



**City of Hernando, Mississippi
Office of Planning**

PLANNING COMMISSION

July 12, 2022, MINUTES

The Planning Commission met in a regular session on July 12, 2022, at 6:00 p.m. at City Hall Board Room, 475 W Commerce Street. The following Commissioners were present: Commissioner Ashworth, Commissioner Thorn, Commissioner Clark, Commissioner Carter, Commissioner Jordan, Commissioner Hawkins, Commissioner Skeen, and Commissioner Brumbelow. The following staff members were also present Steven Pittman, City Attorney, Kristen Duggan, and Austin Cardosi.

Commissioner Carter called the meeting to order at 6:03 p.m. and Commissioner Clark gave the invocation followed by roll being called.

Commissioner Carter asked if everyone had reviewed the June 14, 2022, minutes. Commissioner Hawkins made a motion to approve the minutes as written and Commissioner Jordan seconded the motion. The motion passed unanimously.

Commissioner Carter made a request to move Item 7, McIngvale Square PUD to the first item on the agenda since there is a large group of people in attendance for this application.

Chairman Carter announced the following item:

- Item 1: PL-1637 – McIngvale Square PUD, Amendment of the Hernando Hill PUD**– Request for a PUD Amendment for 4 acres consisting of 3 lots. The subject property is on the West side of McIngvale Road and North of Byhalia Road, in Section 6, Township 3, Range 7., Doug Thornton, AERC, LLC representing John Stevenson with McIngvale Square, LLC, owner of the property.

Mr. Cardosi presented the application to the commission. He explained that the Planning Office has received two letters in opposition as well as a petition signed by residents.

Mr. John Stevenson came forward to represent the application. He stated that he has heard of three main areas of concern regarding this development.

Traffic is the first. He stated that there will be zero effect on traffic in the internal neighborhood. All entrances will be on McIngvale Road.

Property Values is the second concern. Research shows positive effect on property values. The closer the development the higher the property values. Research shows a 5% - 15% increase. He also added that they have invested over \$2 million dollars in the golf course, so they want to keep the golf course operating.

Lastly, Residential Loft. He explained that commercial rent in Hernando does not support high end Class A commercial space. However, residential rent in Hernando is high so the residential lofts will subsidize the commercial space to allow for high end development.

Commissioner Jordan asked if, other than the bank, does the property only border the golf course. Mr. Stevenson said that the property does border two residential properties. There will be a buffer between those lots.

Commissioner Clark asked how far apart the phases will be built. Mr. Stevenson said they would be a year apart.

Commissioner Carter stated he was concerned with the height. He asked what will be done to keep the residential lofts from viewing the residential lots. Mr. Stevenson stated that the topography of the lots will come into play with this. He also added that they are not opposed to adding additional buffers/screening to the areas.

Commissioner Carter asked if there was anyone present to speak for or against this application.

Mark Gardner came forward to speak. He stated that he is District 2 County Supervisor as well as a real estate developer. He said this is a quality development that will bring taxes to the city. Quality development also brings lower tax base to the city He added that there has been major change in the area with the realignment of McIngvale Road.

Sara Jessica Winders came forward and said that the height is a big concern for her. She has no trees in her backyard to block any view into her yard. She said she would feel more comfortable with a brick wall around the property because she doesn't want people walking through her backyard. Drainage is also a concern. She added that she is not against the project she just has some concerns about it.

Bill Moyer came forward next and said that he feels that this project will improve the area. The developer does quality work and Hernando needs this upscale development.

Rueben Sidhu stated that he is concerned with what else will change with the golf course. He also asked, if approved, will Madison Lakes Development be required to meet the same level of quality. Commissioner Carter explained that all developments are required to meet the City of Hernando Design Standards.

Dan Cochran said that he is against the development but if it is approved, he would like to be involved in the discussions regarding the buffer between the existing residential and the new development. He added that there have been several mature oak trees cut down in the last five years and he would like landscaping to be added to the area.

