

Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes**
 - a) **3-31-2025**
4. **Old Business** - None
5. **New Business**
 - a) Case Number 2025-062: A request by Annie Jackson, representing Cheers, at 6541 Highway 51 North, to sell alcohol in addition to food. Selling alcohol for consumption on site constitutes a business as being a lounge, bar, or tavern under the city's zoning ordinance. Cheers is currently classified as a restaurant and wishes to move to the designation of a lounge, tavern, or bar, which requires a conditional use permit in C-4 zones.
 - b) Case Number 2025-063: A request by Mustafa Shouman to use the small building behind the convenience store at 2080 Goodman Road West as a "motor vehicle service and minor repair" business. The structure already exists, and the current owner of the lot, Mahmoud Ghannam, wishes to utilize that space.
 - c) Case Number 2025-065: A request for site plan approval by Stephanie Strohm, who is wishing to construct a commercial office building for State Farm at the southeast intersection of Highway 51 North and Hopper Drive.
6. **Other Business** – None
7. **Adjournment.**

-- Start of the Items/Cases Portion of the Minutes --

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

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

Attendees – Mahmoud Ghannam and Stephanie Strohm

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 Commissioners Vidal, Ware and White. The Pledge of Allegiance was led by the Chair and recited by those in attendance.

Item 3. Approval of the minutes of the 3-31-2025 Planning Commission meeting.

Motion to approve minutes – **Carter. 2nd – Freeman. Vote:** Motion passed, 4-0

4. Old Business – None

5. New Business.

- a) Case Number 2025-062: A request by Annie Jackson, representing Cheers, at 6541 Highway 51 North, to sell alcohol in addition to food. Selling alcohol for consumption on site constitutes a business as being a lounge, bar, or tavern under the city's zoning ordinance. Cheers is currently classified as a restaurant and wishes to move to the designation of a lounge, tavern, or bar, which requires a conditional use permit in C-4 zones.

The Chairman announced Case Number 2025-062 to be heard and called upon the Planning staff to begin the presentation for the case. Director Hockensmith presented the details of the case but noted that the applicant was not present at the meeting.

Motion – Kirkley: Table Case Number 2025-062 until the next Planning Commission Meeting.
2nd - Carter
Vote Passed, 4-0

- b) Case Number 2025-063: A request by Mustafa Shouman to use the small building behind the convenience store at 2080 Goodman Road West as a "motor vehicle service and minor repair" business. The structure already exists, and the current owner of the lot, Mahmoud Ghannam, wishes to utilize that space.

The Chairman announced Case Number 2025-063 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 an introduction discussing the subject property its relation to its surroundings. An aerial view of the property and the location of the building behind the convenience store provided context. The property is in the C-4 zone as well as all surrounding properties. The property is approximately 1.128 acres with frontage along Goodman Road. The applicant does not intend to change anything on site. However, the Horn Lake Fire Department has requested that the applicant creates a designated fire lane to the building in the back to ensure that no vehicles or equipment will block access to the building. If the applicant's request is approved by the Board of Aldermen, the applicant will have to meet with the Horn Lake Fire Department to get the fire lane design specifications for their

property. As part of the review process by the Planning Commission for any conditional use permit request, the commission must determine whether or not the proposal will negatively impact the city as it relates to: traffic hazards, fire hazards, character of the neighborhood, general welfare of the city, public utilities, and the comprehensive plan. Planning Staff did not find issue with any of the proposal as it pertains to the above categories; however, the Horn Lake Fire Department will provide design standards for the fire lane to be added to the site. Director Hockensmith concluded the staff presentation by reiterating that in addition to Planning Staff review of the case relating to the conditional use permit, the Planning Commission must do their own review and deliberate over the listed criteria

Chairman Engelke thanked the director for the staff presentation and opened the floor for questions from the Planning Commission. Commissioner Freeman: Are there any other businesses with the car wash behind it like this that do the same service? Hockensmith: the applicant may be better equipped to answer that question as it relates to their intended uses, but it is a very small building. Mahmoud Ghannam, the applicant came to the podium to answer questions from the Planning Commission. Commissioner Freeman: what happens if the convenience store gets backed up and too busy? Ghannam: the back building has parking spaces and no overnight parking is allowed, so it will not be a problem. Commissioner Stokes: what kind of services will you be offering out of this building? Ghannam: tire changes, brake changes, interior cleaning and detailing.

Chairman Engelke opened the floor for public comments. Seeing that no one came forward to speak, the Chairman closed the public hearing.

Motion – Carter: After review of Case Number 2025-063, the Planning Commission recommends approval of a conditional use permit for a “motor vehicle service and minor repair” at 2080 Goodman Road West in a C-4 zone, for a period of 5 years.

2nd – Kirkley

Vote Passed, 4-0

- c) Case Number 2025-065: A request for site plan approval by Stephanie Strohm, who is wishing to construct a commercial office building for State Farm at the southeast intersection of Highway 51 North and Hopper Drive.

The Chairman announced Case Number 2025-065 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 an introduction discussing the subject property its relation to its surroundings. An aerial view of the property and the proposed location of the new building was added to provide context. The property is in the C-4 zone. There is an auto mechanic shop to the north that is zoned C-4. There are lots containing single-family homes to the east and south under A-R zoning. There is also a vacant lot under C-4 zoning to the west, and a daycare under C-4 zoning to the northwest. West of the daycare is a large warehouse under M-1 zoning. With this property being developed into an insurance office building designed to look like a house, this development proposal will provide a visual transition between the different zoning designations in the area. The property is approximately 1.9 acres and the applicant has submitted a site plan that includes all required drawings, which have been successfully reviewed by Planning Staff. The building will have entrances on both US Hwy 51 and Hopper Drive and be situated at an angle towards the intersection of the two streets. The development on site will be located in the northwest corner of the lot, as the eastern portion is on a slope and includes an intermittent stream with a tree buffer from the neighboring residential lots. Drainage plans for the site include a detention area between the parking lot and the intermittent stream on the eastern side of the lot. Director Hockensmith concluded the staff presentation.

Chairman Engelke opened the floor for questions from the Planning Commission. Commissioner Stokes: will the post-construction slope on the property flood neighboring houses? Hockensmith: neighbors say it has not flooded since the auto repair shop was built. The engineer designed the detention area to mitigate flooding during intense rainfall events. Commissioner Freeman: I live in the area, and this is a good runoff area until it gets to the old Goodwill building. Commissioner Stokes: they are an insurance company after all. Stephanie Strohm, applicant, came forward. Commissioner Carter: I think this is a great use for this site. The detention pond is a good addition for the site plan. Thank you for giving back to the community.

Motion – Carter: After review of Case Number 2025-065, the Planning approves the site plan for a commercial office building at 6232 Highway 51 North, by Stephanie Strohm, as presented.

2nd – Stokes

Vote Passed, 4-0

6. Other Business – Next Meeting Date

- a) Chairman Engelke mentioned that the next scheduled meeting would take place on Memorial Day (May 26th), so the meeting should be moved to the preceding Monday (May 19th).

Motion – Stokes: Move the Planning Commission meeting for May 2025 from May 26th to May 19th at 6:00 p.m. **2nd – Kirkley.** Vote: Motion passed, 4-0

7. Adjournment.

Chair – Called for a motion to adjourn.

Motion – Carter: Adjourn the meeting at 6:41 p.m. **2nd – Freeman.** Vote: Motion passed, 4-0