

PLANNING COMMISSION MEETING
June 25, 2018

Meeting Called to Order
Roll Call and Pledge
New Business
Applications:

1. Case No. 1802 – Stephanie Hamilton-Burts – Request Site Plan Approval – 1973 Hobbs Cv.
2. Case No. 1803 – Ben Smith with IPD, LLC and Fasil Kebede with Beruk Construction – Request Site Plan Approval – 6800 Tulane Road.
3. Case No. 1804 – Misty Poe with Tulane Park Apartments – Request Fence Height Variance – 7100 and 7095 Tulane Road.
4. Case No. 1805 – Stanley Trezevant – Request Conditional Use for Digital Changeable Copy Sign – 2512 Goodman Road.
5. Case No. 1806 – Lynne Snell with Gill Properties – Preliminary Site Approval – Lot 1 of Adams/Turman Commercial Subdivision.

Old Business

STATE OF MISSISSIPPI
COUNTY OF DESOTO
CITY OF HORN LAKE

Be it remembered that a City of Horn Lake Planning Commission meeting was held in the City Hall Court Room on Monday, June 25, 2018 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Debbie Holden, Danny Klein, Amy Marshall, Larry Ray, and Jimmy Stokes
Staff: Willie Davidson Jr. – Planning Director
ABSENT: Commissioners: Robert Kendall, Sharon Magee, and Janice Vidal

The minutes from the May 21, 2018 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner Holden and passed with a unanimous vote.

New Business

- 1. Case No. 1802 – Stephanie Hamilton-Burts – Request Site Plan Approval – 1973 Hobbs Cv.**

Staff introduced the application as a request for site plan approval for the expansion of the existing parking lot located at 1973 Hobbs Cv. The subject property is lot 17 & 18 of Center Street Industrial Park Subdivision. The property is located on the south side of Hobbs Cove and is currently zoned M-1 Light Industrial.

The proposed site modification will be located to the west of the existing parking lot. The site plan details an additional access drive west of the current drive and the proposed parking lot is providing an additional thirteen [13] parking spaces. The site plan, as presented, provides a total of 26 parking spaces, one of which is ADA accessible. The zoning ordinance requires 1 space per every 4 seats for places of assembly. The site plans identifies an additional area south of the existing and proposed parking, which would be reserved for future paving.

There were no proposed renovations to the exterior of the existing building and no proposed landscaping.

Mrs. Stephanie Hamilton-Burts was present to answer questions from the Commission. When asked the reason for the additional parking, Mrs. Hamilton-Burts stated the additional parking would accommodate future growth.

Following the discussion, Commissioner Ray made the motion to grant site plan approval for the proposed Parking lot Expansion located at 1973 Hobbs Cv., subject to Staff Comments and the following conditions. There being no additional conditions the motion was seconded by Commissioner Stokes. The motion passed by a unanimous vote in favor.

2. Case No 1803 – Ben Smith with IPD, LLC and Fasil Kebede with Beruk Construction – Request Site Plan Approval For a Convenience Store – 6800 Tulane Road.

Staff introduced the application as a request for site plan approval for a proposed Convenience Store located at the northeast corner of the intersection of Tulane Road and Tulane Road East. The property will be addressed 6800 Tulane Road and is Lot 1 of the Bouchillon Commercial Subdivision. The property is zoned C-4 Planned Commercial District. Staff mentioned that all requirements of the site plan application were not submitted. Staff recommended tabling Case No. 1802 until the July Planning Commission meeting to allow for all documents to be submitted and reviewed.

Mr. Ben Smith with IPD, LLC and Fasil Kebede with Beruk Construction were present to represent the applicant. Mr. Smith addressed the commissioners in regards to the civil plans for the site. Mr. Smith requested an approval based upon the civil plans submitted. Mr. Kebede spoke on behalf of the requested building materials and landscaping plan. Commissioner Ray asked Mr. Smith about the [2] 1000 s.f. additional commercial space shown on the floor plan and what types of businesses were proposed for the areas. Mr. Smith answered that there were no specific businesses at this time but any business that occupies the space would comply with the uses allowed in the C-4 zoning district.

Following the discussion, Commissioner Stokes made the motion to table the Site Plan request for the proposed convenience store located at 6800 Tulane Road to the July meeting and all application materials are provided. There being no additional conditions from the Commission, the motion was seconded by Commissioner Ray. The motion passed by a unanimous vote in favor.

3. Case No 1804 – Misty Poe with Tulane Park Apartments – Request Fence Height Variance – 7100 & 7095 Tulane Road.

Staff introduced the application as a request for a variance to allow a fence height of 8' feet rather than the required 6' feet maximum allowed. The subject property is located at 7100 and 7095 Tulane Road and borders the east and west side of Tulane Road. The property is zoned RM-6 Multi-Family Residential and C-4 Planned Commercial District. The property is currently occupied by the Tulane Park Apartments.

