

Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes from 5-28-2024**
4. **Old Business** - None
5. **New Business**
 - a) Case Number 2024-095 is a request to approve a revision to the Sunrise Subdivision plat, affecting two lots at the corner of Hurt Road and Nail Road, addresses 6020 Hurt Road and 2380 Nail Road, by IPD Engineering and Surveying. The applicant is requesting to expand the dimensions of the lot at 6020 Hurt Road.
 - b) Case Number 2024-033 is a site plan review for a coffee shop located at 2555 Goodman Road, on land consisting of 0.45 acres, under C-3 – General Commercial zoning, being developed by Pyramid Coffee, LLC.
 - c) Case Number 2024-085 is a site plan review for a gas station located at the corner of Nail Road and Horn Lake Road, Parcel Number: 108932000 0003901, on land consisting of 2.56 acres, under PUD - Commercial zoning, being developed by The Bray Firm, David Bray.
 - d) Case Number 2024-083 is a site plan review for an RV Park located on Highway 51 North, Parcel Number 108735000 0000301, on land consisting of 18.61 acres, under C-3 – General Commercial zoning, being developed by Sandip Patel, Engineer, The Bray Firm.
6. **Other Business** – None
7. **Adjournment.**

Start of the Items/Cases Portion of the Minutes –

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

City Staff – Andrew Hockensmith, Planning Director; Jonathan Ryan, City Information Technology (IT); and Billy Simco, Assistant Planning Director

Attendees – Fisher Vanhandel, David Bray, Sandip Patel, and Chance Walker

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 commissioner White. The Pledge of Allegiance was led by the Chair and recited by those in attendance.

Item 3. Approval of minutes from the 5-28-24 Planning Commission meeting.

Motion - approve minutes with no revisions – Ware. **2nd** – Kirkley. **Vote:** Motion passed, 5-0 with one abstention (McGan).

4. Old Business – None

5. New Business.

- a) Case Number 2024-095 is a request to approve a revision to the Sunrise Subdivision plat, affecting two lots at the corner of Hurt Road and Nail Road, addresses 6020 Hurt Road and 2380 Nail Road, by IPD Engineering and Surveying. The applicant is requesting to expand the dimensions of the lot at 6020 Hurt Road.

The Chairman announced Case Number 2024-095 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 dimensions and zoning of the two parcels on the site. The current plat dimensions for Lot 1 are 218.86' x 218.82' and Lot 2 are 605.27' x 767.45'. The proposed revisions to the plat would extend the length of frontage for Lot 1 along Nail Road. No changes are proposed for the dimensions for either lot along Hurt Road. The proposed revisions would be within the size requirements of the Zoning District Regulation Chart or the Subdivision Design Standards in the City of Horn Lake Code of Ordinances. Director Hockensmith concluded the presentation by summarizing that the proposed plat division does not violate the regulations concerning plat revisions.

Chance Walker, IPD Engineering and Surveying, came to the podium and answered questions from the Planning Commissioners. Discussion ensued about future uses of the site, but Mr. Walker could only speak about the merits of the plat revision. Past issues concerning the site's proximity to the school were raised with concerns about future uses not negatively impacting the children in the area.

Motion – Ware: After review of Case Number 2024-095, the Planning Commission recommends APPROVAL of the submitted revision to the Sunrise Subdivision plat, affecting two lots at the corner of Hurt Road and Nail Road, addresses 6020 Hurt Road and 2380 Nail Road, by IPD Engineering and Surveying
2nd - Vidal. **Vote Passed, 5-1**

- b) Case Number 2024-033 is a site plan review for a coffee shop located at 2555 Goodman Road, on land consisting of 0.45 acres, under C-3 – General Commercial zoning, being developed by Pyramid Coffee, LLC.

The Chairman announced Case Number 2024-033 to be heard. Director Hockensmith presented the details of the case to the Planning Commission including the zoning of surrounding properties and the proposed changes to the site. The presentation covered the rules and procedures necessary for site plan reviews and building permits. The site plan and building elevations were presented and were shown to be compliant with the regulations set forth in the City of Horn Lake Code of Ordinances except for the requirement for a pitched roof for buildings less than ten-thousand gross square feet. As in previous cases, the Director recommended that the Planning Commission waive the pitched roof requirement as well as replace the crape myrtles in the landscaping plan with a species from the recommended tree species list.

Fisher Vanhandel, Pyramid Coffee, LLC., representing the applicant came to the podium to answer questions from the Planning Commissioners. Commissioner Carter asked about the site selection process and why Horn Lake was chosen for this new location. Mr. Vanhandel explained that the market demographics show Mississippi is an under-penetrated market for coffee shops. Commissioner McGan inquired asked if a traffic study was done as part of their selection process. Mr. Vanhandel explained that a traffic study was not required, but the traffic generated from the coffee shop is not expected to impact current conditions on Goodman Road. Discussion ensued about proposing an amendment to the City of Horn Lake Code of Ordinances that would remove or replace the requirement for a pitched roof for buildings less than ten-thousand gross square feet.

