

PLANNING COMMISSION MEETING MINUTES
June 11, 2020 Called Meeting

1. 1. Call to Order
2. Roll Call and Pledge
3. Old Business - None
4. New Business
 - a. Case #1954 – Design Review – Sound Wall for Retail Distributer in DeSoto 55 Logistics Center
5. Adjourn

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 Thursday, June 11, 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: Larry, Ray, Linda McGan, Jimmy Stokes, Janice Vidal, Andrew Yeager, Robert Kendall, Jimmy Stokes

OTHERS PRESENT VIA CONFERENCE CALL: Lisa Ward, Rodney Davidson

New Business

Case #1954 – Design Review – Sound Wall for Retail Distributer in DeSoto 55 Logistics Center

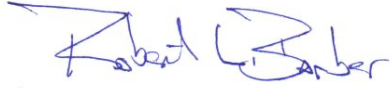
Bob Barber introduced the application and presented the staff report with recommendations (attached). The Chairman opened the floor comments from the commission. Commissioners asked questions related to the positioning of the wall, it's purpose, and its design.

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

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

The next meeting of the Commission is June 29, 2020.

Respectfully submitted,

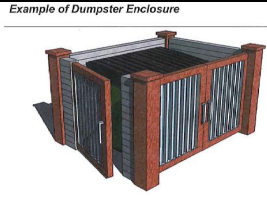
A handwritten signature in blue ink that reads "Robert Barber". The signature is stylized, with the first letters of the first and last names being prominent and capitalized.


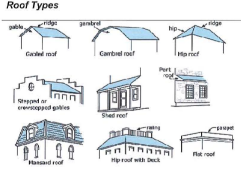
Robert Barber, FAICP – Interim Director

City of Horn Lake Planning Commission
Case #1954
Design Review
Sound Wall – DeSoto 55 Logistics Center
Date of Report – 6.10.20
Meeting Date 6.11.20 – 6:30 p.m.

Background: Potential occupant has applied to build a “sound wall” between its building and the railroad track as illustrated on the attached documents. Because the wall is a “structure” and all “structures” are subject to design review, the matter is before the commission for consideration. The property is zoned Planned Business Park.

Evaluation: The nature and appearance of the wall is illustrated on the attached documentation. The wall is composed of concrete panels and is 14 feet in height for the length of the building. An evaluation follows the application documentation. Most design items do not apply.

E. - GENERAL REQUIREMENTS. All proposed buildings shall be designed in a manner that the building styles and building materials match those of the surrounding area of said proposed building, unless otherwise specified within Section E of Article XIII.	
1. Dumpster Enclosures	 <p><small>Image Source: https://3dwarehouse.sketchup.com</small></p>
a. All dumpsters shall be screened from sight by a fence or wall at least six inches (6") taller than the tallest point on the dumpster. In no case shall said wall or fence exceed eight feet (8') in height.	Not applicable
b. The fence shall be constructed of an opaque material made of brick, stucco, split face block, or similar material to that of the principal building.	Not applicable
c. Dumpsters shall be located in the rear yard behind the building they serve or otherwise in an inconspicuous place.	Not applicable
d. For industrial/distribution/warehouse buildings exceeding twenty-five thousand (25,000) square feet, no screening is required. However, the	Not applicable

<p>dumpsters shall be located in the rear yard behind the building they serve.</p>	
<p>2. Mechanical Systems</p>	<p>Example of HVAC Enclosure</p>  <p>Image Source: City of D'Iberville, Mississippi Zoning Ordinance</p>
<p>a. All ground mounted mechanical, HVAC, and like systems shall be set back a minimum of five (5) feet from a property line and screened from public street view (within 300 feet) by an opaque wall or fence of similar material to that of the principal building or landscaping.</p>	<p>Not applicable</p>
<p>b. All commercial and retail building roof mounted mechanical, HVAC, and like systems shall be screened from public street view (within 300 feet) on all sides.</p>	<p>Not applicable</p>
<p>3. Roof Requirements</p>	<p>Roof Types</p>  <p>Image Source: johnriehl.com</p>
<p>Pitched Roofs</p>	
<p>.All one-story buildings less than ten-thousand (10,000) gross square feet must have a pitched roof (between 5:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required.</p>	<p>Not applicable</p>
<p>Provide a pitched roof on front and side of the building to screen view of any flat roof.</p>	<p>Not applicable</p>
<p>Arcades, drive under canopies, porches, and other features shall be created with a pitched roof.</p>	<p>Not applicable</p>
<p>Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper, or factory finished sheet metal.</p>	<p>Not applicable</p>
<p>b. Mansard Roofs</p>	

i. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot (12') vertical surface length.	Not Applicable
c. Flat Roofs	
i. Flat roofs may be of any material that meets building codes.	Not applicable
ii. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze.	Not applicable
iii. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building.	Not applicable
iv. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five linear feet (125') of length by a change in the top line of the parapet.	Not applicable
v. Additional articulation may occur at any lesser distance. If the front façade is less than one hundred twenty-five linear feet (125'), then a minimum of one (1) roof articulation must occur.	Not applicable
d. Other - Drive under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal.	Not applicable
4. Accessory Buildings - All accessory buildings shall be constructed of the same material and be similarly designed as the principal building.	Not applicable
F. COMMERCIAL ZONING DISTRICTS.	
Building Design - Building design shall exhibit architectural control which seeks to be creative and which best utilizes building lines, shapes, and angles to maximize architectural integrity.	Complies
Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished	Not applicable

<p>steel, galvalum or unfinished aluminum buildings (wall or roofs), and pole-type building materials are not permitted as primary exterior building materials.</p>	
<p>At least fifty (50) percent of all exterior wall finishes shall be comprised of any combination of at least two (2) of the following materials:</p> <ul style="list-style-type: none"> i. Brick ii. Natural Stone iii. Glass iv. Stucco or stucco-like finishes v. Other comparable or superior material approved by the Planning Commission. 	<p>Not applicable</p>
<p>c. Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials that meet or exceed the quality of the primary exterior materials and shall be consistent with the building design.</p>	<p>Not applicable</p>
<p>d. A minimum of twenty (20) percent of the façade facing the public right-of-way shall be glass.</p>	<p>Not applicable</p>
<p>e. In non-residential uses in residential districts, a minimum of thirty (30) percent of the façade facing the public right-of-way shall be glass.</p>	<p>Not applicable</p>
<p>f. Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building. The rear elevation of a building shall be exempt from this requirement provided the rear of the building is not visible from public view.</p>	<p>Not applicable</p>
<p>EXTERIOR FINISH COLORS IN COMMERCIAL DISTRICTS.</p>	
<p>Building Façade Colors</p>	

a. The main building color shall integrate harmoniously with accent colors and masonry material.	Complies
b. Buildings shall consist of natural earth tones that are found in the Horn Lake/DeSoto County region.	Complies
c. Natural earth tones shall include colors and shades of the following: red, orange, yellow, olive, tan, beige, taupe, brown, and gray.	Complies
d. Other colors or combinations may be allowed by the Planning Commission.	Not applicable
e. Graphics, color schemes, and/or murals are not permitted on building exteriors except as may be permitted within an approved signage permit and otherwise consistent with the Sign Ordinances.	Not applicable
f. Electric, fluorescent, or neon colors are prohibited on all exterior surfaces.	Not applicable
2. Corporate Colors	
a. The use of corporate colors is permitted provided that such colors are not patterned so as to compete for visual attention (e.g. polka-dots, stripes).	Not applicable
b. The use of corporate colors shall not create an advertisement of the building itself.	Not applicable
c. Corporate colors shall not violate any other color limitations within this Ordinance.	Not applicable
<p>EXCEPTIONS. The Planning Commission may approve materials and designs that differ from those required within this ordinance provided the following criteria are achieved:</p> <p>a. The proposed building maintains the quality and value intended by this section.</p> <p>b. The proposed building is compatible and in harmony with other structures designed by standards in this section within the district.</p> <p>c. The design exceeds the intent of the ordinance.</p>	

2. Any building is subject to denial that does not meet architectural standards as determined by the Planning Commission.

VARIANCE.

Any request for a variance in the requirements of this article shall be submitted in accordance with Article X § A Variances