

The Mayor and Board of Aldermen of the City of Hernando met in regular session at City Hall on Tuesday, August 16, 2022, at 6:00 P.M. with Mayor Chip Johnson presiding. Alderpersons present were: Alderman W.I. "Doc" Harris, Alderwoman Natalie Lynch, Alderman Andrew Miller, Alderman Bruce Robinson, Alderman Chad Wicker, Alderwoman Beth Ross, and Alderman Ben Piper. Also present for the meeting were: City Clerk Pam Pyle, HR Director Julie Gates, City Engineer Joe Frank Lauderdale, Chief of Police Scott Worsham, Fire Chief Marshel Berry, Assistant Fire Chief Sam Witt, Planning Director Austin Cardosi, Kristen Duggan, Public Works Director Lee Germany, Court Clerk Cassaundra Perry, Parks Director Jared Barkley, City Attorney Steven Pittman, Nester Duran, Mike Foster, Kelley Dion, Byron Houston, Jon Stevenson, Katherine Spears, Robert Spears, Todd Steele, Mitch Lemmon, Josh Tucker, Rans & Missy Black, Doug Thornton, and Vance Daly.

8162022-2

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Logan King

8162022-3

INVOCATION

Alderman Miller gave the invocation.

8162022-4

AGENDA

Agenda
City of Hernando
Mayor and Board of Alderman
Regular Meeting

August 16, 2022

6:00 pm

- 1) Call the meeting to order
- 2) Pledge of Allegiance -Logan King
- 3) Invocation
- 4) Approve Agenda
- 5) Approve Docket of Claims No.'s – 50034-50323
- 6) Approve Minutes from the Regular Mayor and Board of Aldermen Meeting on August 2, 2022.
- 7) Consent Agenda
 - A) Approval for the DeSoto County Soil & Water Conservation District to use the Gale Center at no charge, on September 27, 2022 to host a Lady Landowner Workshop. This workshop will be a free event and open to the public; however, registration will be required for meal purposes.
 - B) Authorize S. Kalkstein and L. Hendrix to attend Certified Firefighter 1001 I-II Course at the State Fire Academy in Pearl, MS on October 24 – December 15, 2022 and authorize to pay registration and travel expenses.

- C) Authorize D. Anthony, Joe Jenkins, Gabe Claus to attend Driver Operator 1002 Course at the State Fire Academy in Pearl, MS on August 15-26, 2022 and authorize to pay registration and travel expenses.
 - D) Approval for any Fire Fighter to attend Driver Operator 1002 Course's at the State Fire Academy as slots are available as they are required classes to be a driver and pay for registration and travel expenses. (Training class slots pop up as they become available and fill up quickly).
 - E) Approve to pay National and MS registered Paramedics (Non Firefighter Certified) a Premium pay of \$1,000.00. We have a total of 6 personnel. This will be paid out of the Fire & EMS Budget.
 - F) Authorize Keith Lebo to attend Basic Undercover Operation course at RCTA Meridian, MS on August 29th – September 9, 2022 and authorize to pay Per Diem only. Lodging and registration is free.
 - G) Authorize Jane Murphree, Mikayla Sanford, Liam Hall and Benard Wade to attend Tactical Casualty Care for LE at RCTA Meridian, MS on August 30th – September 1, 2022, also authorize to pay per diem only. Lodging and Registration is free.
 - H) Approval for Michael Cohen in Public Works to attend MsRWQ Water Short Course on September 12-15,2022 in Biloxi and pay for registration, lodging, and per diem.
 - I) Approve Michael Carson's travel to Registrar Training/Referee Assignor Re-Certification in Jackson, MS on August 6, 2022 and pay for mileage and meals totaling \$271.23 in the Parks Department.
 - J) Approval to partner with Tinkergarten to use City parks during the fall of 2022 for outdoor education and play through their certified instructors. The City would receive a portion of the revenue. The MOU is attached, and COI has been provided. Agreement has been reviewed by the City Attorney.
 - K) Approval to enter into a use agreement with Courtroom Basketball located at the Gatorade Fieldhouse to utilize the facility for the purpose of hosting the City's youth recreation basketball league for the 2022/2023 season. The rate is \$75 per hour per court. Agreement has been reviewed by the City Attorney.
 - L) Approval to enter into an agreement with the Coffee Central to sell beverages and other items at youth soccer games during the fall 2022 season. Agreement has been reviewed by the City Attorney.
 - M) Approval to enter into an agreement with the Friends of Hernando Baseball to sell concessions at the Hernando Civic Center during youth baseball, softball, and t-ball games for the fall 2022 season. The Hernando Civic Center owners have granted permission. Agreement has been reviewed by the City Attorney.
 - N) Approval for Jared Barkley, Brittney Bowen, Dolly Brechin and Michael Carson to attend the Mississippi Recreation & Park Association's Annual Conference on October 10-13 in Biloxi, MS and pay registration up to \$1,020.00 and lodging and per diem up to \$3,706.78.
- 8) Personnel Docket
- 9) Donations Docket
- 10) Approval to extend Compel Church meetings at the Gale Center from March 2023 through July 30, 2023.
- 11) Discuss changing the Bookkeeper position title to Finance Director.
- 12) Approval of the lowest/best bid of \$345,047.80 from Cleveland Construction Company for 10" pipe for the Holly Springs Road Water Main Improvement Project.
(Recommended by the city engineer)
- 13) Approval to contract with the DeSoto County Circuit Clerks office to perform election duties for the November 8, 2022 local issue referendum for the Parks Capital

Improvements 1% restaurant and prepared foods tax for \$1,050.00. The City Attorney has reviewed the contract.

- 14) Approval to pay Tencarva Machinery, Co \$3,960.00 for 4-inch check valves.
- 15) Approval to appoint Justin Max as Planning Commissioner to replace Robert Carter.
- 16) **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.
- 17) **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.
- 18) **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.
- 19) **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.
- 20) **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.
- 21) **PL-1646 – Star Landing Market Final Plat** – Request for a final plat approval of 1 lot on 3.47 acres. The subject property is located on the south side of Starlanding Road and west side of U.S. Highway 51, in Section 24, Township 2 South, Range 8 West, Byron Houston, Houston Engineering, PLLC.
- 22) **PL-1650 Request to vacate lots 2,3,4, of Grove Park Professional Office Plaza** Request for a vacate lots 2,3, and 4 of an existing subdivision recorded in Book 100, Pages 37 and 38 on August 30th, 2006. The subject property is located on the south side of Byhalia Road, adjacent to the Grove Park Subdivision in Section 7, township 3, Range 7 Vance Daly, representing the applicant Michael Austin the owner of the property.
- 23) **PL-1651 Grove Park Heights Final Plat** – Request for a final plat approval of 7 lots on 2.7 acres. The subject property is located on the south side of Byhalia Road, adjacent to the Grove Park Subdivision in Section 7, township 3, Range 7 Vance Daly, representing the applicant Michael Austin the owner of the property.
- 24) **Health and Public Safety Hearings** – 2879 College Street and 2815 College Street
- 25) Discussion on Weatherby Cross Sections
- 26) Discuss tax levy for advertisement and approval to advertise public hearing and tax levy and budget.

27) Utility Adjustment

28) Recess Board Meeting to August 23rd (or other acceptable date determined by Board of Aldermen) for budget discussions.

Motion was duly made by Alderman Wicker and seconded by Alderman Robinson to approve the Agenda as presented.

A vote was taken with the following results:

Those voting "Aye": Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, Alderwoman Ross and Alderman Piper.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-5

APPROVE DOCKET OF CLAIMS NO.'S 50034-50323

The Board of Aldermen were presented with a docket of claims No. 50034-50323 in the amount of \$1,420,898.52 for approval.

Motion was duly made by Alderman Wicker and seconded by Alderman Miller to approve the docket of claims for payment as presented.

A vote was taken with the following results:

Those voting "Aye": Alderman Wicker, Alderman Piper, Alderwoman Ross, Alderman Harris, Alderwoman Lynch, Alderman Miller, and Alderman Robinson.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

A copy of the Claims Docket is attached and fully incorporated into these minutes.

8162022-6

APPROVE MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN AUGUST 2, 2022

Motion was duly made by Alderman Miller and seconded by Alderman Wicker to approve the minutes from the Regular Mayor and Board of Aldermen Meeting on August 2, 2022.

A vote was taken with the following results:

Those voting "Aye": Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, and Alderman Wicker.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-7

CONSENT AGENDA

A) Approval for the DeSoto County Soil & Water Conservation District to use the Gale Center at no charge, on September 27, 2022 to host a Lady Landowner Workshop. This workshop will be a free event and open to the public; however, registration will be required for meal purposes.

- B) Authorize S. Kalkstein and L. Hendrix to attend Certified Firefighter 1001 I-II Course at the State Fire Academy in Pearl, MS on October 24 – December 15, 2022 and authorize to pay registration and travel expenses.
- C) Authorize D. Anthony, Joe Jenkins, Gabe Claus to attend Driver Operator 1002 Course at the State Fire Academy in Pearl, MS on August 15-26, 2022 and authorize to pay registration and travel expenses.
- D) Approval for any Fire Fighter to attend Driver Operator 1002 Course's at the State Fire Academy as slots are available as they are required classes to be a driver and pay for registration and travel expenses. (Training class slots pop up as they become available and fill up quickly).
- E) Approve to pay National and MS registered Paramedics (Non Firefighter Certified) a Premium pay of \$1,000.00. We have a total of 6 personnel. This will be paid out of the Fire & EMS Budget.
- F) Authorize Keith Lebo to attend Basic Undercover Operation course at RCTA Meridian, MS on August 29th – September 9, 2022 and authorize to pay Per Diem only. Lodging and registration is free.
- G) Authorize Jane Murphree, Mikayla Sanford, Liam Hall and Benard Wade to attend Tactical Casualty Care for LE at RCTA Meridian, MS on August 30th – September 1, 2022, also authorize to pay per diem only. Lodging and Registration is free.
- H) Approval for Michael Cohen in Public Works to attend MsRWQ Water Short Course on September 12-15,2022 in Biloxi and pay for registration, lodging, and per diem.
- I) Approve Michael Carson's travel to Registrar Training/Referee Assignor Re-Certification in Jackson, MS on August 6, 2022 and pay for mileage and meals totaling \$271.23 in the Parks Department.
- J) Approval to partner with Tinkergarten to use City parks during the fall of 2022 for outdoor education and play through their certified instructors. The City would receive a portion of the revenue. The MOU is attached, and COI has been provided. Agreement has been reviewed by the City Attorney.
- K) Approval to enter into a use agreement with Courtroom Basketball located at the Gatorade Fieldhouse to utilize the facility for the purpose of hosting the City's youth recreation basketball league for the 2022/2023 season. The rate is \$75 per hour per court. Agreement has been reviewed by the City Attorney.
- L) Approval to enter into an agreement with the Coffee Central to sell beverages and other items at youth soccer games during the fall 2022 season. Agreement has been reviewed by the City Attorney.
- M) Approval to enter into an agreement with the Friends of Hernando Baseball to sell concessions at the Hernando Civic Center during youth baseball, softball, and t-ball games for the fall 2022 season. The Hernando Civic Center owners have granted permission. Agreement has been reviewed by the City Attorney.
- N) Approval for Jared Barkley, Brittney Bowen, Dolly Brechin and Michael Carson to attend the Mississippi Recreation & Park Association's Annual Conference on October 10-13 in Biloxi, MS and pay registration up to \$1,020.00 and lodging and per diem up to \$3,706.78.

Motion was duly made by Alderman Wicker and seconded by Alderman Robinson to approve the Consent Agenda as presented.