The applicant proposes to install an 8' feet high black powder coated chain link fence on certain areas of the property. On the 7100 Tulane Road side, applicant proposes to install the fencing to the north of the property around a small area that borders a city ditch. On the 7095 Tulane Road Side, applicant is proposing to fence a larger area which borders the south near Goodman Road and areas to the north and east bordering The Waverly Apartments.

Misty Poe with Tulane Park Apartments, the applicant, was present to answer any questions from the Commission. Ms. Poe stated their reasons and concerns for requesting the height variance for the fence. Commissioner Ray asked if there were any other security measures in place besides the fencing. Ms. Poe replied the complex did have a courtesy office on the premises. Commissioner Ray stated that there should be more involvement from the local police. Commissioner Stokes stated that he lives close to the area in question and has experienced the same security concerns. Commissioner Stokes did questions the area of the proposed fencing and would both the residential and commercial areas receive the same type of security. Ms. Poe replied that, along with the new proposed fencing, current damaged fencing had received maintenance.

There being no additional questions for Ms. Poe or Staff, Commissioner Stokes made a recommendation to table the item until it was verified that the damaged wood fence areas had been fixed. There was discussion but no motion was made. Commissioner Ray made the motion to approve the variance to allow a fence to 8' feet high rather than the maximum height of 6' feet located at 7100 and 7095 Tulane Road. There being no additional conditions the motion was seconded by Commissioner Holden. The motion passed by a vote of 4 to 1.

4. Case No 1805 – Stanley Trezevant – Request Conditional Use for Digital Changeable Copy Sign – 2512 Goodman Road.

Staff introduced the application as a request for a conditional use for a digital changeable copy sign. The subject property is Lot 9 of Section “A” Fourth Revision of Dancy-Horn Lake Subdivision as record in the DeSoto County Chancery Clerks Office on January 14, 1997. The subject property is located in an area that comprised the City’s original incorporation limits. The property is currently zoned C-4 Planned Commercial.

The current sign at 2512 Goodman Road was permitted on August 4, 1998 for Hamilton Storage with one (1) eighty (80) square feet (s.f.) panel one (1) thirty-two (32) square feet (s.f.) manual changeable copy sign. The existing sign area of 112 s.f. exceeds the allowable sign area for a ground mounted sign in the current zoning ordinance.

The existing sign was approved and constructed prior the current sign ordinance being adopted. The existing sign is approximately twenty feet (20') in height. This is twelve feet (12') taller than the allowable eight feet (8'). The existing sign totals one hundred – twelve square feet (112 s.f.) per face. This is an excess of seventy-two square feet (72 s.f.) over the allowable forty feet square feet (40 s.f.) per face of a two (2) sided ground mounted sign. Staff noted that the proposed sign would reduce the overall square footage of the sign. Staff expressed that the approval of the conditional use would be in conflict with the current zoning ordinance in regards to nonconforming signs. Staff recommended that the applicant submit a sign application for a sign that will conform to the current sign ordinance.

Mr. Stanley Trezevant was present to answer questions from the Commission. Mr. Trezevant stated that the pole base of the sign had be bricked to comply with the sign ordinance and stated that the proposed digital changeable copy sign would serve the purpose of improving the appearance and replacing a faulty manual copy sign. Commissioner Klein did ask for clarification on nonconforming signs and their ability to be changed. Mr. Davidson replied that any nonconforming sign being altered or changed would have to conform to the current sign ordinance. Commissioner Ray stated there was a similar case in regards to the King Arthurs Wings establishment, in which the proposed sign had to conform to the current sign regulations.

Following the discussion, Commissioner Ray made the motion to deny the request for a conditional use for a digital changeable copy sign at 2512 Goodman Road. The motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

5. Case No 1806 – Lynne Snell with Gill Properties – Request Preliminary Site Approval for a Bojangles Restaurant – Lot 1 of Adams/Turman Commercial Subdivision.

Staff introduced the application as a request for preliminary site plan approval for a proposed Bojangles Restaurant. The subject property is Lot 1 of Adams/Turman Commercial Subdivision. The property is currently vacant and is zoned C-4 Planned Commercial and located in the Floodway. The proposed lot will have frontage along Goodman Road and the common driveway to the property to the east.

Staff noted that the applicant is in the preliminary stages of developing the site pursuing the proper studies of the land to determine if the site can be developed and proper mitigation for the Floodway. Staff noted that if approved, the applicant shall proceed to the July 17, 2018 Board of Aldermen meeting for discussion. A completed site plan

application would still need to be submitted to the Planning Commission for the development after Floodway mitigation is addressed.

Ms. Lynne Snell, with Gill Properties, was present to answer any questions from the Commission.

There being no questions for Staff or Ms. Snell, Commissioner Ray made a motion to grant preliminary site approval for Bojangles Restaurant contingent upon applicant completing proper studies for flood mitigation and providing proper certifications. There being no additional conditions the motion was seconded by Commissioner Stokes. The motion passed by a unanimous vote in favor.

All items on the agenda having been addressed and there being no items under Old Business or any further points of discussion Commissioner Ray made a motion to adjourn. Commissioner Stokes seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

Willie Davidson, Jr. – City of Horn Lake Planning Director