



City of Hernando

MISSISSIPPI

Office of Planning

**AGENDA
REGULAR MEETING
CITY OF HERNANDO PLANNING COMMISSION
JUNE 14, 2022**

The Planning Commission meeting will be held on Tuesday, June 14, 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 MAY 10, 2022.

OLD BUSINESS

None

NEW BUSINESS

1. **PL-1615** – Request to Rezone 2.70-acres in 3 lots (Lots 2, 3, and 4 of the Grove Park Professional Office Plaza Subdivision), from the “O,” Office District to the “R-12,” Single-Family Residential District (Medium 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.
2. **PL-1616** – Request for Conditional Use Permit Approval for “Wrecker Service and Temporary Storage of Wrecked Vehicles” to be located on a 0.283-acre portion of a 1.30-acre lot located on the East side of U.S. Highway 51, north of Pleasant Hill Road in Section 25, Township 2 South, Range 8 West, zoned “C-2,” Highway Commercial District – Michael Likens of Likens Towing Service, L.L.C. representing Paul E. Milam, Jr., the property-owner.
3. **PL-1621** – Request for Zoning Variance Approvals to:
 - A. Allow construction of a 6’ tall, galvanized chain-link fence with an additional three strands of barbed wire along the top, along the sides, rear, and encroaching within the front yard setback of the subject property.
 - B. Allow waiver of the Type “10” buffer yard requirement between Industrially zoned properties.

- C. Allow the access drive around the east end of the building to be 20' wide rather than 25' wide and allow the use of gravel paving for the access drive and the vehicle maneuvering area to the south of the building rather than asphalt or concrete.
- D. Allow waiver of the curb and gutter requirement in portions of the vehicle movement areas, as identified on the submitted site plan.
- E. Allow waiver of the screening requirement for the dumpster located behind the building.
- F. Allow waiver of the "opaque barrier" requirement for parking spaces facing Vaiden Drive.

For Tastemaker Foods, located on Lot 9 of the 1st Revision to the Hernando Industrial Park Subdivision, which is located on the southwest side of Vaiden Drive, south of East Oak Grove Road and west of McCracken Road, in Section 19, Township 3 South, Range 7 West, more specifically known as 495 Vaiden Drive. The property is currently zoned in the "M-1," Light Industrial District. – G. Taylor Webb, with Rockfield Engineering, representing Justin Reed of JR Squared, the property-owner.

- 4. **PL-1622** – Request to approve Zoning Setback Variance for James Jefferys to allow construction of a storage shed within the side yard of his lot, rather than within the required rear yard, and located 2 feet from the side property line rather than the required 5 feet, to be located on Lot 65 of Copperleaf at Arbor Pointe Subdivision, more specifically known as 537 Howell Way, on the south side of Howell Way, west of Memphis Street in Section 12, Township 3 South, Range 8 West, currently zoned in the "R-10," Single Family Residential (Medium Density) District. James Jefferys, applicant and property-owner.
- 5. **PL-1623** – Request to approve Project Text and Preliminary Site Plan for Gilbreath Ridge PUD, 54.13 acres, 99 residential lots, located south of Holly Springs Road and west of Getwell Road, in Section 21, Township 3 South, Range 7 West, zoned "PUD," Planned Unit development District. Blake Mendrop of Mendrop Engineering Resources, representing Mr. Butch Davis, owner of the property.
- 6. **PL-1627** Request to approve Zoning Fence Height Variance for Frank Herman to allow construction of two (2) 6' 8" tall fence gates within the front yard setback of his lot, one on Middle Buster Road and one on Double Shovel Drive, rather than at the 4.0' maximum height allowed by the Ordinance, to be located on Lot 22 of Short Fork Farms Subdivision, more specifically known as 1360 Middle Buster Road, located east of McIngvale Road, on the northwest corner of Middle Buster Road and Double Shovel Drive in Section 8, Township 3 South, Range 8 West, currently zoned in the "A," Agricultural District. Frank Herman, applicant and property-owner.
- 7. Consideration of Amendments to the Zoning Text Concerning Medical Cannabis

OTHER BUSINESS

ADJOURN