A vote was taken with the following results:

Those voting "Aye": Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, and Alderman Robinson.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-8

PERSONNEL DOCKET

Motion was duly made by Alderman Wicker and seconded by Alderman Robinson to approve the personnel docket as presented.

A vote was taken with the following results:

Those voting “Aye”: Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting “Nay”: None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022

PERSONNEL DOCKET

August 16, 2022

New Hires	Department	Position Title	Start Date	Rate of Pay
Jasper Cobbs	Parks	Maintenance	TBD	\$12.00/HR
Jason Scott	Police	Patrol Officer	TBD	\$25.00/HR
Patrick Elmore	Police	Patrol Officer	TBD	\$23.50/HR
Johnny Pollard	Sanitation		Pending Pre-Employment Screenings	\$15.00/HR
Pay Adjustments	Previous Classification	New Classification	Effective Date	Proposed Rate of Pay
Denise Hardin		90 Day Performance Increase		\$15.50

8162022-9

DONATIONS DOCKET

Motion was duly made by Alderman Miller and seconded by Alderman Wicker to approve the Donations Docket as presented.

A vote was taken with the following results:

Those voting “Aye”: Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, and Alderwoman Ross.

Those voting “Nay”: None.

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

DONATIONS TO THE CITY

8/16/2022 Board Meeting

ANIMAL CONTROL

DATE	NAME	AMOUNT	Expenses
5/5/2022	Best Friends Animal Society-Grant	\$1,000.00	Veterinarians Expenses
8/3/2022	Hearts for Hernando Animal Shelter	\$375.00	Adpotion Fees
8/3/2022	Hearts for Hernando Animal Shelter	\$385.00	Winnie the Pooh Surgery #153013
8/8/2022	Jackie Butler	\$100.00	General Animal Services
8/15/2022	Carmen Wright	\$5.00	General Animal Services
		\$1,865.00	

8162022-10

Alderman Ben Piper left the room.

APPROVAL TO EXTEND COMPEL CHURCH MEETINGS AT THE GALE CENTER FROM MARCH 2023 THROUGH JULY 30, 2023.

Motion was duly made by Alderman Miller and seconded by Alderman Wicker approval to extend Compel Church meetings at the Gale Center from March 2023 through July 30, 2023.

A vote was taken with the following results:

Those voting "Aye": Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting "Nay": None

Absent: Alderman Piper

ORDERED AND DONE this the 16th day of August, 2022.

8162022-11

Alderman Ben Piper returned to the room.

DISCUSS CHANGING THE BOOKKEEPER POSITION TITLE TO FINANCE DIRECTOR.

Motion was duly made by Alderman Miller and seconded by Alderman Robinson for approval to change the Bookkeeper position title to Finance Director and advertise for a Finance Director.

A vote was taken with the following results:

Those voting "Aye": Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-12

APPROVAL OF THE LOWEST/BEST BID OF \$345,047.80 FROM CLEVELAND CONSTRUCTION COMPANY FOR 10" PIPE FOR THE HOLLY SPRINGS ROAD WATER MAIN IMPROVEMENT PROJECT. (RECOMMENDED BY THE CITY ENGINEER)

Motion was duly made by Alderman Wicker and seconded by Alderman Robinson to approve the lowest/best bid of \$345,047.80 from Cleveland Construction Company for 10" pipe for the Holly Springs Road Water Main Improvement Project as recommended by the city engineer and paid with ARPA funds.

A vote was taken with the following results:

Those voting "Aye": Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-13

APPROVAL TO CONTRACT WITH THE DESOTO COUNTY CIRCUIT CLERKS OFFICE TO PERFORM ELECTION DUTIES FOR THE NOVEMBER 8, 2022 LOCAL ISSUE REFERENDUM FOR THE PARKS CAPITAL IMPROVEMENTS 1% RESTAURANT AND PREPARED FOODS TAX FOR \$1,050.00. THE CITY ATTORNEY HAS REVIEWED THE CONTRACT.

Motion was duly made by Alderman Miller and seconded by Alderman Robinson to approve the contract with the DeSoto County Circuit Clerks office to perform election duties for the November 8, 2022 local issue referendum for the Parks Capital Improvements 1% restaurant and prepared foods tax for \$1,050.00. The City Attorney has reviewed the contract.

A vote was taken with the following results:

Those voting "Aye": Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-14

APPROVAL TO PAY TENCARVA MACHINERY, CO \$3,960.00 FOR 4-INCH CHECK VALVES.

Motion was duly made by Alderwoman Ross and seconded by Alderman Piper approval to pay Tencarva Machinery, Co \$3,960.00 for 4-inch check valves.

A vote was taken with the following results:

Those voting "Aye": Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, and Alderwoman Ross.

Those voting "Nay": None.

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-15

APPROVAL TO APPOINT JUSTIN MAX AS PLANNING COMMISSIONER TO REPLACE ROBERT CARTER.

Motion was duly made by Alderman Harris and seconded by Alderman Piper approval to appoint Justin Max as Planning Commissioner to replace Robert Carter.

A vote was taken with the following results:

Those voting "Aye": Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, and Alderwoman Ross.

Those voting "Nay": None.

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-16

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.

Motion was duly made by Alderman Piper and seconded by Alderman Robinson to approve the 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:1, 2, 3, and waive the requirement of an open space.

A vote was taken with the following results:

Those voting "Aye": Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, and Alderwoman Ross.

Those voting "Nay": None.

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



**City of
Hernando**
MISSISSIPPI

**PLANNING COMMISSION
STAFF REPORT**

Project No.: PL-1586
 Request: Addition of Plan text for 0.40 Acres in the PUD district
 Location: 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
 Applicant: Greg Smith, on behalf of Miller Farms, L.L.C. (Butch Davis), owner of the property
 Date: July 12th, 2022

INTRODUCTION:

Mr. Greg Smith with Mendrop Engineering Resources, on behalf of Miller Farms, L.L.C. (Butch Davis) owner of the property, is requesting to add a plan text to an existing PUD zoned parcel. The subject rezoning consists of portions of two lots identified as Parcel Numbers 308613001 0012700 and 307418002 0005100. The lots are 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.).

BACKGROUND:

The applicant originally requested a rezoning for R-8 medium density residential. This was recommended for approval at the 2-8-22 Planning Commission meeting. At the 4-5 Board of aldermen meeting, the applicant requested to revise the submittal to PUD, and to request to bring back the plan text at a later date. That plan text is attached to the staff report.

Zoning districts surrounding the subject properties are “C-2” Highway Commercial District to the immediate south, “R-10” Residential Single-Family District (Medium Density) to the north, east and west.

The Future Land Use Map designates the area as Mixed Use. The Mixed Use designation includes a subset of categories, all of which recommend either PUD, TND, or C-3 zoning. The Mixed Use category that correlates to the properties subject to the rezoning request is Neighborhood Mixed Use. The General Development Plan states that appropriate zoning specifically for Neighborhood Mixed Use would be PUD or TND.

DISCUSSION:

Article XVIII Amendments of the City of Hernando Zoning Ordinance allow for the amendment of the text or map of the Zoning Ordinance provided the applicant demonstrates the appropriateness of the change and address the following criteria for the zoning amendment.

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

Applicant Response: 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.

Applicant Response: The existing zoning was R10. 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.**

Applicant Response: 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.

Development Plan Notes:

1. The proposal includes 2 lots of roughly 5,000 square feet.
2. The minimum setbacks are as follows:

Front	20 feet
Side	5 feet
Rear	10 feet

3. The proposed minimum home square footage is 2500 square feet. Proposed renderings are included in the applicant’s proposal.
4. The proposed Common Open Space is presented as a shared Courtyard, with shared maintenance of the rear fence.

STAFF COMMENTS:

1. A Final Plat shall require approval by the Planning Commission and Board of Alderpersons subject to the City of Hernando Subdivision Regulations.

PROPOSED MOTION:

Motion to Approve:

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:

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.

Motion to Deny:

A motion to recommend DENIAL 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 from current zoning "R-10" Residential Single-Family District (Medium Density) to "R-8" Residential Single-Family District (Medium Density), based upon the following findings:

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

The Future Land Use Map designates the area as Mixed Use. The Mixed Use designation includes a subset of categories, all of which recommend either PUD, TND, or C-3 zoning. The Mixed Use category that correlates to the properties subject to the rezoning request is Neighborhood Mixed Use. While the General Development Plan states that appropriate zoning specifically for Neighborhood Mixed Use would be PUD or TND, the plan text does not appropriately reflect a compatible land use.

Furthermore, the Draft Hernando Comprehensive Plan, yet to be adopted, designates this area as Suburban Neighborhood – Medium, which recommends medium density single-family detached houses on lot sizes 0.5 acres or less.

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

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 are no changes in the area unanticipated or unaccounted for in the General Development Plan. Growth that has occurred in the area is in line with a transitioning area that coincides with the Mixed Use designation.

Motion to Table:

The Planning Commission may wish to table the item to the next regularly scheduled meeting in the event the Planning Commission should feel that additional information submitted by the

applicant is necessary or if the Planning Commission should feel that more time to consider the request is required.

8162022-17

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.

Motion was duly made by Alderwoman Lynch and seconded by Alderman Piper 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** based upon the following findings: 1 through 3 pending some further detail for architectural and design guidelines and street stub to the property line to not leave any incomplete streets.

A vote was taken with the following results:

Those voting “Aye”: Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Wicker, and Alderman Robinson.

Those voting “Nay”:

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



**City of
Hernando**
MISSISSIPPI

Planning Commission
STAFF REPORT

Project No.:	PL-1623
Request:	Zoning Map Amendment to add a plan text in the “PUD,”
Location:	Southwest corner of Holly Springs and Getwell Road in Section 21, Township 3 South, Range 7 West
Applicant:	Greg Smith of Mendrop Engineering Resources, representing Ridgestone, L.L.C. (Butch Davis), the property-owner
Date:	June 14 th 2022

INTRODUCTION:

Mr. Greg Smith with Mendrop Engineering Resources, representing Ridgestone L.L.C., the owner of the property, is requesting the rezoning of a 54.13-acre parcel of land by adding a plan text to the PUD district. The subject property (Parcel No. 307521000-0000900) is located on the southwest corner of Holly Springs Road and Getwell Road in the extreme southeast corner of the City. This property was zoned from AR to PUD at the May 18th, 2021 meeting with the understanding that a PUD text would be presented at a later date. The applicants original request was for a R-12 rezoning, but was revised to the current PUD designation. The current request is to add an associated text to the approved PUD designation.

The Future Land Use Map for the City’s currently adopted General Development Plan identifies the subject property in the **“Master Plan Residential – Low Density”** land use designation. This category is to provide for modern, attractive, and efficient development with access needs that demand location along major arterial roadways. This category strives for the highest quality private- and public-sector development. This includes nodes at interchanges along the I-69/Highway 304 corridor. It does not allow distribution centers.

The purpose of the **Master Planned Residential – Low Density** designation is intended to give the developer the ability to be flexible and creative for development of a residential project, while at the same time give the City adequate control over the design and impact of the project. The **MPR** designation allows the developer and the City the opportunity for a well-integrated design that is responsive to the unique locational and physical features of a site.

It is intended that **MPR** designated land be developed based on an overall plan (master plan) prepared by the developers of the property and approved by the City. In instances where this designation covers contiguous parcels, all individual parcels should be included in the master planning effort. The master plan should detail the site and include Hernando General Development Plan 2007 - 2027 street improvements, as well as the timing (phasing) of the project. The overall plan will be evaluated upon its adequacy in the following areas: (1) Compatibility with the natural contours of the land and a drainage/erosion control plan that emphasizes water quality as well as erosion control and flooding issues. (2) The development is well connected to surrounding areas, with stub out streets on all sides. (3) The development provides a complete circulation system within the neighborhood. (4) The development preserves mature tree canopy as much as possible and provides for appropriate street trees and landscaped entrance features. (5) The development provides a variety of housing types in a single project. (6) The development provides a residential pattern book detailing the quality of the architectural features of the housing units, accessory structures, lighting, landscaping, mailboxes, traffic signs, and amenity buildings and structures.