Kay Valentine said that water and drainage issues are a big concern for her. She is also not happy with retail being this close and the height of the building.

Bill Brown said that he has lived here for 30 years and seen a lot of change in Hernando. Every time a new building or development has come there have been people that were concerned but once built or developed those issues are not there. This is a high-quality development that is needed in Hernando. If this is not approved, someone else will come in and build something that is not up to this standard.

Judy Kendall stated that she is not for or against the development. She just wants to make sure that it is aesthetically pleasing to the area.

Commissioner Clark made a Motion to recommend APPROVAL to the Board of Aldermen of a rezoning requested by Doug Thornton, AERC, LLC representing John Stevenson with McIngvale Square, LLC, owner of the property, Zoning Map Amendment/Preliminary Development Plan Approval of 4.0 acres – Revision to the Hernando Hills "PUD," Planned Unit Development District-McIngvale Square. Located on the West side of McIngvale Road and North of Byhalia Road, in Section 6, Township 3, Range 7, based upon the following findings:

1. How the proposed amendment would conform to the General Development Plan.

The General Development Plan recommends the PUD designation and, and the proposed plan text complements the existing plan and is in conformance with the applicable language in land use recommendation. As presented the application is in conformance with the general Development Plan

2. Why the existing zoning district classification of the property in question is inappropriate or improper.

The proposed zoning is not a change from the existing zoning designation.

3. That major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the General

Development Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate.

The construction of I-269, the re-alignment of McIngvale, and the development of the linear trail are all major changes that occurred since the General Development Plan was adopted. These changes have substantially altered the basic character of the area, which make the amendment appropriate.

Commissioner Hawkins seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 2: 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. Greg Smith of Mendrop Engineering Resources, representing Mr. Butch Davis, owner of the property.

Mr. Cardosi presented the application to the commission.

Mr. Greg Smith came forward to represent the application. He explained that he has gone out to stake the area and told the contractor to stay away from the tree line at the ditch. They are trying to save as many trees as possible. He added that the trees along Getwell and Holly Springs will remain as well as the trees around the pond. They will also plant a tree at each lot.

Mr. Cardosi explained that this property was logged over a year ago which was an approved activity at that time. Most trees were removed during the logging process.

Commissioner Carter asked if there was anyone present to speak for or against the application. There was no one.

Commissioner Thorn made a motion to approve the rezoning of Parcel No. 307521000-0000900, which is a 54.13-acre tract located on the southwest corner of Holly Springs Road and Getwell Road, in Section 21, Township 3 West, Range 7 South, from the “A,” Agricultural District to the **“PUD,” Planned Unit Development District** (with the project text and preliminary development plan to be submitted for review and approval, at a later date), based upon the following findings:

1. How the proposed amendment would conform to the General Development Plan.

The applicant’s request to rezone the subject property to the PUD does conform to the recommendations of the City’s adopted General Development Plan, which recommends

the Planned Unit Development District as the preferred zoning district for properties identified in the “**Master Planned Residential**” land use designation.

2. Why the existing zoning district classification of the property in question is inappropriate or improper.

Since the property is zoned PUD currently, this question is not applicable.

3. That major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the General Development Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate.

There have been changes in the neighborhood which sufficiently alter the nature of the area to justify the recommended PUD zoning. Among them are the properties currently under development including Jefferson Place, St Ives and the rezoning of the Oliver tract. There has also been a PUD approved named Short Fork Farms PUD just north of the subject site less than a mile away that lies within the City of Hernando Water and Sewer Service Area that constitutes a substantial change in the neighborhood. There are currently upgrades taking place on Holly Springs Road east of the subject property which will allow for better traffic flow on that East-West Corridor. Recent upgrades to sewer infrastructure have created a more efficient way to serve the subject property as well, thus allowing for a more urban level of development.

