

Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes**
 - a) **11-25-2024**
4. **Old Business - None**
5. **New Business**
 - a) Case Number 2024-192 is a site plan review for the American Legion Post 134 to display a naval gun in the front of the lot, on land consisting of 1.12 acres, under C-4 zoning, applicant, American Legion Post 134.
 - b) Case Number 2024-197 is a proposed text amendment to the Horn Lake Code of Ordinances, Appendix A, Article XII, to require that “gas pumps as an accessory to a convenience store” be a conditional use in all zones where they are currently permitted uses.
 - c) Case Number 2024-199 is a site plan review for the expansion of the building and expansion of its parking area at 1978 Hobbs Drive, on land consisting of 1.88 acres, under M-1 zoning, by IPD LLC.
6. **Other Business – None**
7. **Adjournment.**

Start of the Items/Cases Portion of the Minutes –

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

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

Attendees – Chance Walker, Brian Desmith, and Scott Harvey.

Items 1 and 2. The Chair called the meeting to order at 6:00 p.m. The Secretary called roll with all planning commissioners present except for commissioners Carter and Ware. The Pledge of Allegiance was led by the Chair and recited by those in attendance.

Item 3. Approval of the minutes of the 11-25-24 Planning Commission meeting.

Motion to approve minutes – **Kirkley. 2nd – Freeman. Vote:** Motion passed, **5-0**

4. Old Business – None

5. New Business.

- a) Case Number 2024-192 is a site plan review for the American Legion Post 134 to display a naval gun in the front of the lot, on land consisting of 1.12 acres, under C-4 zoning, applicant, American Legion Post 134.

The The Chairman announced Case Number 2024-192 to be heard and called upon the Planning staff to begin the presentation for the case. Director Hockensmith presented the details of the case, beginning with the current zoning and existing layout of the property. The zoning on the properties along Goodman Road are C-4 and the property to the North is C-3. The property is located within the 100-year flood zone, but the addition of the Naval gun will not impact the overall imperviousness of the site. The Director went over the requirements for building permits as well as the design and architectural standards for new development. The proposed site plan shows the addition of a Naval gun located on the Western landscaped island South of the parking lot. The Naval gun barrel is 12 feet in length and extends 10 feet off the ground, the width of the base will be 80 inches. The gun will sit on a concrete slab with dimensions of 65” x 48”. The position of the gun will be North of the existing American Legion sign on the property away from the road. No traffic patterns on site will be impacted, and no parking spaces will be removed. Director Hockensmith concluded the staff presentation.

The Upon completion of the staff presentation, the Chairman asked for Commissioner Freeman to recuse himself during discussion of the case, and asked if any of the Planning Commissioners had any questions for the Director. Seeing that there were no questions for the Director, the Chairman asked the applicant to come forward. Brian Desmith of Post 134 came to the podium and explained that the gun is being donated to Post 134 because it needs to be located at a military property. Commissioner Stokes thanked Mr. Desmith for his service and asked if this is a common thing for American Legion Posts to have. Mr. Desmith: Yes, other Posts in the area have similar items on their property.

Motion – Stokes: After review of Case Number 2024-192, a site plan review for the American Legion Post 134 to display a naval gun in the front of the lot, on land consisting of 1.12 acres, under C-4 zoning, applicant, American Legion Post 134, the Planning Commission **APPROVES** the presented site plan. **2nd - Kirkley. Vote Passed, 4-0**

- b) Case Number 2024-197 is a proposed text amendment to the Horn Lake Code of Ordinances, Appendix A, Article XII, to require that “gas pumps as an accessory to a convenience store” be a conditional use in all zones where they are currently permitted uses.

The Chairman announced Case Number 2024-197 to be heard and called for the planning staff presentation to begin. Director Hockensmith presented the current text as read in the Use Chart of the ordinance, showing that “Gas pumps as an accessory to convenience store” was a Conditional Use in the C-1 zone and a permitted use in zones C-3, C-4, M-1, and M-2. The proposed text amendment would change to require a Conditional Use permit in all zones where it is currently a permitted use. Director Hockensmith ended the staff presentation and mentioned that this case was initiated by the Board of Aldermen.