The zoning classification recommended by the General Development Plan for properties identified as the “**Master Planned Residential – Low Density**” land use designation is the **Planned Unit Development District**. the “PUD” district, **would** conform to the recommendations of the General Development Plan since the Plan recommends the **Planned Unit Development District** as the preferred zoning district for the **MPR** designated properties.

DISCUSSION:

Article XVIII Amendments of the City of Hernando Zoning Ordinance allows for the amendment of the text or map of the Zoning Ordinance provided the applicant demonstrates the appropriateness of the change and address the following criteria for the zoning amendment.

- 1. How the proposed amendment would conform to the General Development Plan.**
- 2. Why the existing zoning district classification of the property in question is inappropriate or improper.**
- 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.**

Additionally, the required documentation for a PUD is listed below:

1. Proposed land uses and population densities.
2. Proposed primary circulation pattern.
3. Proposed parks and playgrounds.
4. Delineation of the units or phases to be constructed together with a proposed timetable.
5. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance, and preservation of common open space.
6. Relation to the City General Development Plan, land uses in the surrounding area and to the general plan of the PUD

PUD TEXT HIGHLIGHTS:

Permitted Uses and Bulk Requirements:

- A. Single-Family Detached Residential uses shall be permitted and regulated in the PUD District, as modified herein.
- B. Accessory uses and structures shall be permitted in accordance with the applicable provisions of the City of Hernando Zoning Ordinance pertaining to the principal use of the property as permitted and provided for in Subsection A of this Section II.
- C. The greenspace shall be for the residents of Gilbreath Ridge. Landscaping, passive recreation and architectural elements shall be allowed including, but not limited to shelters, benches, and trails. The greenspace area shall be improved to provide an area for the neighborhood to use as for recreational activities.
- D. The calculated density of the plan is 1.8 dwelling units per acre. This is in conformance with the recommended density of the applicable master planned low density designation, as listed in the Comprehensive Plan. (1-3 units per acre)

MINIMUM HOUSE SQUARE FOOTAGE	NO. OF LOTS
2,400 SF	99

MINIMUM LOT SIZE
9,600 SF

Common Open Space

- A. Open space/common areas within Gilbreath Ridge include approximately 11 acres or 20%. These calculations do not include roadway medians or streetscapes.
- B. Open space layout details shown in the Open Space Exhibit are proposed. The details and specifications of the open space plan will be confirmed and submitted to the City of Hernando during final design.

STAFF COMMENTS:

- 1. The request before you is a rezoning to add text to the previously approved PUD district.
- 2. If the rezoning request is ultimately approved, any future division of the property shall occur through the subdivision process as defined in the City of Hernando Subdivision Regulations, specifically as shown for the “PUD” or an overlay district. This request serves as the preliminary plat approval.

PROPOSED MOTION:

Motion to Approve

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** 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.

Motion to Deny

A motion to **deny** to 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

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

The applicant's request to add the plan text does not conform to the recommendations of the City's adopted General Development Plan, which does recommend the Planned Unit Development District as the preferred zoning district, but does not anticipate the associated density provided in the plan.

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.

The key to this criterion is whether changes have occurred that **were not anticipated** by the General Development Plan. In this instance, all of the property to the west and south of the subject property falls within the “**Master Planned Residential – Low Density**” land use designation. All of the new developments referenced fall within the “PUD,” Planned Unit Development District, or other planned district residential overlays, which are the preferred zoning districts for properties that fall within the “**Master Planned Residential – Low Density**” land use designation. Therefore, these developments **were anticipated** by the General Development Plan. Additionally, these master planned developments are the only nearby developments with densities equal to or higher than the proposed standard zoning district PUD, as presented, the only other standard zoning districts in the area are lower density developments from the proposed development (R-15 and R-30).

Motion to Table

The Planning Commission may wish to **table** the item to the next regularly scheduled meeting in the event the Board should feel that they need additional information submitted by the applicant or that they need more time to consider the request.

8162022-18

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.

Motion was duly made by Alderman Piper and seconded by Alderman Miller 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: 1-3.

A vote was taken with the following results:

Those voting “Aye”: Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Wicker, and Alderman Robinson.

Those voting “Nay”:

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



**City of
Hernando**
MISSISSIPPI

**PLANNING COMMISSION
STAFF REPORT**

Project No.: PL-1633
Request: Rezone .40 Acres from C-3 Commercial District to “R-10,” Single Family Residential (Medium Density) District.
Location: 2550 West Street. South side of Center Street, north of Losher Street in Section 13, Township 3 South, Range 8 West
Applicant: Todd Steele, on behalf of Rans and Missy Black, owner of the property
Date: July 12th, 2022

INTRODUCTION:

Mr. Todd Steel, on behalf of Rans and Missy Black, owner of the property, is requesting to rezone .40 acres of land from C3 Commercial District to “R-10,” Single Family Residential (Medium Density) District. Parcel number 308613004 0002000. The lot is not currently platted and is located in the Courthouse Square Historic District. As currently used, the commercial zoning has created a non-conforming use with the residential occupation. The proposed rezoning would correct this.

BACKGROUND:

The applicant proposes rezoning the subject properties to “R-10,” Single Family Residential (Medium Density) District. Such zoning is designed for medium density residential development where complete urban services are provided or their extension facilitated by the development. This district is characterized by single-family detached dwellings and such other structures that are accessory thereto. Community facilities such as public schools, parks and playgrounds and public service utility sites are also permitted in “R-10” zoning.

Zoning districts surrounding the subject properties are described on an attached exhibit and as shown below:

North	C-3
South	R-10
East	C-3
West	R-10

The Future Land Use Map of the City’s General Development Plan designates the subject property “mixed use” The purpose of the Mixed-Use designation is to provide for a broad spectrum of land uses that are complementary to each other and are located near major thoroughfares. Mixed-use designations may also be appropriate for sectors of the City experiencing transition and/or revitalization. Small-scale retail, office and residential uses tend to mix well in these instances. The Mixed Use designation includes a subset of development types, of which General Mixed Use is the subset aligned with the subject property requested for rezoning. Recommended zoning districts for the General Mixed-Use designation are Planned Unit Development (PUD), “C-4” Planned Commercial, “P-B” Planned Business and Traditional Neighborhood Development (TND).

Therefore, the applicant’s request to rezone the subject property to the “R-10,” Single-Family Residential (Medium Density) District, would conform to the recommendations of the General Development Plan, with the understanding that the mixture of uses is encourages, especially considering the proximity to major thoroughfares.

DISCUSSION:

Article XVIII Amendments of the City of Hernando Zoning Ordinance allow for the amendment of the text or map of the Zoning Ordinance provided the applicant demonstrates the appropriateness of the change and address the following criteria for the zoning amendment.

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

Applicant Response: While the entire block is zoned C3, the structure at 2550 West Street has been used primarily as a residence since it was built in 1950. The subject parcel is surrounded by single-family dwellings on three sides (rear, north side, and front). Parcels south, north, and west are zoned R-10, although the County Administration Building is located in one of those areas zoned R-10.

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

Applicant Response: The subject parcel is in a "mixed use area" of the General Development Plan. Currently, there are approximately 50 dwelling units within the 140 acres designated as mixed use. Residential use is a key component of mixed use for "walkability" and

sustainability of commercial areas. The subject parcel is less than 0.5 acres and has limited mixed use alternatives. The owners, whose family has owned the property for 31 years, propose to renovate or replace the existing residence in a manner that is visually appropriate for the area.

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.**

Applicant Response: Much of the area within the mixed use area of the general development plan, west of the courthouse square, that is zoned R-10 has actually been developed for municipal uses (i.e. County Admin, Detention Center, and Library). Additionally, automation has reduced the need for commercial office space. However, there is significant demand for residential use in the downtown area.

STAFF COMMENTS:

1. If the rezoning request is ultimately approved, any future development of the property shall occur through the Historic Preservation process as defined in the City of Hernando Zoning Ordinance.
2. Copies of the C-3 Zoning District and the “R-10,” Residential Single-Family District (Medium Density), regulations from the Zoning Ordinance are attached for your review.

PROPOSED MOTION:

Motion to Approve:

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.

Motion to Deny:

A motion to recommend **DENIAL** 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 based upon the following findings:

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

The general development plan recommends zoning districts of TND, PB, or PUD. R10 – medium density residential is not included, and therefore would not be in accordance with the general development plan.

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

Motion to Table:

The Planning Commission may wish to table the item to the next regularly scheduled meeting in the event the Planning Commission should feel that additional information submitted by the applicant is necessary or if the Planning Commission should feel that more time to consider the request is required.

8162022-19

**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.**

Motion was duly made by Alderman Robinson and seconded by Alderman Harris 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: 1-12.

A vote was taken with the following results:

Those voting “Aye”: Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting “Nay”: None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



**City of
Hernando**
MISSISSIPPI

**PLANNING COMMISSION
STAFF REPORT**

Project No.:	PL-1636
Request:	Final Subdivision Plat – Chapel Grove PUD
Location:	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
Applicant:	Greg Smith of Mendrop Engineering Resources on behalf of Butch Davis of Montclair, L.L.C.
Date:	July 12, 2022

INTRODUCTION:

Mr. Greg Smith with Mendrop Engineering Resources on behalf of Butch Davis of Montclair, L.L.C., is requesting Final Plat approval of Chapel Grove PUD consisting of at least 73 lots, with 70 single-family residential lots and 3 common open space lots on 67.57 acres. The subject property is 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.

BACKGROUND:

The subject property is located on the north side of Robertson Gin Road and is a 69.04 acre portion of Parcel No. 308623000 0000400. The subject property is currently zoned PUD. The property to the north is zoned PUD (Montclair Subdivision). The property to the south is outside the city limit of Hernando in the unincorporated DeSoto County and is zoned A Agricultural. At the April 10th, 2019, meeting the Planning Commission voted to recommend denial of the rezoning request because there has not been a change in the neighborhood. The motion passed unanimously. At the April 16th, 2019 meeting, the Board of Aldermen approved the rezoning. Those minutes are attached.

Each lot will have the required setbacks listed below which conform to the approved Preliminary Plan and the Restrictive Covenants requirements.

STAFF COMMENTS:

If approved, this application will be heard by The Board of Aldermen on July 19th, 2022

PROPOSED MOTION:

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.
11. 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.
12. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.

8162022-20

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.

Motion was duly made by Alderman Robinson and seconded by Alderman Harris for approval 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: 1-3.

A vote was taken with the following results:

Those voting "Aye": Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, Alderwoman Ross, and Alderman Piper.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



City of
Hernando
MISSISSIPPI

PLANNING COMMISSION STAFF REPORT

Project No.: PL-1637
Request: Zoning Map Amendment/Preliminary Development Plan Approval –
Revision to the Hernando Hills "PUD," Planned Unit Development
District.
McIngvale Square
Location: Located on the West side of McIngvale Road and North of Byhalia Road, in Section 6,
Township 3, Range 7
Applicant: Doug Thornton, AERC, LLC representing John Stevenson with McIngvale Square, LLC,
owner of the property
Date: July 12th, 2022

INTRODUCTION:

Doug Thornton, AERC, LLC representing John Stevenson with McIngvale Square, LLC, owner of the property, is requesting a rezoning and preliminary development plan approval for a 4-acre parcel to amend the Hernando Hills "PUD," Planned Unit Development District by adding the McIngvale Square component. The subject property is Located on the West side of McIngvale Road and North of Byhalia Road, in Section 6, Township 3, Range 7

BACKGROUND:

The original Hernando Hills PUD was approved in 1988 and was amended in 1994 to include 342 lots on 279.2 acres. A variety of lot sizes were included, ranging from 8000 square feet to over 3 acres. Excerpts from that amended plan are attached.