According to the General Development plan, this area is designated for **Master Planned Residential** land use. In this area there are several existing developments. Jefferson Place PUD is currently being developed and has lots as small as 11,046 square feet. St Ives, Section “A,” which is also zoned PUD, has lots as small as 9,230 square feet. St Ives Section “B” is currently under construction and is zoned R-15, and St. Ives will connect with the subject property near the south end. The Oliver Tract has been zoned as an R-20 planned overlay district. Given the nature of the developments which have been developed and are being developed in this area, much of which will interconnect, the recommended PUD zoning for the subject tract is in keeping with general character of the existing developments in this area, and the recommendations of the General Development Plan. This area is experiencing major growth and is a desirable place to live. This proposal would tie the area together thus fulfilling a public need and demand for more residential infrastructure in that area.

Commissioner Jordan seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 3: PL-1586- Request to approve Project Text and Preliminary Site Plan for Dunning Estates PUD 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 of Mendrop Engineering Resources, representing Mr. Butch Davis, owner of the property.

Mr. Cardosi presented the application to the commission.

Mr. Greg Smith came forward and explained that the houses will be more than 10 feet apart and they will have a shared courtyard. The courtyard will meet the common open space requirement for the PUD.

Commissioner Jordan asked if the green space was required. Mr. Cardosi explained that the Planning Commission could recommend waiving the requirement, but it is a requirement for all Planned Unit Developments.

Commissioner Carter asked if there was anyone present to speak for or against the application.

Commissioner Skeen made a motion to recommend APPROVAL of a rezoning request by Mr. Greg Smith, on behalf of Miller Farms, L.L.C. (Butch Davis), owner of the property, of 0.40 acres identified as Parcel Numbers 308613001 0012700 and 307418002 0005100 located on the Southside of East Valley Street, East of Northview Street and West of Northern Street, in Section 13 and 18, Township 3 South, Range 7 and 8 West by adding a plan text based upon the following findings as well as the waiving of the common open space requirement for PUD's:

1. How the proposed amendment would conform to the General Development Plan.

The future land use plan designates this area as mixed use. This could possibly include various zonings including commercial, residential and/or Planned Development. This proposal requests a zoning from one residential zone to another. This would be in keeping with the plan by the fact that, should the request be approved, the property would provide the diversification in the neighborhood that is called for in the Future Land Use Plan.

2. Why the existing zoning district classification of the property in question is inappropriate or improper.

The block is bounded by Commerce Street, West Valley Street and the railroad track is comprised of zones ranging from R10, PUD, C2, C4 and O, with the majority of the land area being C2. The current classification of this property as R10 is inappropriate

because the area is called out as Mixed Use in the Future Land Use plan. To adhere to that plan, more diversification in the block should be sought after.

3. That major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the General Development Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate.

There have been various changes in the neighborhood the most significant of which is the zoning and construction of the West Layne Townhomes just east of the proposed site. Also, the old Fred's building was purchased and upgraded into a new flooring store. And with that, the frontage of Commerce Street was upgraded.

Commissioner Brumbelow seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 4: **PL-1629 – Quality Cabinet 2 Lot Subdivision** – Request for final plat approval of 2 lots on 9.96 acres. The subject property is located on the east side of Highway 51, north of Memphis Street in Section 21, Township 3, Range 8 and is zoned C2. Bob Farley, representing the owner, Quality Cabinet Company.

Mr. Cardosi presented the application to the commission.

Commissioner Jordan asked if they could put sidewalks in the right of way. Mr. Cardosi explained that MDOT has been allowing this recently. If not, we would require that they place the sidewalk just outside of the right of way.

Mr. Bob Farley came forward to represent the application.

Commissioner Clark asked what the planned development is for this lot. Mr. Farley stated that he has heard that it would be a possible mini storage.

Commissioner Carter asked if there was anyone present to speak for or against the application. There was no one.

