording subject to bonding infrastructure improvements

2 Engineer Comments

- a Shifting taper at west intersection meets minimum standards for 35 mph posted speed. Would need taper striping to delineate lane shift.
- b West driveway location needs to confirm that Stopping Sight Distance will be met based on existing/proposed topography.
- c Need to maintain the full width left turn lane east (approximately 200 ft) to connect with the (southern) eastbound left turn lane at US Highway 51.

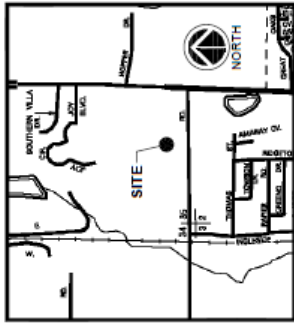


AREA LEGEND

[Symbol]	FLOODWAY
[Symbol]	ZONE 4E
[Symbol]	PROPOSED TRUTY EASEMENT
[Symbol]	2.0 M. EASEMENT
[Symbol]	= SET FROM FIN

CURVE TABLE

CURVE LENGTH	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.80	24.17	127°19'19"	44.44'
C2	88.52	54.54	129°38'38"	88.17'



LINE TABLE

LI	S87°41'06"W	202.84
LI	S81°10'40"W	46.37
LI	S89°49'20"E	112.49



**AutoCAD SHX Text
FOUND REBAR**

FINAL PLAT - SP-II HORN LAKE SUBDIVISION

SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST
HORN LAKE, DESSOTO COUNTY, MISSISSIPPI

NUMBER OF LOTS: 5
AREA: 92.667 AC

DEVELOPER:
SP-II HORN LAKE, LLC
3000 HUNTER CROSSING BLVD
SUITE 100
INDIANAPOLIS, IN 46240

ENGINEER:
PULJENO PINK, INC.
10000 WOODBURN CENTER COURT
SUITE 100
MEMPHIS, TN 38115

DATE: APRIL 8, 2020
SCALE: 1"=200'
SHEET 1 OF 4