



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

**PLANNING COMMISSION**

**April 11, 2023, MINUTES**

The Planning Commission met in a regular session on April 11, 2023, at 6:00 p.m. at City Hall Board Room, 475 W Commerce Street. The following Commissioners were present: Commissioner Ashworth, Commissioner Clark, Commissioner Max, Commissioner Jordan, Commissioner Hawkins, Commissioner Skeen, and Commissioner Safley. The following staff members were also present, Kristen Duggan, and Austin Cardosi.

Commissioner Hawkins called the meeting to order at 6:02 p.m. and Commissioner Ashworth gave the invocation followed by roll being called.

Commissioner Hawkins asked if everyone had reviewed the February 14, 2023, minutes. Commissioner Clark made a motion to approve the minutes as written. Commissioner Skeen seconded the motion. The motion passed unanimously with Commissioner Jordan abstaining from the vote.

Commissioner Hawkins asked if everyone had reviewed the March 14, 2023, minutes. Commissioner Jordan made a motion to approve the minutes as written. Commissioner Skeen seconded the motion. The motion passed unanimously with Commissioner Safley and Commissioner Max abstaining from the vote.

Chairman Hawkins announced the following item:

**PL-1697 - Magnolia Village PUD - Request to rezone 5.95 acres from Agricultural to Planned Unit Development. The subject property is located on the west side of Old Memphis Street, north of Laurel View Dr and south of Green T Road in Sections 01, Township 3, and Range 8, Bob Barber, Orion Planning and Design, representing Bryant Cashion, the owner.**

Mr. Cardosi presented the application to the commission. The commission had no questions for Mr. Cardosi.

Mr. Bob Barber, Orion Planning came forward to represent the application. Mr. Barber explained that that this lot is an odd-shaped piece of land. It meets the density required in the Comprehensive Plan. He also explained the changes in the neighborhood that constituted the zoning change.

Commissioner Jordan asked what the General Development Plan calls for this property. Mr. Barber explained that this parcel of land is not included in the Plan. It sits between two uses. One is mixed use and the other is traditional residential. This proposed development is a combination of the uses and meets all density requirements.

Commissioner Safley stated that the neighbors in the area have expressed concerns with the development causing additional water issues for the neighboring properties. Mr. Barber stated that they have not conducted any water studies, but they do have plans for water basins and the water will be directed to these basins. It will hopefully help the existing issues for the neighbors.

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

Mr. Mike Adams came forward to speak against the development. He stated drainage concerns, concerns with the existing lift station being able to handle additional capacity, and traffic along Memphis Street.

Ms. Janice Zeller lives next door to Mr. Adams and voiced her concerns with the drainage issues as well.

Mr. Brian Daugherty asked if this is still planned to be a 55 and over community. He also stated that other developments in the recent past have removed townhomes from their developments and now this development is proposing 20 townhomes. Water and drainage issues are also a concern. Commissioner Jordan stated that the proposal states this as an age targeted community but no restrictions.

Mr. Clarence Boone stated his concerns about the increased traffic on Memphis Street and drainage. He lives on Old Memphis Street and has issues handling the current traffic and an increase in traffic will only cause more issues. Improvements need to be made before the addition of any new developments.

Mr. Barber explained to the neighbors that the drainage of this development will be engineered to not cause issues on surrounding properties and could alleviate some of the current water problems. He also assured the neighbors that the road frontage will be improved at the entry of the development into the subdivision.

Commissioner Jordan asked if it would be possible to age restrict the development. Mr. Bryant Cashion, owner, came forward and stated that they have discussed adding the age restriction and feel that it will be restricted by the final plan approval.

Commissioner Max asked about placing rental restrictions on the development. Mr. Cashion explained that HUD sees that as discrimination so they cannot prohibit rentals, but they are placing many restrictions in the covenant so that it will dissuade any rentals.

Commissioner Jordan made a motion to recommend **APPROVAL** to the Board of Aldermen of a rezoning requested by Bob Barber, Orion Planning and Design, representing Bryant Cashion, known as the Magnolia Village PUD. The subject property is located on the west side of Old Memphis Street, north of Laurel View Dr and south of Green T Road in Sections 01, Township 3, and Range 8 based upon the following findings:

1. The proposed amendment conforms to the General Development Plan.
2. The existing zoning district classification of the property in question is inappropriate or improper.
3. 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.

