



City of Hernando

MISSISSIPPI

Office of Planning

AGENDA
REGULAR MEETING
CITY OF HERNANDO PLANNING COMMISSION
APRIL 12, 2022

The Planning Commission meeting will be held on Tuesday, April 12, 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 MARCH 8, 2022.

OLD BUSINESS

1. 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.

NEW BUSINESS

2. PL-1599 – Request for Final Plat Approval, Clark Estates Two-Lot Minor Subdivision, 2 Lots, 4.98 acres, located on the north side of West Oak Grove Road, west of Fletcher Street and east of Scott Road, in Section 14, Township 3 South, Range 8 West. The property is currently zoned in the “A,” Agricultural District. – Judy Clark, the property-owner.
3. PL-1602 – Request to Rezone a 155.975-acre tract of land located on the northwest corner of Getwell Road and the I-269 Interchange, in Section 23, Township 2 South, Range 7 West, from the “A,” Agricultural District to the “M-1,” Light Industrial District, Barry Bridgforth, Jr., with Bridgforth and Buntin, Attorneys, representing Arthur W. Anderson, Jr., the property-owner.
4. PL-1603 – Request to Rezone a 40.60-acre tract of land located on the west side of Tchulahoma Road, north of Green “Tee” Road, in Section 32, Township 2 South, Range 7 West, from the “A,” Agricultural District to the “C-2,” Highway Commercial District, Brian Bullard with UrbanArch, representing the Frances Ann Luckett Revocable Trust, the property-owner.

5. PL-1604 – Request for Approval of an Amendment to the Text of the Zoning Ordinance. More specifically to add “Accessory Dwelling Unit” to the list of conditional uses in the “AR,” Agricultural/Residential District. – Todd Steele, with AERC, representing Pete Cookston of 414 Green “Tee” Lake Drive East.
6. PL-1605 – Request for Approval of an Amendment to the Text of the Lees Summit Planned Unit Development Project Text. More specifically to add “Self-Storage/Mini-Warehouse” to the list of uses permitted in the Lees Summit PUD. – Greg Russell, with Neel-Schaffer Engineering, representing Summit Park, L.L.C., the owner of the property.
7. PL-1606 – Request for Final Plat Approval, Re-subdivision of Lot 5B of the First Revision of Lees Summit PUD, into 4 Lots, 10.0 total acres, located on the southeast corner of McIngvale Road and Montheith Avenue in Section 17, Township 3 South, Range 7 West. The property is currently zoned in the “PUD,” Planned Unit Development District. – Greg Russell, with Neel-Schaffer Engineering, representing Summit Park, L.L.C., the property-owner.
8. PL-1607 – Request for Final Plat Approval, Trans Development Commercial Subdivision, 1 Lot, 4.52 acres, located on the northeast corner of Green”Tee” Road and U.S. Highway 51 in Section 1, Township 3 South, Range 8 West. The property is currently zoned in the “C-2,” Highway Commercial District. – Greg Russell, with Neel-Schaffer Engineering, representing Green T Trans Development, L.L.C., the property-owner.
9. PL-1608 – Request for Final Plat Approval, Creekside Subdivision, 2 Lots, 4.63 acres, located on the north side of Creekside Boulevard, east of McIngvale Road in Section 17, Township 3 South, Range 7 West. The property is currently zoned in the “C-2,” Highway Commercial District. – Nick Kreunen, with Civil-Link, representing Mark Anglin, the property-owner.
10. PL-1609 – Request for Final Plat Approval, Douglas Estate Consolidation Plat, 3 Lots being combined into a single lot, 0.36 acres, located on the southwest corner of East Commerce Street and Ice Plant Lane in Section 18, Township 3 South, Range 7 West. The property is currently zoned in the “C-2,” Highway Commercial District. – Greg Smith, with Mendrop Engineering Resources, representing Dale Wilson, the property-owner.
11. PL-1610 - Request for a Zoning Variance to allow construction of a fence within the front yard setback, and a Design Review Variance to allow construction of a 6’tall black cyclone sight-proof fence rather than with compliant materials required by the Design Review Ordinance. The subject property is located south of Nesbit Road, on the northeast corner of Nesbit Drive and Bramont Drive, in Section 25, Township 2 South, Range 8 West, more specifically known as 1308 Nesbit Drive. The subject property is currently zoned “M-1,” Light Industrial District. Greg Smith with Mendrop Engineering Resources, representing Butch Davis, the property-owner.
12. PL-1611 – Request for Final Plat Approval, Nesbit Industrial Park, Phase 12, 3 Lots, 6.41 total acres, located at the southern terminus of Nesbit Drive, south of Nesbit Road, west of U.S. Highway 51, and east of Gwynn Road, in Section 25, Township 2 South, Range 8 West. The property is currently zoned in the “M-1,” Light Industrial District. – Greg Smith, with Mendrop Engineering Resources, representing Butch Davis of Timber Ridge, L.L.C., the property-owner.

OTHER BUSINESS

13. Review of Updated Comprehensive Plan document.

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