Upon completion of the staff presentation, the chairman asked if there are any questions for the director. Chairman Engelke then stated that he does not want to put unnecessary restrictions on businesses, but he thinks that this is a good change to make. Seeing that there were no other questions from the Commissioners, he opened the floor for a public hearing. Scott Harvey came forward and spoke about his recent efforts to prevent a gas station from going in at Church Road and Highway 301 and that he supports passing this text amendment.

Motion – Stokes: After review of Case Number 2024-197, the Planning Commission recommends APPROVAL of the proposed text amendment to require that “gas pumps as an accessory to a convenience store” be a conditional use in all zones where they are currently permitted uses.

2nd – Freeman. Vote Passed, 5-0

- c) Case Number 2024-199 is a site plan review for the expansion of the building and expansion of its parking area at 1978 Hobbs Drive, on land consisting of 1.88 acres, under M-1 zoning, by IPD LLC.

The Chairman announced Case Number 2024-199 to be heard and called for the planning staff presentation to begin. Director Hockensmith presented the details of the case, beginning with the current zoning and existing layout of the property. The zoning on the surrounding properties is M-1 and the property to the North is A-R. Portions of the property are located within the 100-year and 500-year flood zones. The Director went over the requirements for building permits as well as the design and architectural standards for new development. The proposed site plan shows an expansion of to the existing building as well as an expanded parking area to the East of the building. The current façade of the building will not be changed. All water on site will drain towards the North end of the lot,

away from the building and parking expansions. No new detention area will be created, as the runoff will drain from the North end of the lot towards the East to the floodway. Impervious surface maximum is not surpassed for the site. The required parking dimensions for the angles shown are 10 feet wide by 17 feet deep. The site plan shows the parking as passing these requirements at 10 feet wide by 24.7 feet deep. The site plan does not specify the dimensions of the handicap space, which is required to be 12.5 feet wide by 20 feet deep. The site plan provides more than enough space for pervious surfaces and drainage while providing adequate space for parking. Director Hockensmith concluded the presentation by saying that the architectural requirements at that this location are slightly more strict than many other locations, due to Hobbs Drive technically being a minor street, but this classification is impractical due to the heavily industrial nature of the surrounding properties, so it may make sense to apply the same architectural standards as the buildings along the major and collector roads.

Upon completion of the staff presentation the Chairman called for any questions for the Planning Director. Commissioner Freeman asked if the property will be in the floodway and if the city would be responsible for possible flood damage to the building. Hockensmith stated that the property is not in the floodway and that it is the responsibility of the property owner to procure flood insurance. Seeing no more questions for the director, the Chairman called for the applicant to come forward. Chance Walker, IPD Engineering, stated that FEMA is the agency that deals with flooding issues and the building will be built two feet above the base flood elevation. He asked that the conditions of the architectural standards section of the ordinance allow for the building to be built and agreed to provide updated plans to show that the parking space requirements were met.

Commissioner Engelke asked for the applicant, Richard Morton, to come forward.

Commissioner White: Tell us how your business is going to work. Mr. Morton: It will be a full-service laundry with dry cleaning and will be droppoff/pickup. Commissioner Kirkley: Where will the dry cleaning be done? Mr. Morton: It will be done at a central location in Memphis. Commissioner White: So, the business will be just pickup and dropoff? Mr. Morton: Yes.

Motion – Freeman: After review of Case Number 2024-199, the Planning Commission (approves/denies) the request for the presented site plan for the expansion of the building and expansion of its parking area at 1978 Hobbs Drive, on land consisting of 1.88 acres, under M-1 zoning, by IPD LLC, with the following conditions that: (a) The architectural material requirements are waived to allow the proposed metal siding to be used in the construction of the building. (b) The handicap parking space will be 12.5 feet by 20 feet.

2nd – Stokes. Vote Passed, 5-0

6. Other Business – None

7. Adjournment.

Chair – Called for a motion to adjourn.

Motion – Stokes: Adjourn the meeting at 6:28 p.m. **2nd – White. Vote:** Motion passed, **5-0.**