The Future Land Use Map for the City's currently adopted General Development Plan identifies the subject property in the "Master Planned residential" land use designation, which has a variety of sub-sets. "This category is to provide for modern, attractive, personal, and professional commercial facilities with access needs that demand location along major arterial roadways. The full description of this land use category is included in your staff report. As presented, this project would be in conformance with the comprehensive plan.

DISCUSSION:

Article XVIII Amendments of the City of Hernando Zoning Ordinance allows for the amendment of the text or map of the Zoning Ordinance provided the applicant demonstrates the appropriateness of the change and addresses the following criteria for the zoning amendment.

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

Applicant Response: The Future Land Use Plan indicates the intersection of McIngvale and Byhalia as a Mixed Use area with 'Employment – Distribution,' 'Activity – Service Commercial,' and 'Residential – Dependent Single Family Low Density.'

- i. The subject property is ~375 feet north of this intersection.
- ii. The proposed amended PUD proposes including the uses identified, and is therefore, compliant with the intended Future Land Use Plan.

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

Applicant Response: a. The subject property is currently being used as a maintenance equipment and storage yard for the golf course. Also due to extreme terrain, much of the property is covered with small trees and brush. As part of the golf course and original development density, the original A-R zoning was correct in 1958 when the original PUD was formed; however, with the completion of the I-269 expressway and the McIngvale Interchange, this area can now safely and efficiently handle more traffic and density of commercial and residential uses.

b. The current use as a golf course maintenance area, is not the ‘highest and best use’ of this property fronting on McIngvale Road for either the developer or the City. As an economic center, this improvement will increase City tax revenue, as well as businesses and residence that will support existing businesses in this area.

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.

Applicant Response: a. When the original PUD was formed in 1958, much of this part of Hernando was rural in nature and undeveloped.

b. Even before the completion of the I-269 expressway and the McIngvale Interchange, McIngvale has developed into a major corridor with commercial uses and public services, as well as some residential.

c. Upon the completion of I-269, the McIngvale interchange and McIngvale improvements, including 4 traffic lanes and a center turn lane, as well as concrete walking and biking pathways, this is now a major arterial road that can safely and efficiently handle increased vehicular traffic and encourage pedestrian use.

d. The previous Agricultural-Residential (A-R) nature, density and composition of this area has changed from rural/agricultural to a more semi-urban and Commercial nature. e. Several nearby properties have been, and are planned to be developed, as commercial uses.

f. The General Development Plan identifies the McIngvale / Byhalia interchange as a key intersection and was planned for Mixed Uses. This development contributes to the intent of the General Development Plan.

PRELIMINARY DEVELOPMENT PLAN

The proposed McIngvale Square development will consist of three mixed use buildings, as shown on the attached site plan. Preliminary materials have been submitted and appear to be in conformance with applicable design regulations. Full review of the building materials and site with the Certificate of Development will occur if the zoning is approved.

The proposed development will have direct access to McIngvale Road and all parking is proposed to be on the west side of the buildings. Full details of the buildings and site are listed below:

1. Proposed land uses and population densities:

a. The development will eventually have three mixed use buildings. The proposed commercial uses are listed in your staff report. In addition, the applicant has proposed several prohibited uses.

b. Phase 1. Building A is proposed to contain:

- i. 1st Floor: Retail and/or Restaurant Uses ~8,000 NSF.
- ii. 2nd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
- iii. 3rd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
- iv. 4th Floor: Office Use: Up to ~5,000 NSF with Rooftop Terrace of ~3,000 NSF

c. Phase 2 . Building B is proposed to contain:

- i. 1st Floor: Retail and/or Restaurant Uses ~8,000 NSF.
- ii. 2nd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
- iii. 3rd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
- iv. 4th Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)

d. Phase 3 . Building C is proposed to contain:

- i. 1st Floor: Retail and/or Restaurant Uses ~8,000 NSF.
- ii. 2nd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
- iii. 3rd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
- iv. 4th Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)

Overall, a total of a maximum of 64 dwelling units are proposed. All uses on the first floor are proposed to be restaurant and/or retail. All upper floors are proposed to be either office or loft.

e. Proposed Property Set-backs:

- i. Front Yard: 12' Build-to Line. Canopies, fascias and balconies may encroach into the Front Yard Area.
- ii. Side Yard adjacent to Golf Course, Commercial or Office Uses: 10' Building setback.
- iii. Rear Yard adjacent to Golf Course: 10' Building Setback.

f. Building Height Limitation: 65' from Finish Grade at Building to Top of Parapets or midpoint of exposed roofs.

g. Parking Requirements: As a mixed use development, parking sharing is anticipated due to day-use commercial hours of operation, and overnight loft uses; therefore,

- i. Retail sales and services: 1 space per 200 net square feet.
- ii. Office and professional services: 1 space per 300 net square feet.
- iii. Commercial recreation facilities and restaurants: 1 space per 100 net square feet.
- iv. One Bedroom Lofts: 1 space per unit.
- v. Two or Three Bedroom Lofts: 1.5 space per unit.

The proposed development has access to City water and sanitary sewer services. If approved, the preliminary text submitted will serve as the preliminary plat approval. Any subdivision of the property will be required to follow applicable regulations concerning engineering and plat procedures.

STAFF COMMENTS:

1. The Planning Commission's recommendation will be heard at the August 16th, 2022 meeting.

PROPOSED MOTION:

Motion to Approve

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.

Motion to Deny

A motion to recommend DENIAL 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.

While the plan recommends a mixture of uses, the proposed density of this section of the plan is greater than what is typically allowed in the land use 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.

While changes have occurred in the area, they have not been to the scale to justify the proposed amendment to the existing plan.

4. Motion to Table

The Planning Commission may wish to table the item to the next regularly scheduled meeting in the event the Commission should feel that they need additional information submitted by the applicant or if the Commission feels that they need more time to consider the request.

8162022-21

PL-1646 – STAR LANDING MARKET FINAL PLAT – REQUEST FOR A FINAL PLAT APPROVAL OF 1 LOT ON 3.47 ACRES. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF STARLANDING ROAD AND WEST SIDE OF U.S. HIGHWAY 51, IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 8 WEST, BYRON HOUSTON, HOUSTON ENGINEERING, PLLC.

Motion was duly made by Alderman Piper and seconded by Alderman Robinson approval of a final plat requested by Mr. Byron Houston. The subject property is located on the south side of Star Landing Road and west side of U.S. Highway 51, in Section 24, Township 2 South, Range 8.

A vote was taken with the following results:

Those voting “Aye”: Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, Alderwoman Ross, and Alderman Piper.

Those voting “Nay”: None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



**City of
Hernando**
MISSISSIPPI

**PLANNING COMMISSION
STAFF REPORT**

Project No.: PL-1646
 Request: Final Plat approval of 1 lot on 3.47 acres.
 Location: The subject property is located on the south side of Star Landing Road and west side of U.S. Highway 51, in Section 24, Township 2 South, Range 8
 Applicant: Byron Houston, Houston Engineering, PLLC.
 Date: August 8th, 2022

INTRODUCTION:

Byron Houston, Houston Engineering, PLLC. is requesting final plat approval of 1 lot on 3.47 acres. The subject property is located on the south side of Star Landing Road and west side of U.S. Highway 51, in Section 24, Township 2 South, Range 8

BACKGROUND:

The parcel is also requesting C4 zoning approval for a proposed convenience store.

The subject property is currently being used as single family residential, and is surrounded by the following zoning designations, as described on the attached zoning map:

North	C4 – City of Southaven
South	C4
East	C4
West	AR / C4

The Future Land Use Map for the City’s currently adopted General Development Plan identifies the subject property in the “**Activity - Retail**” land use designation.

DISCUSSION:

1. 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.
2. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
3. Grading, drainage, and engineering construction plans shall be submitted to the Office of Planning for review and approval by the City Engineer and Public Works Director.
4. 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, or any phase 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, if applicable.

5. Sidewalks shall be installed on both sides of all streets.
6. Finished floor elevations shall be listed for each lot.
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. No relocated buildings will be allowed.
10. Surrounding properties that are within 100 ft. shall be outlined with ownership records given.
11. Federal Emergency Management Agency (FEMA) designated floodplain and flood elevations shall be illustrated on the plat.
12. Prior to recoding the final plat, all Public Improvements shall be installed, completed, and accepted by the City of Hernando.
13. Prior to recording the final plat, the Developer shall include all required certificates and execute those that are applicable to him and his assigns.
14. Following Final Plat Approval by the Board of Aldermen, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning.
15. Following Final Plat Approval by the Board of Aldermen and prior to the beginning of 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.
16. 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.
17. Prior to Construction Plan approval, the Developer shall obtain a Large Area Grading Permit from the Mississippi Department of Environmental Quality (MDEQ) and submit a copy to the Office of Planning, if applicable.
18. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mail boxes.

OTHER COMMENTS:

1. The Planning Commission's recommendation will be heard by the Board of Aldermen on August 16th, 2022

PROPOSED MOTION:

Motion to Approve:

A motion to recommend **APPROVAL** to the Board of Aldermen of a final plat requested by Mr. Byron Houston. The subject property is located on the south side of Star Landing Road and west side of U.S. Highway 51, in Section 24, Township 2 South, Range 8.

8162022-22

PL-1650 REQUEST TO VACATE LOTS 2,3,4, OF GROVE PARK PROFESSIONAL OFFICE PLAZA REQUEST FOR A VACATE LOTS 2,3, AND 4 OF AN EXISTING SUBDIVISION RECORDED IN BOOK 100, PAGES 37 AND 38 ON AUGUST 30TH, 2006. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF BYHALIA ROAD, ADJACENT TO THE GROVE PARK SUBDIVISION IN SECTION 7, TOWNSHIP 3, RANGE 7 VANCE DALY, REPRESENTING THE APPLICANT MICHAEL AUSTIN THE OWNER OF THE PROPERTY.

Motion was duly made by Alderman Miller and seconded by Alderman Robinson approved an application by Mr. Vance Daly, on behalf of Michael J. Austin, owner of the property to vacate three lots on 2.70 acres of three parcels of land. the property is zoned "R-12," Single Family Residential (Medium Density) District. The subject property consists of three lots identified as Parcel Numbers 307307280 0000200 (Lot 2), 307307280 0000300 (Lot 3), and 307307280 0000400 (Lot 4). The lots are platted within the Grove Park Professional Office Plaza subdivision (recorded on August 30th, 2006 in Plat book 100 Page 37 and 38), and are located east of Interstate 55, west of McIngvale Road and south of Byhalia Road. The lots are situated in Section 7, Township 3 South, Range 7 West. This is a request for Lots 2,3,and 4 only. All existing Right of Way and Lot 1 are to remain.

A vote was taken with the following results:

Those voting "Aye": Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, and Alderwoman Ross.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022



**City of
Hernando**
MISSISSIPPI

**PLANNING COMMISSION
STAFF REPORT**

Project No.: PL-1650
Request: Request to vacate lots 2,3,4 of the Grove Park Office Subdivision
Location: East of Interstate 55 and West of McIngvale Road, in Section 7, Township 3 South, Range 7 West
Applicant: Vance Daly, on behalf of Michael J. Austin, owner of the property
Date: August 8th, 2022

INTRODUCTION:

Mr. Vance Daly, on behalf of Michael J. Austin, owner of the property, is requesting to vacate three lots on 2.70 acres of three parcels of land. the property is zoned "R-12," Single Family Residential (Medium Density) District. The subject property consists of three lots identified as Parcel Numbers 307307280 0000200 (Lot 2), 307307280 0000300 (Lot 3), and 307307280 0000400 (Lot 4). The lots are platted within the Grove Park Professional Office Plaza subdivision, and are located east of Interstate 55, west of McIngvale Road and south of Byhalia Road. The lots are situated in Section 7, Township 3 South, Range 7 West.