Commissioner Hawkins made a motion to grant Final Plat approval to Quality Cabinets Minor Lot Subdivision, 2 Lots, 9.96 total acres located on the east side of U.S. Highway 51, north of the Illinois Central Railroad overpass, and south of North Parkway, in Section 12, Township 3 South, Range 8 West, based upon a finding that the submitted plat generally conforms to the requirements of the City's codes and ordinances, subject to the following conditions:

- A. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.

- B. Prior to the initiation of any construction of public improvements, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
 - C. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, before the plat of the subdivision is recorded, including those improvements to U.S. Highway 51 as determined by the City Engineer. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando.
 - D. Sidewalks shall be installed on the east side of U.S. Highway 51 to the extent that the road borders the subdivision.
 - E. Any private improvements proposed shall meet City standards and specifications.
 - F. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance.
 - G. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
 - H. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
 - I. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning.
 - J. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.
- Commissioner Ashworth seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 5: **PL-1630 – Wiseman 2 Lot Minor Subdivision** Request for final plat approval of 2 lots on 7.54 acres. The subject property is located on the east

side of Getwell, north of I-269 in Section 27, Township 2, Range 7 and is zoned AR. Ben Smith, representing the owner, James Wiseman.

Mr. Cardosi presented the application to the commission.

Mr. Ben Smith came forward to represent the application. He stated that this is a rural tract of land, and the right of way is dedicated on the plat, but they are asking to waive the road improvement and sidewalk requirement.

Commissioner Carter asked if there was anyone present to speak for or against this application. There was no one.

Commissioner Jordan made a motion to grant Final Plat approval to Wiseman 2-Lot Minor Subdivision, 2 Lots, 7.54 Total Acres located on the east side of Getwell Road North, north of the I-269 Interchange, and south of Pleasant Hill Road East, in Section 27, Township 2 South, Range 7 West, based upon a finding that the submitted plat generally conforms to the requirements of the City's codes and ordinances, subject to the following standard conditions with the exception of #3 and #4. Those requirements are being recommended to be waived by the Planning Commission:

1. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
2. Prior to the initiation of construction of public improvements, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
3. ~~The developer shall install drainage pipe, erosion control material, on-site sanitary sewer service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, including one half the right-of-way of Getwell Road North, before the plat of the subdivision is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando.~~
4. ~~Sidewalks shall be installed on the east side of Getwell Road North to the extent that the road borders the subdivision.~~
5. Any private improvements proposed shall meet City standards and specifications.
6. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with

Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance.

7. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
8. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
9. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning, if applicable.
10. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.

Commissioner Brumbelow seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 6: PL-1631 – Home 2 Suites Parking Variance - Request for Variance on the size of Parking Spaces. The subject property is located on the south side of Creekside Blvd. and north of E. Commerce Street, more specifically, 1052 E Commerce Street, in Section 17, Township 3, Range 7, Shea Skeen of Skeen Engineering, representing Suresh Pandya, owner of the property.

Commissioner Skeen recused himself and left the room.

Mr. Cardosi presented the application to the commission. The applicant is requesting to change the parking space size from 20 feet to 18 feet.

Mr. Joe Azar and Mr. Patel came forward to represent the application.

Commissioner Thorn asked if all spaces would go from 20 to 18 feet and if so where will the larger vehicles park. Mr. Patel stated that the larger vehicles hang over into the grass or sidewalk area.

Commissioner Carter asked if there was anyone present to speak for or against the application. There was no one.

