

Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Old Business** - None
4. **New Business**
 - a) Case Number 2024-2024-181 is a site plan review for a Chipotle Mexican Grill in Lot #2 of Westbury Square subdivision on Goodman Road West, on land consisting of 0.79 acres, under C-4 zoning, being developed by Streamline Development Partners, McCarty Granberry Engineer.
5. **Other Business** – None
6. **Adjournment.**

Start of the Items/Cases Portion of the Minutes –

Planning Commissioners present – Kirby Carter, Calvin Freeman (virtual), Clara Kirkley, Jessie Ware, and Chigger White. **Absent** – Chad Engelke, Jimmy Stokes, and Janice Vidal.

City Staff – Andrew Hockensmith, Planning Director; Jonathan Ryan, IT Systems Engineer II; Billy Simco, Assistant Planning Director

Attendees – Patrick Reaves, Streamline Development Partners.

Items 1 and 2. The acting Chairman, Commissioner White, called the meeting to order at 6:00 p.m. The Secretary called roll with all planning commissioners present except for commissioners Engelke, Stokes and Vidal. The Pledge of Allegiance was led by the acting Chairman and recited by those in attendance.

3. Old Business – None

4. New Business.

- a. Case Number 2024-2024-181 is a site plan review for a Chipotle Mexican Grill in Lot #2 of Westbury Square subdivision on Goodman Road West, on land consisting of 0.79 acres, under C-4 zoning, being developed by Streamline Development Partners, McCarty Granberry Engineer.

The Chairman announced Case Number 2024-181 to be heard and asked if the applicant was present. Seeing that the applicant was present, Director Hockensmith proceeded with the staff presentation. The site is shown to be in the C-4 zone as well as the surrounding properties. Director Hockensmith presented the requirements for building permits and the design standards listed in the City of Horn Lake Code of Ordinances. The site plan shows an entrance from the north side of the property with a drive thru lane along the west side of the building and parking along the east side of the building. Drainage plans were submitted and account for additional runoff from the development. The general site plan shows that the 23 parking spaces will be 10 feet wide including 2 handicap spaces. However, the handicap spaces must be widened to 12.5 feet to conform to the parking requirements of the ordinance. The elevations for the building will be of colors and materials that match the requirements of the architectural standards of the ordinance. The C-4 architectural standards specify a minimum of 20% glass on the façade of the building, and the elevations conform with this regulation of the ordinance. Planning staff concluded the presentation by saying that the site plan for a proposed Chipotle Mexican Grill does not conflict with the architectural standards set forth in the City of Horn Lake code of Ordinances except for the width of the handicap parking spaces being 10 feet instead of 12.5 feet.

The director concluded his presentation, and the Chairman asked for the applicant to come forward. Patrick Reaves of Streamline Development Partners came to the podium to represent the applicant. Commissioner Carter asked if it will be a problem to change the dimensions of the handicap parking spaces to conform to the ordinance. Mr. Reaves responded that it would not be a problem. Seeing no further questions from the Planning Commission, the Chairman called for a motion.

Motion – Carter. After review of Case Number 2024-181, a site plan review for a Chipotle Mexican Grill in Lot #2 of Westbury Square subdivision on Goodman Road West, on land

consisting of 0.79 acres, under C-4 zoning, being developed by Streamline Development Partners, McCarty Granberry Engineer, the Planning Commission APPROVES the presented site plan with the possible following condition: Increase width of handicap parking spaces from 10 feet to 12.5 feet.

2nd - Ware. Vote Passed, 4-0

5. Other Business – None

6. Adjournment.

Chair – Called for a motion to adjourn.

Motion – Ware: Adjourn the meeting at 6:13 p.m. **2nd – Carter. Vote:** Motion passed, **4-0.**