



City of Hernando MISSISSIPPI

Office of Planning

AGENDA REGULAR MEETING CITY OF HERNANDO PLANNING COMMISSION FEBRUARY 8, 2022

The Planning Commission meeting will be held on Tuesday, February 8, 2022, in the City of Hernando Board Room at City Hall, located at 475 West Commerce Street, at 6:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES OF THE REGULAR MEETING OF JANUARY 11, 2022.

OLD BUSINESS

1. PL-1580 – Request to Rezone a 10.70-acre tract of land located on the south side of Green “T” Road east of U.S. Highway 51 and west of Interstate 55, in Section 1, Township 3 South, Range 8 West, from the “R-12,” Single Family Residential District (Medium Density) to the “C-2,” Highway Commercial District, J. Byron Houston with Houston Engineering, P.L.L.C., representing Creative Constructions, L.L.C., the property-owner.
2. PL-1581 – Request to Amend Preliminary Plat Approval, Crossroads North Subdivision, from 70 residential lots and 2 common open space lots to 48 residential lots, 6 commercial lots, and 1 common open space lot on 34.86 acres located on the southeast corner of U.S. Highway 51 and Green “T” Road in Section 1, Township 3 South, Range 8 West. The property is currently zoned in the “R-12,” Single-Family Residential District (Medium Density) and the “C-2,” Highway Commercial District, – J. Byron Houston with Houston Engineering, P.L.L.C., representing Creative Constructions, L.L.C., property-owner.
3. PL-1582 – Request for Preliminary Plat Approval for the Oak Grove Minor Lots Subdivision, 7 lots, 20.03 acres located on the north side of West Oak Grove Road, west of Scott Road, and east of Oak Crossing Drive, in Section 15, Township 3 South, Range 8 West. The property is currently zoned in the “A,” Agricultural District – Nick Kreunen, with Civil-Link, on behalf of Mike Bailey, the property-owner.

NEW BUSINESS

4. PL-1587 – Request to Rezone 2.70-acres in 3 lots (Lots 1, 2, and 4 of the Grove Park Office Plaza Subdivision), from the “O,” Office District to the “RM-6,” Residential Multi-Family District (High Density). The subject properties are located on both sides of Grove Park Office Drive, east of Interstate 55, and west of McIngvale Road, in Section 7, Township 3 South, Range 7 West, Vance Daly, representing Michael J. Austin, the property-owner.

5. PL-1586 – Request to Rezone 0.40-acres in 2 parcels, from the “R-10,” Residential Single-Family District (Medium Density) to the “R-8,” Residential Single-Family District (Medium Density). The subject properties are located on the south side of E. Valley Street, east of Northview Street and west of Northern Street, in Section 13 and 18, Township 3 South, Range 7 and 8 West, Greg Smith with Mendrop Engineering Resources, representing Miller Farms, L.L.C. (Butch Davis), the property-owner.
6. PL-1588 – Request for a Design Review Variance to allow the construction of light industrial buildings on lots within the Nesbit Industrial Park with 2/12 pitch roofs rather than the 6/12 pitch required by the Design Review Ordinance, and without constructing a parapet to screen the roof except on the front elevation of each building. The subject property is located on the south side of Nesbit Road, west of Wunningham Drive and east of Jefferson Davis Cove, in Section 25, Township 2 South, Range 8 West, currently zoned “M-1,” Light Industrial District. Greg Smith with Mendrop Engineering Resources, representing Butch Davis, the property-owner.
7. PL-1589 – Request for a Design Review Variance to allow the construction of additional parking serving the Hernando Baptist Church with the following modifications: (1) allow parking spaces 10’ wide by 18’ deep rather than the required 10’ x 20’ dimensions; (2) allow two-way traffic aisles ranging in width from 21’ wide to 24’ wide rather than the required 25’ width; (3) allow elimination of the required concrete curb and gutter along the eastern boundary of the parking lot to allow for proper storm water drainage; and, allow elimination of the public sidewalk requirement along the E. South Street frontage of the new parking lot. The subject property is located on the south side of East Center Street and the north side of East South Street, west of Ice Plant Lane, and east of School Street, in Sections 13 and 18, Township 3 South, Ranges 7 and 8 West, currently zoned in the “O,” Office District and the “R-10,” Residential Single-Family District (Medium Density). Ben Womble of Womble Engineering, representing the Hernando Baptist Church, the property-owner.
8. PL-1591 – Request to Rezone 0.80-acres in 1 parcel, from the “C-2,” Highway Commercial District to the “PUD,” Planned Unit Development District. The subject property is located on the southeast corner of U.S. Highway 51 and Southern Street, in Section 13, Township 3 South, Range 8 West, Bob Barber with Orion Planning and Design, representing Mickey Davis, the property-owner.

OTHER BUSINESS

9. Review of Updated Comprehensive Plan document.

ADJOURN