Motion – Kirkley: After review of Case Number 2024-033, a site plan review for a coffee shop located at 2555 Goodman Road, on land consisting of 0.45 acres, under C-3 – General Commercial zoning, being developed by Pyramid Coffee, LLC., the Planning Commission APPROVES the presented site plan upon the condition that the crape myrtles be replaced with a species from the recommended tree species list.

2nd – Stokes. Vote Passed, 6-0

- c) Case Number 2024-085 is a site plan review for a gas station located at the corner of Nail Road and Horn Lake Road, Parcel Number: 108932000 0003901, on land consisting of 2.56 acres, under PUD - Commercial zoning, being developed by The Bray Firm, David Bray.

Director Hockensmith presented the details of the case to the Planning Commission including the zoning of surrounding properties and the procedures necessary for site plan

reviews and building permits. The site plan and building elevations were presented and were shown to be compliant with the regulations set forth in the City of Horn Lake Code of Ordinances with two exceptions. The site plan shows that the dimensions of the handicapped spaces are nine (9) feet by twenty (20) feet, not meeting the minimum size for handicapped spaces. Additionally, the requirement for a pitched roof for buildings less than ten-thousand gross square feet was not met; however, as in previous cases, it is recommended that this requirement be waived by the Planning Commission. Director Hockensmith concluded his presentation, and the applicant was asked to come forward.

David Bray, The Bray Firm, was available for questions from the Planning Commissioners regarding the site plan. He stated that the parking dimensions could be changed to conform to the requirements of the ordinance. Commissioner Stokes inquired about how the site would be buffered from the neighborhood on the West side of the site. Mr. Bray detailed the type of fencing and landscaping that would be around the perimeter of the site. Commissioner Ware inquired about whether the tenants of the commercial space have been decided yet, and the applicant replied that those spaces have not yet been filled.

Motion – Vidal: After review of Case Number 2024-085, a site plan review for a gas station at the Northwest corner of Horn Lake Road and Nail Road, on land consisting of 2.56 acres, under PUD - Commercial zoning, being developed by The Bray Firm, David Bray, the Planning Commission APPROVES the presented site plan with the following conditions: handicapped parking dimensions be adjusted to meet the 12.5 feet by 20 feet requirement, and waive the requirement for a pitched roof.

2nd – Ware. Vote Passed, 4-2

d) Case Number 2024-083 is a site plan review for an RV Park located on Highway 51 North, Parcel Number 108735000 0000301, on land consisting of 18.61 acres, under C-3 – General Commercial zoning, being developed by Sandip Patel, Engineer, The Bray Firm.

The Chairman announced Case Number 2024-083 to be heard. Director Hockensmith presented the details of the case to the Planning Commission including the zoning of surrounding properties and the proposed changes to the site. The presentation covered the rules and procedures necessary for site plan reviews and building permits. The site plan and building elevations were presented and shown to be compliant with the regulations set forth in the City of Horn Lake Code of Ordinances except for the requirement for a pitched roof for buildings less than ten-thousand gross square feet and the required dimensions of parking spaces. As in previous cases, the Director recommended that the Planning Commission waive the pitched roof requirement, as well as require the developer to adjust the parking space dimensions to fit the requirements of the ordinance. Additionally, the

percentage of impervious area for the site was not specified and should be required to be submitted as an addendum to the application.

David Bray, The Bray Firm, represented the developer and came to the podium to answer questions from the Planning Commissioners. Mr. Bray attempted to explain the history of the site and how different iterations of site plans have previously been presented by other applicants. Mr. Bray emphasized that the building on site will not be a convenience store or a gas station, but rather a club house with showers and lounge facilities for the patrons of the RV Park. Only a few items would be sold in the store, and it would resemble something found in the lobby of a hotel.

Commissioner Stokes and others recalled that a previous rezoning case for this location had come before the Planning Commission in the past and the Planning Commission decided then to recommend denial of the rezoning to the Board of Aldermen. The Chair elaborated to say that the Board of Aldermen approved the rezoning but limited the uses of the site to only allow for an RV Park. Commissioner Carter expressed concern for the neighborhood bordering the site to the South. Discussion ensued about how the zoning has already been decided, and that was not in front of the Planning Commission currently.

Motion – Vidal: After reviewing Case Number 2024-083 is a site plan review for an RV Park located on Highway 51 North, Parcel Number 108735000 0000301, on land consisting of 18.61 acres, under C-3 – General Commercial zoning, being developed by Sandip Patel, Engineer, The Bray Firm. The Planning Commission APPROVES the presented site plan upon the conditions that the dimensions of parking spaces be changed to fit the regulations.

2nd – McGan. Vote Failed, 2-4

6. Other Business – None

7. Adjournment.

Chair – Called for a motion to adjourn.

Motion – Vidal: Adjourn the meeting at 7:13 p.m. **2nd – Kirkley. Vote:** Motion passed, **5-0.**