

Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes from 3-25-2024**
4. **Old Business – None**
5. **New Business**
 - a) Case Number 2024-041 is a public hearing and a request for a variance for a proposed parking count reduction associated with building addition to the existing structure at 4150 Goodman Road West, on land consisting of 29.02 acres, under C-4 zoning, being developed by Duplantis Design Group, and owned by Walmart.
 - b) Case Number 2024-040 is a public hearing and a request for a Conditional Use for a discount store located at 6396 US Highway 51 under C-4 Zoning.
 - c) Case Number 2024-014 is a request to recommend approval for a final plat on a portion of 6870 East Center Street, on land consisting of 7.85 acres, under AR zoning, on land owned by the City of Horn Lake.
6. **Other Business – None**
7. **Adjournment.**

Start of the Items/Cases Portion of the Minutes –

Planning Commissioners present – Chad Engelke (Chair), Linda McGan (Secretary), Kirby Carter, Janice Vidal, and Clara Kirkley. **Absent** – Jessie Ware and Jimmy Stokes.

City Staff – Andrew Hockensmith, Planning Director; Jonathan Ryan, City Information Technology (IT); and Billy Simco, Planner I – Stormwater
Attendees – Ben Womble and Gary Lebouef (virtual)

Items 1 and 2. The Chair called the meeting to order at 6:00 p.m. The Secretary took roll with all planning commissioners present except for Stokes and Ware. The Pledge of Allegiance was led by the chair and recited by those in attendance. The chair then asked those in attendance for a moment of silence to remember the life and service of Planning Commissioner William Egner.

Item 3. Approval of minutes from the 2-26-24 Planning Commission meeting.

Motion - approve minutes with no revisions – Kirkley. **2nd** – Carter. **Vote:** Motion passed, 3-0 (Carter, Kirkley, and Engelke) with 2 abstentions (Vidal and McGan).

4. Old Business – None

5. New Business.

- a) Case Number 2024-041 is a public hearing and a request for a variance for a proposed parking count reduction associated with building addition to the existing structure at 4150 Goodman Road West, on land consisting of 29.02 acres, under C-4 zoning, being developed by Duplantis Design Group, and owned by Walmart.

Director Hockensmith presented the requirements for a parking variance for the proposed site additions, while Gary Lebouef (Duplantis Design Group) joined the meeting virtually. The site plan, previously approved by the Planning Commission, was presented to show how the changes would affect parking on the site. A parking study submitted by the applicant showed that the new additions to the site would not negatively affect Walmart's business as there will still be sufficient parking for existing customers as well as providing added services. Upon conclusion of the presentation, Gary Lebouef was available to answer any questions that the Planning Commissioners had.

Motion – Kirkley: After review of Case Number 2024-041, a request for a variance for a proposed parking count reduction associated with building addition to the existing structure at 4150 Goodman Road West, on land consisting of 29.02 acres, under C-4 zoning, being developed by Duplantis Design Group, and owned by Walmart. The Planning Commission **approves** the variance for parking count reduction.

2nd - Carter. **Vote** Passed, **4-0**

- b) Case Number 2024-040 is a public hearing and a request for a Conditional Use for a discount store located at 6396 US Highway 51 under C-4 Zoning.

The Chairman announced Case Number 2024-040 to be heard and called upon the applicant for acknowledgement. Seeing that no one was present at the meeting to represent the applicant, the Chairman called for the case to be tabled until the applicant could be present.

Motion – McGan: Table Case Number 2024-040 until a representative for the applicant can be present.

2nd – Carter. **Vote** Passed, **4-0**

- c) Case Number 2024-014 is a request to recommend approval for a final plat on a portion of 6870 East Center Street, on land consisting of 7.85 acres, under AR zoning, on land owned by the City of Horn Lake. The New plat would be the location for the new City of Horn Lake Animal Shelter.

Director Hockensmith presented the details of the case to the Planning Commission including the zoning of surrounding properties and the location of flood zones within the site boundaries. The presentation covered the rules and procedures necessary for platting city property as well as how the proposed plans fit within that framework. The plat serves to combine two lots that were previously owned by the Desoto County Board of Education and acquired by the City of Horn Lake for the purpose of building a new animal shelter and providing access to East Center Street. The 100-year flood plain covers the majority of the site; however, building is still permitted in this flood zone designation. Ben Womble, representing Womble Engineering, was available for questions regarding the plat upon conclusion of the presentation.

Motion – Carter: After reviewing Case Number 2024-014, a request to recommend approval for a final plat on a portion of 6870 East Center Street, on land consisting of 7.85 acres, under AR zoning, on land owned by the City of Horn Lake, the Planning Commission recommends approval of the request.

2nd – Kirkley. Vote Passed, 4-0

6. Other Business – Comprehensive Plan Update

- a) Director Hockensmith informed the Planning Commission that the Planning Department has received a rough draft of the Comprehensive Plan and is in the process of reviewing it before it can be presented to the Planning Commission.

7. Adjournment.

Chair – Called for a motion to adjourn.

Motion – McGan: Adjourn the meeting at 6:28 p.m. **2nd – Kirkley. Vote:** Motion passed, **4-0.**