Commissioner Safley seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following item:

**PL-1705 – 2181 Hwy 51 N Hilltop M-1 – Request to rezone 3.87 acres from Agricultural Residential to M-1 Light Industrial. The subject property is located on the west side of Highway 51 North and north of Pleasant Hill Rd, more specifically 2181 Hwy 51 N, in Section 24, Township 2, Range 8, Jonathan Hooker, AERC PLLC, representing Ronnie Rowland, the owner.**

Commissioner Skeen recused himself and left the room.

Mr. Cardosi presented to application to the commission.

Mr. Jonathan Hooker came forward to represent the application.

He explained the plans for the building and site and assured the commission that the building and site will be attractive from Highway 51.

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

Commissioner Clark made motion to recommend **APPROVAL** to the Board of Aldermen of the zoning map amendment from the “AR,” Agricultural-Residential District to the “M1,” Light Industrial District, 3.87 acres. The subject property (Parcel No. 208624010 0000500) is located on the west side of Highway 51 North and north of Pleasant Hill Rd, more specifically 2181 Hwy 51 N, in Section 24, Township 2, Range 8 based upon the following:

1. **The proposed amendment generally conforms to the General Development Plan.**
2. **The existing zoning district classification of the property in question is inappropriate or improper.**
3. **Major economic, physical, or social changes 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.**

Commissioner Jordan seconded the motion. The motion passed unanimously.

Commissioner Hawkins announced the next item:

**PL-1708 - Wilkins C2 Rezoning - Request to rezone 8.7 acres from AR to C2. The subject property is located on the south side of Pleasant Hill Road, west of Wooten Road, more specifically known as 111 Pleasant Hill Road in Section 30 Township 2 Range 7. George Ready, representing the owner of the property.**

Commissioner Skeen recused himself and remained outside of the board room and Commissioner Clark recused himself and left the board room.

Mr. Cardosi presented the application to the commission. He explained that the General Development Plan called for a rural residential land use designation for this area.

Mr. George Ready came forward to represent the application.

He first asked Commissioner Ashworth to recuse himself since he recused himself in the Delta Landing application that was near his home. Commissioner Hawkins stated that recusal is a personal decision and redirected the discussion to the application.

Mr. Ready began by stating that the Future Land Use Plan is out of date. And should not be considered for this property. The area is currently out of compliance with the rural residential designation. There are several commercial properties surrounding the area and an M-1 use across the street. This is a small agricultural business. There have been major changes in the area since the adoption of the Future Land Use Plan which constitutes a change. He went on to list some of those changes.

He added that Mr. Wilkins, the owner, is willing to sit back an additional 35 feet from Wooten Road to provide a screening for the neighbors.

Commissioner Max asked about a fence between the neighbors and this property. Mr. Ready stated that Mr. Wilkins would be willing to construct a fence if asked.

Commissioner Hawkins asked if there is anyone present to speak for or against the application.

Ms. Bonnie Hickle came forward against the rezoning. She stated concerns about the tree being removed and visibility of the equipment. She then asked if Mr. Wilkins has always been in compliance with his other businesses.

Mr. Dan Bearden then came forward against the application. He had a prepared power point that he played for the commission. He stated that this use does not fit in with the nature of the area. He voiced concerns about the blue line creek in the area and the effect of heavy equipment in the wetlands. He then stated that C-2 zoning has many potential uses and this zoning change would open this property for any and all uses permitted in the C-2 district.

Ms. Christy Harkey came forward to speak against the application. She is concerned about the added noise in the area. This type of business will ruin the peacefulness of this residential area.

Mr. Chad Langford then came forward. He is concerned with drainage problems increasing in the area. The existing drainage issues have flooded his home. He then stated that he was told that Mr. Wilkins has many code violations on his existing businesses, and he is concerned with the city enforcing the requirements and whether Mr. Wilkins would adhere to those requirements. Commissioner Jordan asked what violations he is referring to. Mr. Langford stated that there were several, but one is there is no paving done at his current location.

Ms. Reba Wright then came forward and challenged the Commission to look out for the residents of the area.

Mr. Jeff Hobbs came forward and stated that Mr. Wilkins has not always been in compliance with city regulations. He did not remove the business from the previous Crossroads location when told to do so and he did not get the required variance for gravel at the Christopher Lane location. He is concerned with whether Mr. Wilkins will follow the requirements at this location.

Mr. Ready came back to state that Mr. Wilkins received approval from Mr. Keith Briley and Mayor Ferguson in December 2017. He was also never told to move the equipment from the Crossroads location and stated Mr. Wilkins was always in compliance as far as he knew. He added that the current Agricultural Residential zoning of this parcel would allow for many more intrusive uses than the proposed business. He added that the change in the area has been proven to constitute a zoning change.