BACKGROUND AND DISCUSSION:

1. Based on feedback from the Chancery Clerk's land records office, the applicant is proposing to vacate lots 2,3, and 4 to allow for a new submittal, as a result of the R-12 rezoning approval. Previously, the lots were included in the "O" Office district but were rezoned at the 8-2-22 Board of Aldermen meeting. Additionally, the applicant is proposing to request final plat approval of the new lot layout, which is included on the agenda tonight.

STAFF COMMENTS:

1. If approved, this will be filed with the Chancery Clerk's office and will be notated on the existing plat. After this is filed, a new plat can be filed for the property.

PROPOSED MOTION:

Motion to Approve:

Motion to approved an application by Mr. Vance Daly, on behalf of Michael J. Austin, owner of the property to vacate three lots on 2.70 acres of three parcels of land. the property is zoned "R-12," Single Family Residential (Medium Density) District. The subject property consists of three lots identified as Parcel Numbers 307307280 0000200 (Lot 2), 307307280 0000300 (Lot 3), and 307307280 0000400 (Lot 4). The lots are platted within the Grove Park Professional Office Plaza subdivision (recorded on August 30th, 2006 in Plat book 100 Page 37 and 38), and are located east of Interstate 55, west of McIngvale Road and south of Byhalia Road. The lots are situated in Section 7, Township 3 South, Range 7 West. This is a request for Lots 2,3,and 4 only. All existing Right of Way and Lot 1 are to remain.

8162022-23

PL-1651 GROVE PARK HEIGHTS FINAL PLAT – REQUEST FOR A FINAL PLAT APPROVAL OF 7 LOTS ON 2.7 ACRES. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF BYHALIA ROAD, ADJACENT TO THE GROVE PARK SUBDIVISION IN SECTION 7, TOWNSHIP 3, RANGE 7 VANCE DALY, REPRESENTING THE APPLICANT MICHAEL AUSTIN THE OWNER OF THE PROPERTY.

Motion was duly made by Alderman Piper and seconded by Alderman Miller approval of a final plat for the Grove Park Heights Final plat by Mr. Vance Daly, on behalf of Michael J. Austin, owner of the property, of 7 lots on 2.70 acres located east of Interstate 55, west of McIngvale Road and south of Byhalia Road in Section 7, Township 3 South, Range 7 West based on the staff conditions listed in the staff report.

A vote was taken with the following results:

Those voting "Aye": Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, and Alderman Robinson.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022



**City of
Hernando**
MISSISSIPPI

**PLANNING COMMISSION
STAFF REPORT**

Project No.: PL-1651
Request: Final plat approval of the Grove Park Heights Subdivision
Location: East of Interstate 55 and West of McIngvale Road, in Section 7, Township 3 South, Range 7 West
Applicant: Vance Daly, on behalf of Michael J. Austin, owner of the property

Date: August 9, 2022

INTRODUCTION:

Mr. Vance Daly, on behalf of Michael J. Austin, owner of the property, is requesting final plat approval of the Grove Park Heights Subdivision. The subject property consists of parcels identified as Parcel Numbers 307307280 0000200 (Lot 2), 307307280 0000300 (Lot 3), and 307307280 0000400 (Lot 4). The lots are requested to be vacated from the former Grove Park Professional Office Plaza subdivision. The sites zoning is R-12.

BACKGROUND:

The applicant proposed to subdivide the subject property into 7 lots on 2.7 acres. Lot sizes range from 12,000 square feet to 21,000 square feet, as shown on the attached survey. The applicant proposes to mirror the covenants of the existing Grove Park subdivision. All applicable setbacks of the R-12 district are delineated on the plat. The applicant also proposes to delineate the drainage easement on the rear of lots 1-5, to buffer the homes from the drainage ditch. Also, staff has recommended that a landscape buffer be added to the frontage of Byhalia Road, to match the existing subdivision. The applicant has agreed to mirror the covenants of the existing subdivision,

The Future Land Use Map of the City's General Development Plan designates the subject properties and the surrounding area to the west, south and east as "Single-Family Low Density - Dependent." The purpose of this land use designation is to provide for single-family detached dwellings located on collector or major arterial roads. Uses complementary to single-family residential are also encouraged. Recommended zoning districts for the "Single-Family Low Density - Dependent" land use designation are the "R-12," "R-15," and "R-20" zoning districts. Therefore, the applicant's request to rezone the subject property to the "R-12," Single-Family Residential (Medium Density) District, would conform to the recommendations of the General Development Plan.

DISCUSSION:

1. 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.
2. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
3. Grading, drainage, and engineering construction plans shall be submitted to the Office of Planning for review and approval by the City Engineer and Public Works Director.
4. 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, or any phase 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, if applicable.
5. Sidewalks shall be installed on both sides of all streets.
6. Finished floor elevations shall be listed for each lot.
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. No relocated buildings will be allowed.
10. Surrounding properties that are within 100 ft. shall be outlined with ownership records given.
11. Federal Emergency Management Agency (FEMA) designated floodplain and flood elevations shall be illustrated on the plat.
12. Prior to recoding the final plat, all Public Improvements shall be installed, completed, and accepted by the City of Hernando.
13. Prior to recording the final plat, the Developer shall include all required certificates and execute those that are applicable to him and his assigns.
14. Following Final Plat Approval by the Board of Aldermen, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning.
15. Following Final Plat Approval by the Board of Aldermen and prior to the beginning of 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.
16. 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.
17. Prior to Construction Plan approval, the Developer shall obtain a Large Area Grading Permit from the Mississippi Department of Environmental Quality (MDEQ) and submit a copy to the Office of Planning, if applicable.
18. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mail boxes.

STAFF COMMENTS:

1. If approved, this application will be heard by the Board of Aldermen on August 16th.

PROPOSED MOTION:*Motion to Approve:*

A motion to recommend **APPROVAL** of a final plat approval for the Grove Park Heights Final plat by Mr. Vance Daly, on behalf of Michael J. Austin, owner of the property, of 7 lots on 2.70 acres located east of Interstate 55, west of McIngvale Road and south of Byhalia Road in Section 7, Township 3 South, Range 7 West based on the staff conditions listed in the staff report.

8162022-24**DISCUSSION HEALTH AND PUBLIC SAFETY HEARINGS – 2879 COLLEGE STREET
AND 2815 COLLEGE STREET**

Motion was duly made by Alderman Wicker and seconded by Alderman Miller to Table the item for CE-1670-2879 College Street for 60 days.

A vote was taken with the following results:

Those voting "Aye": Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, and Alderman Robinson.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022

Motion was duly made by Alderman Miller and seconded by Alderman Wicker to Table the item for CE-1671-2815 College Street for 90 days.

A vote was taken with the following results:

Those voting "Aye": Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, and Alderman Robinson.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022

8162022-25

DISCUSSION ON WEATHERBY CROSS SECTIONS

Motion was duly made by Alderwoman Lynch and seconded by Alderman Robinson for approval of PL-1403 as recommended by the Planning Director.

A vote was taken with the following results:

Those voting "Aye": Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Robinson, Alderman Wicker, Alderwoman Ross, and Alderman Piper.

Those voting "Nay": None

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.



**City of
Hernando**
MISSISSIPPI

PLANNING COMMISSION STAFF REPORT

Project No.:	PL-1403
Request:	Clarification of street cross sections for PL-1403
Location:	Weatherby West Subdivision North Side of West Oak Grove Road, East of Oak Crossing Drive, and South of West Commerce Street
Applicant:	Planning Staff
Date:	8-2-22

Weatherby West PUD was approved on 6-16-2020. Those approval minutes are attached. Before the submittal of construction drawings, the applicant wishes to clarify the street cross sections, and ensure that his construction documents match the PUD approval, as the discretion of the Board of Aldermen because of the uncertainty in the original submittal, and the approval minutes.

Four primary questions have come up during discussions concerning the street cross sections:

1. Is curb and gutter required in the northern cluster of 8000 sq. ft. lots? Based on the lot size, the typical section would be curb and gutter, but it is not specified.
2. In the large lot residential, the staff comments addressed the addition of a bike lane to the existing 24' section, creating a 29' finished paved surface. The applicant wishes to clarify this for all of the large lot sections of the development.

3. If the median section is eliminated, would this justify a revision to the PUD, and opening the public hearing?
4. The staff report and minutes conflict slightly about the connection to Royal Lane. The approval minutes dictate “approval with staff conditions” but the applicant wishes to clarify before submitting construction documents.

The approval minutes from the 6-16-2020 meeting, the original proposal, and exhibits explaining the request are attached to your staff report.

8162022-26

DISCUSS TAX LEVY FOR ADVERTISEMENT AND APPROVAL TO ADVERTISE PUBLIC HEARING AND TAX LEVY AND BUDGET.

Motion was duly made by Alderwoman Ross and seconded by Alderman Robinson approval to advertise the public hearing for the FY23 tax levy and budget.

A vote was taken with the following results:

Those voting “Aye”: Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Wicker, and Alderman Robinson.

Those voting “Nay”:

Absent: None

ORDERED AND DONE this the 16th day of August, 2022.

8162022-27

UTILITY ADJUSTMENT

Motion was duly made by Alderman Miller and seconded by Alderman Robinson approve the utility adjustments as presented.

A vote was taken with the following results:

Those voting “Aye”: Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting “Nay”: None.

Absent: None

ORDERED AND DONE this the 16th day of August, 2022

Utility Bill Adjustment Docket

The address listed below experienced a leak and did not receive the benefit of receiving water service.

House #	Street	Adjusted Amount	Reason for Leak Adjustment
1	625 Hwy 51	(1,420.04)	There was an unknown faucet on the property and someone ran over it with a 4 wheeler and broke the pipe. It was shut off in the ground and cut off permanently.



WATER LEAK REPAIR VERIFICATION

City of Hernando Utility Department
475 W Commerce St
Hernando, MS 38632
662-429-9092

Names as it appears on bill Redemption Church
Service Address 625 HWY 51
Phone Number (931) 237-0063
Customer Account# 09-8090000

Do you rent the property at this address? NO If yes the property owner or manager must completed the remainder of this form.

Property owner or manager Name & Phone # Redemption Church

Date of Repair 7-14-22

Repaired by Self - Mike Harrison

Explanation & Location of Leak There was a faucet unknown to us on our property. At sometime someone on a four Wheeler must have ran over it and broke pipes. I found shut-off in the ground and cut off permanent.

PLEASE READ AND INITIAL THE STATEMENTS BELOW BEFORE SIGNING. no longer needed.

APPLYING FOR A LEAK ADJUSTMENT DOES NOT PREVENT YOUR SERVICES FROM BEING DISCONNECTED. You are still responsible for paying your bill as normal. You will be contacted by the office once the adjustment is complete.

N/A I have attached a receipt for the repairs with the leak adjustment form. (The receipt must show the leak was outside.)

I understand that the leak adjustment must be approved by the board. If it is not approved by the board, I will be responsible for the balance.

I understand that I am only eligible for one leak adjustment per 12 months. THERE ARE NO EXCEPTIONS TO THIS POLICY.

