



PLANNING COMMISSION AGENDA

January 30, 2023 – 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 12-19-2022.
4. Old Business.
 - a) **Case No. 2076 AI:** A board of aldermen (BOA) sub-committee initiative (AI) for a potential text amendment to the City of Horn Lake’s Zoning Ordinance initiated during Aldermen Subcommittee proceedings on the subject from their latest meetings of October 2022, regarding the subject of allowing medical cannabis dispensaries in Horn Lake. If approved, the amendment would be to Article II, “Definitions,” and Article V, “General Provisions and Supplemental Zoning District Regulations,” of said city zoning ordinance. Note, other relevant articles and sections of the zoning ordinance may come into play for potential amendment. **(This is a public hearing.)**
 - b) **Case No. 2115 PCI:** A planning commission initiative (PCI) for a potential text amendment to the City of Horn Lake’s Zoning Ordinance initiated during the planning commission’s meeting from 11-28-2022, regarding the parking of commercial vehicles upon land with commercial zoning. If approved, the amendment would give the ability of a commercial vehicle to be parked upon land that is commercially zoned by the city with formal authorization by a landowner. Potential text amendment would be to Article VII, “Off-Street Parking and Loading,” Item E, “Allowable Uses of Vehicular Areas,” of said city zoning ordinance. In essence, if adopted, this is the formal creation of a “parking permit per parcel,” i.e., P4 concept, issued by the City, based upon property ownership or management consent and within established parameters. **(This is a public hearing.)**
5. New Business.
 - a) **Case No. 2117 RZ:** A request for a zoning amendment (rezoning) from C-4, Planned Commercial District, to the M-1, Light Industrial District, at 6641 U.S. Highway 51 N by Jorge Bailey, applicant & owner; Civil Link, LLC, engineer; consisting of 8.48 acres +/- **(This is a public hearing.)**
 - b) **Case No. 2118 CU:** A request for a conditional use (CU) to be able to park semi-trucks as a land use, assuming the rezoning request above is eventually approved, to M-1, Light



Industrial District, also at 6641 U.S. Highway 51 N by Jorge Bailey, applicant & owner; Civil Link, LLC, engineer; consisting of 8.48 acres +/- **(This is a public hearing.)**

- c) **Case No. 2119:** A request for a site plan and design review (SPDR) for a new convenience store with four (4) gas pumps at 4683 Goodman Road West (address unofficial and unassigned) by Aman Devji, developer and applicant; John Granberry, P.E., engineer. Subject parcel consists of 4.58-acres +/- . The subject parcel is currently zoned as C-4, Planned Commercial District.
 - d) **Case No. 2120 SPDR:** A request for a site plan and design review (SPDR) for a new storage facility at 4500 Goodman Road West (address unofficial and unassigned) by York Developments, developer & purchaser from Dale Wilson, current landowner; Chance Walker of I.P.D., engineer or designer. Subject parcel consists of 4.58-acres +/- . The subject parcel is currently zoned as PUD, Planned Unit Development.
 - e) **Case No. 2121 APL:** A request for an appeal of a city interpretation of Article XI, "Sign Regulations," Item M, "Permitting and Sign Regulation Administration," #3, "Nonconforming Signs," letter (a) by Sign Pros, Inc. The topic is the interpretation of this regulation as it applies to nonconforming signs.
 - f) **Case No. 2123 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 12-20-2022, regarding the enforcement of existing signs that were originally designed and built as lighted signs. If approved, the amendment would be to Article VI, "Sign Regulations," Item D (Sign Standards and Provisions), #6 - Maintenance and Repair, of said city zoning ordinance. **(This is a public hearing.)**
6. Other Business.
- a) Planning department hirings/personnel update.
 - b) Comprehensive plan (*Plan*) update.
 - c) Training opportunity by DeSoto County Economic Council on February 23, 2023.
 - d) Consideration by the planning commission to change meeting dates for the months of May and December for the year 2023.
7. Adjournment.