Commissioner Thorn made a motion to **approve** a Zoning Height Variance requested by Mr. Suresh Pandya, on behalf of Pooja Hospitality, Inc., the owner of the property, to allow approval of a zoning variance – to allow parking spaces 18' in depth, rather than the required 20', on property identified as Parcel Number 3074-1724.0-00003.00, more specifically known as Lot 3 of the McIngvale-Commerce Commercial Plaza, a 2.98-acre parcel located in Section 17, Township 3 South, Range 7 West, on the south side of Creekside Boulevard, east of McIngvale Road, based upon the following findings:

- (1) That the special conditions and circumstances that exist are peculiar to the land, structures, or buildings involved, and are not generally applicable to other lands, structures, or buildings in the same district.
- (2) That the literal enforcement of the provisions of these standards would deprive the applicant of rights commonly enjoyed by other properties within the same district under the terms of this Ordinance.
- (3) That the special conditions and circumstances do not result from the actions of the applicant and are not based upon economic considerations.
- (4) That granting the variance requested would not confer on the applicant any special privilege that is otherwise denied by this Ordinance to other lands, structures or buildings in the same district.

Commissioner Hawkins seconded the motion. The motion passed unanimously.

Commissioner Skeen returned to the board room.

Chairman Carter announced the following item:

Item 7: PL-1633 - 2550 West Street Rezoning - Request to Rezone 0.40 acres from C-3, General Commercial to R-10, Single Family Residential, Medium Density. The subject property is located on the east side of West Street and South of W Center Street, more specifically, 2550 West Street, in Section 13, Township 3 South, Range 8 West, Todd Steele of AERC, LLC, representing Rans and Missy Black, owner of the property.

Commissioner Skeen recused himself and left the board room.

Mr. Cardosi presented the application to the commission. He explained that the current zoning on the property is C-3 but the current use is residential. This is a non-conforming use, and the property owner wants to protect the residential use.

Mr. Rans Black came forward to represent the property. The commission had no questions for Mr. Black.

Commissioner Carter asked if there was anyone present to speak for or against this application. There was no one.

Commissioner Jordan made a motion to recommend **APPROVAL** of a rezoning request by Todd Steele, on behalf of Rans and Missy Black, owner of the property to rezone .40 Acres from C-3 Commercial District to "R-10," Single Family Residential (Medium Density) District based upon the following findings:

1. How the proposed amendment would conform to the General Development Plan.

The Future Land Use Map of the currently adopted General Development Plan, designates the subject property in the “mixed use,” land use designation. Under the General Development Plan, small-scale retail, office and residential uses tend to mix well. Therefore, the request to rezone the subject property from the “C-3,” Office District to the “R-10,” Single-Family Residential (Medium Density) District would conform to the recommendations of the General Development Plan.

2. Why the existing zoning district classification of the property in question is inappropriate or improper.

The subject property is zoned C-3 has created a non-conforming use for the current structure. Approval of the residential zoning would correct this issue.

3. That major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the General Development Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate.

Downtown’s continued revitalization has created the need for additional residential parcels.

Commissioner Clark seconded the motion. The motion passed unanimously.

Commissioner Skeen returned to the board room.

Chairman Carter announced the following item:

Item 8: PL-1636 - Chapel Grove Final Plat – Request for final plat approval of 70 lots on 67.57 acres, located on the west side of Robertson Gin Road, south of Oak Grove Road in Section 23, Township 3, Range 8 and is zoned PUD Blake Mendrop representing the owner Butch Davis.

Mr. Cardosi presented the application to the commission.

Mr. Greg Smith came forward to represent the application. The commission had no questions for Mr. Smith.

Commissioner Carter asked if there was anyone present to speak for or against this application. There was no one.

Commissioner Clark made a motion to grant Final Plat approval for Chapel Grove PUD, consisting of 67.57 acres, located on the northwest side of Robertson-Gin Road, southwest of Pond View Circle, northeast of Green Village Drive, in Section 23, Township 3, Range 8, based upon a finding that the submitted final plat generally conforms to the approved

preliminary plan for the planned unit development, and generally meets the requirements of the City's codes and ordinances, subject to the following conditions:

1. Any buffer areas, retention basins, landscape areas, open areas, street medians, entrance signs, and any other common elements, proposed to be dedicated to the Homeowners Association shall be deeded over to the Homeowners Association. A copy of the finalized incorporation papers and all deeds transferring common elements to the Homeowners Association shall be submitted to the staff for inclusion in the file. All common elements required in all previous sections of the development must be completed and dedicated to the Homeowners Association prior to the issuance of any building permits in the subdivision.
2. The Homeowners Association covenants shall be submitted to and approved by Planning Staff prior to recording of the plat for the subdivision.
3. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
4. All landscaping in all common open space areas, natural areas, buffer areas, streetscape areas, medians, islands, and the entrance signage areas and such other associated improvements shall be installed/constructed prior to the issuance of any building permit within that respective phase of the development. Street trees may be bonded insuring their installation prior to the final inspection and occupancy of the residence upon each lot.
5. Following Plat Approval, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
6. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, including one-half the right-of-way of Robertson-Gin Road, before the plat of the subdivision is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three inches (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando.
7. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required

Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance.

8. Sidewalks shall be installed on both sides of all streets, and along Robertson-Gin Road to the extent that road borders the development.
 9. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
 10. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
- Commissioner Ashworth seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 9: PL-1639 - Robinson and Highway 51 C1 Rezoning - Request to Rezone 1.20 acres consisting of 2 lots from R-12, Single Family Residential Medium Density to C-1 Neighborhood Commercial. The subject properties are located on the West side of Highway 51 and North of W Robinson Street, more specifically 2165 Highway 51 S and 340 W Robinson Street in Section 13, Township 3 South, and Range 8 West, Ben Smith, IPD Solutions representing Prewett Holdings, owner of properties.

Mr. Cardosi stated that the applicant did not post the rezoning sign within the required 15 days. The application will need to be tabled to the August 9th meeting.

Commissioner Brumbelow made a motion to table the application until the August 9, 2022, meeting. Commissioner Jordan seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 10: PL-1640 - Oak Grove Subdivision Section B Final Plat - Request for final Plat Approval for the Oak Grove Minor Lot Subdivision Section B, 1 lot, 9.3 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

Mr. Cardosi presented the application to the commission.

Mr. Nick Kruenen came forward to represent the application. He asked that the commission waive the sewer and sidewalk requirements.

Commissioner Carter asked if there was anyone present to speak for or against this application. There was no one.

Commissioner Thorn made a motion to grant Final Plat approval for Oak Grove Subdivision Section B, a 1-lot residential subdivision consisting of 9.3 total 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, based upon a finding that the submitted plat generally conforms to the requirements of the City's codes and ordinances, subject to the following standard conditions waiving #3 and #5:

1. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
2. Following Preliminary Plat Approval, but prior to the initiation of construction of public improvements, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning, if applicable.
3. ~~The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, before the plat of the subdivision is recorded, including one-half of the right-of-way of West Oak Grove Road, to the extent that road borders this development. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando.~~
4. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance, if applicable.
5. ~~Sidewalks shall be installed on both sides of all streets, if applicable by recommendation of the City Engineer.~~
6. Finished floor elevations shall be listed for each lot.
7. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
8. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
9. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
10. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning. Corner lots shall include potential addresses for both streets.
11. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.

Commissioner Skeen seconded the motion. The motion passed unanimously.

Chairman Carter announced the following item:

Item 11: **PL-1641– Likens Towing Variance** - Request for Variances to the required paved surface and sight proof fencing. The subject property is located on the East side of U.S. Highway 51, North of Pleasant Hill Road, more specifically 1630 Hwy 51 S, in Section 25, Township 2 South, Range 8 West, Michael Likes of Likens Towing Service, LLC., representing Paul E Milam, Jr., the property owner. Commissioner Skeen recused himself and left the board room.

Mr. Cardosi stated that the application has been withdrawn by the applicant. No motion is required.

There being no further business to come before the Commission, A motion was made and seconded to adjourn the meeting. the motion passed unanimously. The meeting adjourned at 8:23 p.m.