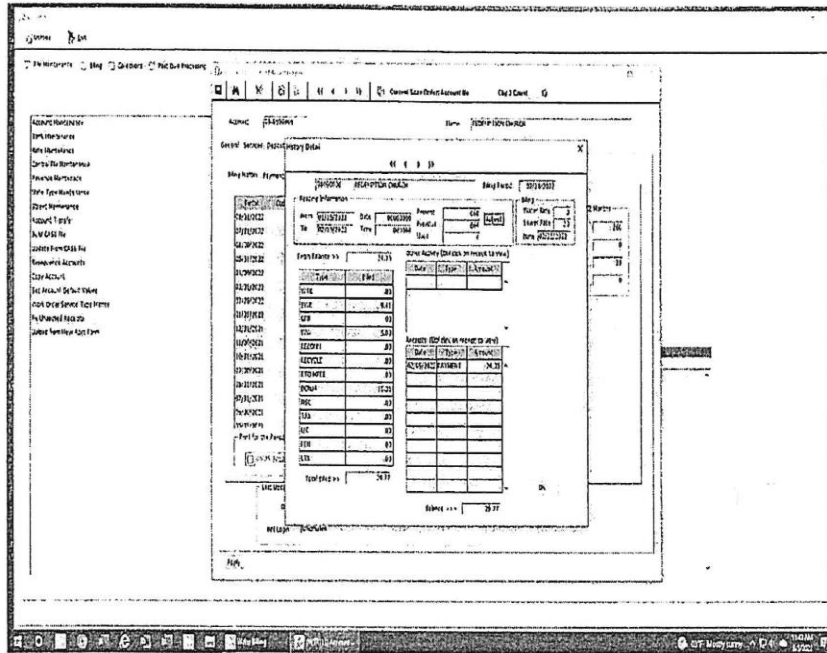
Customer Signature [Signature] Date 8/5/22

For Office Use Only

Account Number 09-8090000 Billing Period Ending 7-31-22

High month usage 266 minus 6 month average 4 = Amount of Adjustment 262

[Signature] \$1420.04 Credit
Approved [Signature]



Account: 00499000

General Ledger Details: Budget Items, Wash Orders, MCOs, Assessments

Daily Money Payments

Period	Date	Amount	Amount Due
8/1/22	8/1/22	431	344
8/2/22	8/2/22	463	481
8/3/22	8/3/22	425	481
8/4/22	8/4/22	479	433
8/5/22	8/5/22	648	479
8/6/22	8/6/22	484	448
8/7/22	8/7/22	641	484
8/8/22	8/8/22	499	461
8/9/22	8/9/22	481	432
8/10/22	8/10/22	434	434
8/11/22	8/11/22	444	432
8/12/22	8/12/22	441	444
8/13/22	8/13/22	443	441
8/14/22	8/14/22	443	441
8/15/22	8/15/22	443	441

1/4 avg

Date: 8/16/2022 10:43 AM

Mayor Johnson congratulated Gia Matheny on her graduation from a strenuous 3-year program from the University of Arkansas's Community Development Institute and is now certified, and we are very proud of her and her work.

8162022-28

**RECESS BOARD MEETING AUGUST 16, 2022 UNTIL AUGUST 23, 2022
(Or other acceptable date determined by Board of Aldermen)
FOR BUDGET DISCUSSIONS.**

There being no further business at this time a motion was duly made by Alderman Miller, seconded by Alderman Robinson to Recess until August 23, 2022 at 6:00 PM in the City Hall Board Room for FY23 budget discussions.

Those voting "Aye": Alderman Robinson, Alderman Wicker, Alderwoman Ross, Alderman Piper, Alderman Harris, Alderwoman Lynch, and Alderman Miller.

Those voting "Nay": None.

Absent: None

ORDERED AND DONE this the 16th day of August, 2022

MAYOR CHIP JOHNSON

ATTEST:

PAM PYLE, CITY CLERK

CITY OF HERNANDO
DOCKET OF PAID CLAIMS DATE: 08/16/2022 PAGE: 1

DOCKET NUMBER	VENDOR	INVOICE NUMBER	INVOICE DATE	AMOUNT
50034	4000 ACCOUNTS PAYABLE CLEARING 106-000-135 DUE TO A/P CLEARING	08/08/2022 DUE TO A/P CLEARING	08/09/2022	16,949.00 16,949.00
50035	4000 ACCOUNTS PAYABLE CLEARING 108-000-135 DUE TO A/P CLEARING	08/09/2022 DUE TO A/P CLEARING	08/09/2022	460.00 460.00
50036	4000 ACCOUNTS PAYABLE CLEARING 001-000-135 DUE TO A/P CLEARING	08022022 DUE TO A/P CLEARING FUND	08/05/2022	159,001.85 159,001.85
50037	4000 ACCOUNTS PAYABLE CLEARING 001-000-135 DUE TO A/P CLEARING	08102022 DUE TO A/P CLEARING FUND	08/10/2022	206.75 206.75
50038	35466 ASHWORTH, TERRY 001-090-683 COMMISSIONER - PER D	07/12/2022 PLANNING COMM MEETING	07/12/2022	100.00 100.00
50039	31999 BARNETTE, CHARLIE 001-160-610 TRAVEL, PER DIEM, TR	06232021 FIRE INVEST. SCHOOL	06/23/2022	160.00 160.00
50040	36419 BRUMBELOW, THOMAS J 001-090-683 COMMISSIONER - PER D	07/12/2022 PLANNING COMM MEETING	07/12/2022	100.00 100.00
50041	32252 CARTER, ROBERT 001-090-683 COMMISSIONER - PER D	07/12/2022 PLANNING COMM MEETING	07/12/2022	100.00 100.00
50042	36970 CERBERUS INVESTMENT CO, INC 001-400-720 New Animal Shelter	APP#1 JOBID:21014 ANIMAL SHELTE	07/26/2022	81,717.56 81,717.56
50043	36418 CLARK, ADAM 001-090-683 COMMISSIONER - PER D	07/12/2022 PLANNING COMM MEETING	07/12/2022	100.00 100.00
50044	32125 COMCAST - 56732 001-160-630 UTILITIES	07122022 1240 HOLLY SPRINGS RD	07/12/2022	153.80 153.80
50045	31836 COMCAST - 66576 001-135-605 COMMUNICATIONS 105-500-605 COMMUNICATIONS	07302022 2601 ELM STREET 2601 ELM STREET	07/30/2022	105.91 52.95 52.96
50046	36861 DESOTO CO. DISTRICT ATTORNEY 106-200-606 MISC SERVICES & CHAR	08042022 FILING FEE-SLIDER, STEVEN	08/04/2022	161.00 161.00
50047	36774 FBI NATIONAL ACADEMY 001-100-681 EDUCATION & SEMINARS	08012022 WORSHAM, ELLIS, LANPHERE	08/01/2022	1,050.00 1,050.00
50048	36312 FURNISS, WILLIAM M. 001-100-610 TRAVEL	07102022 BILOXI- SRO TRAINING	07/10/2022	246.00 246.00
50049	30849 GENERAL FUND 605-000-122 POLICE BONDS HELD	07.28.2022 POLICE BONDS HELD	08/08/2022	50.00 50.00
50050	30849 GENERAL FUND 105-000-050 DUE TO GENERAL FUND	07.31.2022 DUE TO GENERAL FUND	08/01/2022	1,587.63 1,587.63

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DOCKET NUMBER	VENDOR	INVOICE NUMBER	DATE	AMOUNT
50051	32930 HAWKINS, KEITH 001-090-683 COMMISSIONER - PER D	07/12/2022 07/12/2022 PLANNING COMM MEETING		100.00 100.00
50052	36291 JORDAN, RUSSELL 001-090-683 COMMISSIONER - PER D	07/12/2022 07/12/2022 PLANNING COMM MEETING		100.00 100.00
50053	36427 LUPE SERVICES 001-201-720 CAP. IMP. STREET OVE	PO10250 08/02/2022 SOCCER PKG.LOT SPRAY HEAD		4,700.00 4,700.00
50054	32453 MATHENY, GIA 108-402-610 TRAVEL	07/25/2022 07/25/2022 DELTA REGIONAL AUTH(DLI)		184.00 184.00
50055	32453 MATHENY, GIA 108-402-610 TRAVEL	07/31/2022 07/31/2022 COMM.DEV.INST-UNIV.CEN.AR		276.00 276.00
50056	32453 MATHENY, GIA 108-402-553 FARMERS MARKET SUPPL	08092022 08/09/2022 OXFORD FARMERS MARKET		98.75 98.75
50057	7775 MS DEPARTMENT OF REVENUE 001-100-550 MISCELLANEOUS	07182022 07/18/2022 UNMKD NEW TAGS & RENEWALS		166.00 166.00
50058	7950 PAYROLL ACCOUNT 001-000-136 DUE TO PAYROLL CLEAR	08052022 08/03/2022 DUE TO PAYROLL CLEARING		321,585.31 321,585.31
50059	31640 RATLIFF, JAMES A 001-100-550 MISCELLANEOUS	07172022 07/17/2022 COLUMBUS - INFO. OFFICER		258.00 258.00
50060	35268 SKEEN, CHRISTOPHER S 001-090-683 COMMISSIONER - PER D	07/12/2022 07/12/2022 PLANNING COMM MEETING		100.00 100.00
50061	36981 SLIDER, STEVEN 106-000-105 PENDING FORFEITURE M	08/04/2022 08/04/2022 CASE 202100720 dismissed		16,788.00 16,788.00
50062	36622 THORN, KEVIN 001-090-683 COMMISSIONER - PER D	07/12/2022 07/12/2022 PLANNING COMM MEETING		100.00 100.00
50063	35607 VISA - 9439 PD 001-100-740 CAP. IMP. VEHICLES &	07/03/2022 07/03/2022 IKEY LTD-BLUETOOTH KEYBOA		1,145.00 1,145.00
50064	36771 VISA-3506 PUBLIC WORKS 400-650-576 TOOLS	07/17/2022 07/17/2022 AMT PUMP SUCTION STRAINER		30.99 30.99
50065	36311 WADE, BENARD 001-160-610 TRAVEL, PER DIEM, TR	07152022 07/15/2022 2022 MASRO CONF, BILOXI		246.00 246.00
50066	32259 WARD, JOSHUA 001-160-610 TRAVEL, PER DIEM, TR	07212022 07/22/2022 HAZMAT TECH I SCHOOL		160.00 160.00
TOTAL >>>				608,287.55 608,287.55

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DOCKET			*-----INVOICE-----*	
NUMBER	*-----	VENDOR	-----*	NUMBER DATE AMOUNT
				106-000-000 33,898.00
				108-000-000 1,018.75
				001-000-000 571,649.22
				105-000-000 1,640.59
				605-000-000 50.00
				400-000-000 30.99

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DOCKET			*-----INVOICE-----*		
NUMBER	*----- VENDOR -----*	NUMBER	DATE	AMOUNT	
50067	30964 A to Z ADVERTISING, INC. 001-400-535 UNIFORMS	62583 TSHIRTS	07/29/2022	340.00 340.00	
50068	33706 A-ONE BAIL BONDS LLC 605-000-122 POLICE BONDS HELD	72822 JAMES COHN SR M202100360	07/28/2022	2,850.00 2,850.00	
50069	31896 AFFINITY LAWNSCAPES, LLC 400-220-600 OTHER SERVICES	2182424 HDO EXIT NESBIT EXIT	08/08/2022	6,125.00 6,125.00	
50070	33021 AFFORDABLE URGENT CARE 001-100-603 PROFESSIONAL SERVICE	72022 PHYSICAL	07/20/2022	355.00 355.00	
50071	33021 AFFORDABLE URGENT CARE 001-100-603 PROFESSIONAL SERVICE	72922 PHYSICAL	07/21/2022	370.00 370.00	
50072	36990 AFFUSO, JOSEPH 105-000-321 SOCCER REVENUE	035099 SOCCER REFUND	08/10/2022	135.00 135.00	
50073	31444 ALL MAJOR APPLIANCE 105-500-634 O/R - BUILDING	210448 COMPRESSOR NOT WORKING	08/04/2022	110.00 110.00	
50074	36984 ALLENSWORTH, CLIFF 105-000-324 BASEBALL REVENUE	040444 BASEBALL REFUND	08/10/2022	60.00 60.00	
50075	36969 ALOOMPA 108-402-607 COH Mobile App	1827 MOBILE APP	04/15/2022	7,425.00 7,425.00	
50076	36969 ALOOMPA 108-402-607 COH Mobile App	1985 MOBILE APP	04/05/2022	2,475.00 2,475.00	
50077	33124 AMBULANCE MEDICAL BILLING 001-160-683 PROFFESIONAL EXPENS	0107738-IN JULY 2022 PYMNT	07/29/2022	4,167.33 4,167.33	
50078	31777 AMERICAN MUNICIPAL SERVICES 001-160-602 COLLECTION FEES	54396 JULY 2022 EMS	07/31/2022	760.15 760.15	
50079	31777 AMERICAN MUNICIPAL SERVICES 400-650-602 COLLECTION FEES	54397 JULY UTILITY	07/31/2022	80.38 80.38	
50080	4085 AMERICAN TIRE REPAIR 001-201-638 OUTSIDE REPAIRS-VEHI	159065 SERVICE CALL RETREAD MOUN	08/01/2022	708.90 708.90	
50081	4085 AMERICAN TIRE REPAIR 400-222-638 OUTSIDE REPAIRS-VEHI	159424 RETREADS MOUNTS STEMS	08/02/2022	643.90 643.90	
50082	4085 AMERICAN TIRE REPAIR 400-222-638 OUTSIDE REPAIRS-VEHI	160631 DISMOUNT STEM	08/01/2022	33.50 33.50	
50083	4085 AMERICAN TIRE REPAIR 400-220-638 OUTSIDE REPAIRS-VEHI	160736 DISMOUNT 408	08/10/2022	66.00 66.00	

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DOCKET NUMBER	*-----*	VENDOR	*-----*	NUMBER	DATE	AMOUNT
50084	35672	AMH JANITORIAL, LLC		7170	07/30/2022	1,085.00
	001-081-635	OUTSIDE SERVICE		JULY 2022 GENERAL CLEANIN		1,085.00
50085	35466	ASHWORTH, TERRY		8922	08/09/2022	100.00
	001-090-683	COMMISSIONER - PER D		ATTENDING PLANNING MTG		100.00
50086	35743	AT HOME MEMPHIS & MIDSOUTH		2022-15844	08/01/2022	500.00
	108-402-553	FARMERS MARKET SUPPL		AUG AD 1/3 SQ		500.00
50087	33796	AT&T		3140859105	08/01/2022	458.34
	001-130-605	COMMUNICATION		NCIC 80030838553		458.34
50088	33796	AT&T		7222022	07/22/2022	4.07
	001-130-605	COMMUNICATION		66242902941440593	NCIC MO	4.07
50089	6015	AT&T MOBILITY		7X072772022	07/19/2022	316.53
	001-135-605	COMMUNICATIONS		287261317987		67.05
	105-500-605	COMMUNICATIONS		287261317987		148.44
	001-090-605	COMMUNICATION-TELE &		287261317987		101.04
50090	30600	AUTOZONE		2091886394	07/28/2022	37.32
	400-200-500	SHOP SUPPLIES		WASH SPONGE ARMORAL WHEEL		37.32
50091	30600	AUTOZONE		2091897355	08/08/2022	28.78
	400-200-575	SHOP TOOLS		DRIVER TAMP RES LITTLE TR		28.78
50092	33811	B&B LANDSCAPING & PRESSURE		1013	07/29/2022	500.00
	001-040-634	OUTSIDE REPAIRS-CITY		AUG GRASS CUTTING CITY HA		500.00
50093	33811	B&B LANDSCAPING & PRESSURE		1016	08/01/2022	375.00
	103-200-700	CEMETERY CAPITAL OUT		SKIDSTEER WORK		375.00
50094	36985	BAILEY, HAROLD		153885	08/10/2022	120.00
	105-000-324	BASEBALL REVENUE		BASEBALL REFUND		120.00
50095	6037	BOUND TREE CORPORATION		84620446	07/28/2022	63.10
	001-160-502	EMS SUPPLIES		LARYNGSCOPE BLADE		63.10
50096	32818	BRENNTAG		BMS211908	08/08/2022	2,821.33
	400-650-541	WATER CHEMICALS		2-150LB CHLORINE CYLINDERS		553.83
	400-650-541	WATER CHEMICALS		108 BAGS FLUORIDE 50		2,050.00
	400-650-541	WATER CHEMICALS		TRANSPORTATION CHRG		217.50
50097	36419	BRUMBELOW, THOMAS J		8922	08/09/2022	100.00
	001-090-683	COMMISSIONER - PER D		ATTENDING PLANNING MTG		100.00
50098	6065	BRYANT TIRE & SERV.CENTER		88315	07/25/2022	15.00
	400-650-570	MOTOR VEHICLE REP. &		TIRE PLUG		15.00
50099	6065	BRYANT TIRE & SERV.CENTER		88568	08/03/2022	600.00
	001-160-638	OUTSIDE REPAIRS-VEHI		FRONT AND REAR BREAK		600.00

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DOCKET OF UNPAID CLAIMS DATE: 08/16/2022 PAGE: 3

DOCKET		*-----INVOICE-----*				
NUMBER	*-----*	VENDOR	*-----*	NUMBER	DATE	AMOUNT
50100	31298	BSN SPORTS		917678692	07/27/2022	1,762.96
		105-500-584	BASEBALL SUPPLIES	L SHAPED SCREEN PITCHER S		1,762.96
50101	32252	CARTER, ROBERT		8922	08/09/2022	100.00
		001-090-683	COMMISSIONER - PER D	PLANNING MTG ATTENDING		100.00
50102	33776	CENTRO INC		252168-00	08/02/2022	166.75
		400-650-635	WATER TANK & WELL MA	SOLENOID VALVE 1/2BRASS		166.75
50103	30611	CHATHAM GILDER HOWELL PITTMAN,		72922	07/29/2022	5,687.44
		400-210-600	PROFESSIONAL SERVICE	STARLANDING SEWER		1,487.50
		001-090-601	LEGAL EXPENSE	COMPEL CHURCH BOND ISSUE		175.00
		001-040-601	LEGAL EXPENSE	NEARMAP INTERLOC MOC		1,312.50
		001-400-550	MISCELLANEOUS	ANIMAL SHELTER		670.80
		001-040-601	LEGAL EXPENSE	OPIOD SETTLEMENT		1,604.16
		001-090-601	LEGAL EXPENSE	LIQUOR STORE		437.48
50104	31591	CINTAS CORP. - LOC 206		4126320492	07/15/2022	57.79
		105-500-535	EMP UNIFORMS	PARKS UNIFORMS		57.79
50105	31591	CINTAS CORP. - LOC 206		4126997160	08/01/2022	57.79
		105-500-535	EMP UNIFORMS	PW UNIFORMS		57.79
50106	31591	CINTAS CORP. - LOC 206		4126997536	08/01/2022	359.76
		400-210-642	UNIFORM RENTAL	PW UNIFORMS		20.13
		001-201-642	UNIFORM RENTAL	PW UNIFORMS		12.33
		400-224-642	UNIFORM RENTAL	PW UNIFORMS		14.60
		400-650-642	UNIFORM RENTAL	PW UNIFORMS		199.72
		400-200-642	UNIFORM RENTAL	PW UNIFORMS		31.62
		400-222-642	UNIFORM RENTAL	PW UNIFORMS		47.61
		400-220-642	UNIFORM RENTAL	PW UNIFORMS		33.75
50107	31591	CINTAS CORP. - LOC 206		4127686861	08/08/2022	57.79
		105-500-535	EMP UNIFORMS	PARKS UNIFORMS		57.79
50108	31591	CINTAS CORP. - LOC 206		4127687208	08/08/2022	323.71
		400-210-642	UNIFORM RENTAL	PW UNIFORMS		20.13
		001-201-642	UNIFORM RENTAL	PW UNIFORMS		12.33
		400-224-642	UNIFORM RENTAL	PW UNIFORMS		14.60
		400-650-642	UNIFORM RENTAL	PW UNIFORMS		192.15
		400-200-642	UNIFORM RENTAL	PW UNIFORMS		23.27
		400-222-642	UNIFORM RENTAL	PW UNIFORMS		47.61
		400-220-642	UNIFORM RENTAL	PW UNIFORMS		13.62
50109	36418	CLARK, ADAM		8922	08/09/2022	25.00
		001-090-683	COMMISSIONER - PER D	NOT ATTENDING PLANNING MT		25.00
50110	35238	CLIFFORD T FREEMAN		2022080301	08/03/2022	400.00
		001-100-603	PROFESSIONAL SERVICE	PREEMPLOYMENT		400.00

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DOCKET OF UNPAID CLAIMS DATE: 08/16/2022 PAGE: 4

DOCKET		*-----INVOICE-----*			
NUMBER	*----- VENDOR -----*	NUMBER	DATE	AMOUNT	
50111	30779 CMS UNIFORMS	1017354	07/28/2022	132.00	
	001-100-535 UNIFORMS/PROTECTIVE	TACTICAL PANTS		132.00	
50112	30779 CMS UNIFORMS	1017355	07/28/2022	241.00	
	001-100-535 UNIFORMS/PROTECTIVE	UNIFORM PANTS SHIRT		241.00	
50113	30779 CMS UNIFORMS	1017356	07/28/2022	95.00	
	001-100-535 UNIFORMS/PROTECTIVE	UNIFORM PANTS SHIRTS		95.00	
50114	30779 CMS UNIFORMS	1017357	07/28/2022	345.00	
	001-100-535 UNIFORMS/PROTECTIVE	UNIFORM PANTS SHIRTS		345.00	
50115	30779 CMS UNIFORMS	1017358	07/28/2022	245.00	
	001-100-535 UNIFORMS/PROTECTIVE	TACTICAL PANTS & SHIRT		245.00	
50116	31957 COMCAST - 35001	8922	08/09/2022	445.82	
	001-040-605 COMMUNICATION TELE &	475 W COMMERCE ST		148.60	
	001-090-605 COMMUNICATION-TELE &	475 W COMMERCE ST		148.60	
	001-160-605 COMMUNICATIONS	475 W COMMERCE ST		148.62	
50117	31836 COMCAST - 66576	8922	08/09/2022	111.26	
	001-135-605 COMMUNICATIONS	AUG 2022 PARKS CRT		55.63	
	105-500-605 COMMUNICATIONS	AUG 2022 PARKS CRT		55.63	
50118	35185 COMCAST BUSINESS-95468	8422	08/04/2022	172.90	
	001-100-605 COMMUNICATION	221 PARK ST		172.90	
50119	35392 COMMUNITY BANK OF MISSISSIPPI	36 SEPT22	08/08/2022	8,853.24	
	001-201-830 DEBT SERVICE LOAN IN	L#7835396 SEPT 2022 PYMN		434.26	
	001-201-820 DEBT SERVICES LOAN P	L#7835396 SEPT 2022 PYMN		8,418.98	
50120	31564 COMPLETE HOME CENTER	2204-041167	04/19/2022	149.31	
	001-400-500 SUPPLIES	POULTRY NET BLK CABLE TIE		149.31	
50121	31564 COMPLETE HOME CENTER	2205-049993	05/12/2022	26.78	
	400-650-513 SUPPLIES - CONSUMABL	BLADE		26.78	
50122	31564 COMPLETE HOME CENTER	2205-050115	05/12/2022	20.48	
	001-201-500 STREET SUPPLIES	GLAS		20.48	
50123	31564 COMPLETE HOME CENTER	2205-051904	05/17/2022	47.97	
	001-201-500 STREET SUPPLIES	BLACKTOP		47.97	
50124	31564 COMPLETE HOME CENTER	2205-052814	05/19/2022	161.74	
	001-400-500 SUPPLIES	MOSCQUITO TICK DEFENSE SP		161.74	
50125	31564 COMPLETE HOME CENTER	2205-053456	04/20/2022	127.35	
	001-400-500 SUPPLIES	PET SCRIN FIRE ANT KILLER		127.35	
50126	31564 COMPLETE HOME CENTER	2205-055023	05/25/2022	8.24	
	400-200-575 SHOP TOOLS	MIDWEST FASTNERS		8.24	

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DOCKET NUMBER	*-----* VENDOR	*-----* NUMBER	*-----* INVOICE DATE	*-----* AMOUNT
50127	31564 COMPLETE HOME CENTER 105-500-576 TOOLS	2207-075583 CONCRETE MIX	07/20/2022	4.69 4.69
50128	31564 COMPLETE HOME CENTER 105-500-501 SUPPLIES 105-500-570 REPAIR & MAINT TO PA	2207-076312 DRILL BIT MIDWEST FASTNER DRILL BIT MIDWEST FASTNER	07/20/2022	18.65 6.29 12.36
50129	31564 COMPLETE HOME CENTER 105-500-501 SUPPLIES	2207-076328 SEMI GLOSS BLACK	07/20/2022	40.97 40.97
50130	31564 COMPLETE HOME CENTER 105-500-590 SPECIAL EVENTS SUPPL	2207-076697 GRILL BRUSH LIGHTER STAIN	07/21/2022	27.32 27.32
50131	31564 COMPLETE HOME CENTER 400-650-575 REPAIRS	2207-077817 FAST SET CONCRETE	07/23/2022	58.32 58.32
50132	31564 COMPLETE HOME CENTER 001-160-500 FIRE SUPPLIES	2207-078529 FUEL INVERTER WET DRY VAC	07/26/2022	1,589.20 1,589.20
50133	31564 COMPLETE HOME CENTER 001-160-500 FIRE SUPPLIES	2207-078536 PAINT THINNER	07/26/2022	23.38 23.38
50134	31564 COMPLETE HOME CENTER 001-160-500 FIRE SUPPLIES	2207-078613 M AIRLINE COUP LINE NIPPL	07/26/2022	5.22- 5.22-
50135	31564 COMPLETE HOME CENTER 105-500-501 SUPPLIES 105-500-576 TOOLS	2207-078953 GLS HNTR DRILL HAMMER GLS HNTR DRILL HAMMER	07/27/2022	95.30 56.62 38.68
50136	31564 COMPLETE HOME CENTER 400-650-575 REPAIRS	2207-079156 COUPLING ADAPTER	07/27/2022	2.41 2.41
50137	31564 COMPLETE HOME CENTER 400-650-635 WATER TANK & WELL MA	2207-079315 MIDWEST FASTNERS	07/28/2022	4.43 4.43
50138	31564 COMPLETE HOME CENTER 400-650-635 WATER TANK & WELL MA	2207-079334 MIDWEST FASTNERS	07/28/2022	3.69- 3.69-
50139	31564 COMPLETE HOME CENTER 400-224-576 TOOLS	2207-079635 TINE POLY	07/29/2022	26.62 26.62
50140	31564 COMPLETE HOME CENTER 400-650-635 WATER TANK & WELL MA	2207-079684 BARL BOLTS HSPYZ TOWEL CA	07/29/2022	17.07 17.07
50141	31564 COMPLETE HOME CENTER 105-500-501 SUPPLIES	2208-081079 FOAM SEALANT MOUSE TRAP F	08/02/2022	188.39 188.39
50142	31564 COMPLETE HOME CENTER 400-650-635 WATER TANK & WELL MA	2208-081170 PVC CEMENT SEAL TREAD BAL	08/02/2022	38.46 38.46

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DOCKET NUMBER	VENDOR	INVOICE NUMBER	DATE	AMOUNT
50143	31564 COMPLETE HOME CENTER 400-650-635 WATER TANK & WELL MA	2208-081235	08/02/2022	4.57
		PVC COUPLING		4.57
50144	31564 COMPLETE HOME CENTER 001-100-560 REPAIR/MAINT - BLDG	2208-081378	08/03/2022	6.44
		CLAMPS FOR RADAR		6.44
50145	31564 COMPLETE HOME CENTER 105-500-501 SUPPLIES	2208-082359	08/05/2022	29.13
		CABLE TIES		29.13
50146	31564 COMPLETE HOME CENTER 105-500-501 SUPPLIES	2208-083284	08/08/2022	32.88
		UNIV CHAIN HOOK RING GLUE		32.88
50147	31564 COMPLETE HOME CENTER 400-650-635 WATER TANK & WELL MA	2208-083584	08/11/2022	13.75
		RUBBER HOSE		13.75
50148	31564 COMPLETE HOME CENTER 105-500-570 REPAIR & MAINT TO PA	2208-083701	08/09/2022	6.29
		CHAIN OIL		6.29
50149	31564 COMPLETE HOME CENTER 400-224-576 TOOLS	2208-083867	08/10/2022	21.49
		RAKE		21.49
50150	31564 COMPLETE HOME CENTER 103-200-500 CEMETERY SUPPLIES	2208-084200	08/10/2022	9.89
		FLAGS FOR MARKING		9.89
50151	6190 CONSERV SERVICES LLC 001-100-740 CAP. IMP. VEHICLES &	732004874-1	08/03/2022	1,516.95
		INSTALATION KIT		1,516.95
50152	33804 CORE & MAIN 400-650-635 WATER TANK & WELL MA	Q945303	06/17/2022	176.58
		2 FLG CK VALVE 2X1/8 FLG		176.58
50153	33804 CORE & MAIN 400-650-575 REPAIRS	R053237	06/17/2022	254.75
		8 MJ TRANSAITTON ACC SET		254.75
50154	36894 DAILY MEMPHIAN 108-402-553 FARMERS MARKET SUPPL	3752	07/29/2022	300.00
		HFM SUBURBAN SPOTLIGHT		300.00
50155	31528 DCRUA - ECONOMIC FEES 400-000-123 ECONOMIC DEVELOPMENT	8122	08/01/2022	5,000.00
		ECONOMIC FEES JULY 2022		5,000.00
50156	36978 DEES, MEAGAN 105-000-321 SOCCER REVENUE	H38205	08/03/2022	70.00
		FALL 2022 LITTLE FKICKER		70.00
50157	6350 DESOTO COUNTY COOPERATIVE 400-222-565 REPAIR & MAINT - EQU	223936	08/03/2022	42.95
		FUEL HOSE		42.95
50158	6350 DESOTO COUNTY COOPERATIVE 400-650-541 WATER CHEMICALS	223967	08/04/2022	8.95
		VIPER 26% CYPERMETHERIN		8.95
50159	31743 DESOTO SOD FARM, INC 400-650-575 REPAIRS	294269	07/26/2022	200.00
		2 pallets sod		200.00

CITY OF HERNANDO

DOCKET OF UNPAID CLAIMS

DATE: 08/16/2022

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DOCKET			*-----INVOICE-----*			
NUMBER	*-----	VENDOR	-----*	NUMBER	DATE	AMOUNT
50160	31633	DESOTO TECHNOLOGY GROUP		15194	08/05/2022	918.00
	001-040-639	OUTSIDE REPAIRS-EQUI		DATAGUARD SEPT 2022		153.00
	400-650-639	OUTSIDE REPAIRS-OTHE		DATAGUARD SEPT 2022		153.00
	001-090-639	OUTSIDE REPAIRS-EQUI		DATAGUARD SEPT 2022		153.00
	001-100-639	OUTSIDE REPAIRS-EQUI		DATAGUARD SEPT 2022		153.00
	001-135-639	OUTSIDE REPAIRS-OTHE		DATAGUARD SEPT 2022		153.00
	105-500-639	O/S REP & MAINT-EQUI		DATAGUARD SEPT 2022		153.00
50161	31633	DESOTO TECHNOLOGY GROUP		15210	08/05/2022	186.00
	001-040-639	OUTSIDE REPAIRS-EQUI		SEP 2022 MAIL GUARD		43.00
	400-650-637	COMPUTER MAINT. CONT		SEP 2022 MAIL GUARD		43.00
	001-090-639	OUTSIDE REPAIRS-EQUI		SEP 2022 MAIL GUARD		28.00
	001-100-639	OUTSIDE REPAIRS-EQUI		SEP 2022 MAIL GUARD		25.00
	001-135-639	OUTSIDE REPAIRS-OTHE		SEP 2022 MAIL GUARD		22.00
	105-500-639	O/S REP & MAINT-EQUI		SEP 2022 MAIL GUARD		25.00
50162	31633	DESOTO TECHNOLOGY GROUP		15227	08/05/2022	694.00
	001-040-637	COMPUTER MAINT CONTR		AUG 2022 REMOTE MONITORIN		574.00
	001-090-637	COMPUTER MAINT CONTR		AUG 2022 REMOTE MONITORIN		120.00
50163	31633	DESOTO TECHNOLOGY GROUP		15255	08/05/2022	396.00
	001-040-639	OUTSIDE REPAIRS-EQUI		AUG 22 MS OFFICE 365		66.00
	400-650-639	OUTSIDE REPAIRS-OTHE		AUG 22 MS OFFICE 365		66.00
	001-090-639	OUTSIDE REPAIRS-EQUI		AUG 22 MS OFFICE 365		66.00
	001-100-639	OUTSIDE REPAIRS-EQUI		AUG 22 MS OFFICE 365		66.00
	001-135-639	OUTSIDE REPAIRS-OTHE		AUG 22 MS OFFICE 365		66.00
	105-500-639	O/S REP & MAINT-EQUI		AUG 22 MS OFFICE 365		66.00
50164	6410	DESOTO TIMES-TRIBUNE		300151331	07/28/2022	19.96
	400-650-605	COMMUNICATIONS - POS		PROOF OF PUP STRT ROADS		19.96
50165	6410	DESOTO TIMES-TRIBUNE		300151336	07/28/2022	13.60
	001-090-615	PUBLICATION EXPENSE		PROOF OF PUB CANNIBIS		13.60
50166	6410	DESOTO TIMES-TRIBUNE		300151337	07/28/2022	16.36
	001-090-615	PUBLICATION EXPENSE		PROOF OF PUB DWELLING		16.36
50167	6410	DESOTO TIMES-TRIBUNE		300151345	07/28/2022	183.68
	001-040-615	PUBLICATION EXPENSE		PROOF OF PUB 2020 AUDIT		183.68
50168	6410	DESOTO TIMES-TRIBUNE		301151334	07/28/2022	18.04
	001-090-615	PUBLICATION EXPENSE		PROOF OF PUB PUBLIC HEALT		18.04
50169	30404	DIXIE PLUMBING of NWMS LLC		214902	08/01/2022	129.00
	105-500-634	O/R - BUILDING		WATER HEATER KITCHEN		129.00
50170	36974	DOBBINS, ADRIENNE		152368	08/03/2022	70.00
	105-000-314	PARK PAVILLION USE F		PARK PAVILION REFUND		70.00
50171	36971	DWAYNE BLACKMON CHEVROLET INC		36165	08/04/2022	23,915.00
	105-500-740	CAPITAL IMP-VEHICLES		2023 CHEVY TRAILBLAZER		23,915.00

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