Commissioner Jordan made a motion to recommend **APPROVAL** to the Board of Aldermen of the rezoning requested by George Ready representing Cal Wilkins, the owner for a rezoning of an 8.7-acre parcel of land from its current zoning in the "AR," Agricultural Residential District to the "C-2," Highway Commercial District based upon the following:

- 1. The proposed amendment generally conforms to the General Development Plan.**
- 2. The existing zoning district classification of the property in question is inappropriate or improper.**
- 3. Major economic, physical, or social changes 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 was no second. The motion failed.

Commissioner Max made a motion to recommend **DENIAL** to the Board of Aldermen of the rezoning requested by George Ready representing Cal Wilkins, the owner for a rezoning of an 8.7-acre parcel of land from its current zoning in the "AR," Agricultural Residential District to the "C-2," Highway Commercial District based upon the following:

- 1. The proposed amendment does not conform to the General Development Plan.**
- 2. the existing zoning district classification of the property in question is not inappropriate or improper.**
- 3. Major economic, physical, or social changes have not occurred in the vicinity of the property in question that were not anticipated by the General Development Plan.**

Commissioner Safley seconded the motion. The motion passed with the following vote: Commissioner Jordan "Nay," Commissioner Safley "Yay," Commissioner Max "Yay," and Commissioner Ashworth "Yay."

Commissioner Hawkins called for a five-minute recess.

Commissioner Skeen and Commissioner Clark returned to the board room.

Chairman Hawkins announced the following item:

**PL-1706 – Apollo Hemp Variance Request – Request for a variance to the required 500 feet distance from a historic district to a cannabis facility. The subject property is located on the east side of Highway 51 S, south of W Commerce Street, more specifically 2662 Hwy 51 S, in Sections 13, Township 3, and Range 8, Jonathan Hooker, AERC PLLC, representing Wolfe Farms, the owner.**

Mr. Cardosi presented the application to the commission. He explained that the ordinance reads to measure from parcel line to parcel line. This actual business is farther than the required 500 feet, but the parcel line is not.

Mr. Jonathan Hooker came forward to represent the application. He explained that the existing business is at the far end of the strip center and exceeds the 500-foot requirement however the parcel line is not. He explained that the applicant has been running a very similar business for several years at this location and has never had any issues.

Commissioner Jordan asked why this wasn't addressed when the public was allowed to comment during ordinance adoption. Mr. Hooker stated that the business owner does not own the property. He is leasing. Commissioner Max added that this is a brand-new ordinance.

Commissioner Hawkins asked if there is anyone present to speak for or against the application.

Mr. Jeff Hobbs came forward and stated that he feels this is an ordinance issue that needs to be addressed. It is a technicality because the leased space is over 500 feet.

Commissioner Jordan made a motion to **DENY** a variance request by Jonathan Hooker, AERC PLLC, representing Wolfe Farms, the owner, for a Cannabis Dispensary to be closer than the required 500 feet distance from the Court House. The subject property is located on the east side of Highway 51 S, south of W Commerce Street, more specifically 2662 Hwy 51 S, in Sections 13, Township 3, and Range 8, west of Scott Road at 1985 Commerce Street in Section, Township 3, Range 8

- A. *That the special conditions and circumstances that exist are NOT peculiar to the land, structures, or buildings involved, and are generally applicable to other lands, structures, or buildings in the same district.*
- B. *That the literal enforcement of the provisions of these standards would NOT deprive the applicant of rights commonly enjoyed by other properties within the same district under the terms of this Ordinance would confer a special privilege on the applicant.*
- C. *That the special conditions and circumstances DO result from the actions of the applicant and are not based upon economic considerations.*
- D. *That granting the variance requested WOULD confer on the applicant any special privilege that is otherwise denied by this Ordinance to other lands, structures, or buildings in the same district.*

Commissioner Max seconded the motion. The motion failed with the following vote: Commissioner Clark "Nay," Commissioner Jordan "Yay," Commissioner Safley "Nay," Commissioner Max "Yay," Commissioner Ashworth "Yay," and Commissioner Skeen "Nay." Commissioner Hawkins voted "Nay" breaking the tie vote.

Commissioner Clark then made a motion to **APPROVE** a variance request by Jonathan Hooker, AERC PLLC, representing Wolfe Farms, the owner, for a Cannabis Dispensary to be closer than the required 500 feet distance from the Court House. The subject property is

located on the east side of Highway 51 S, south of W Commerce Street, more specifically 2662 Hwy 51 S, in Sections 13, Township 3, and Range 8, west of Scott Road at 1985 Commerce Street in Section, Township 3, Range 8

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

Commissioner Safley seconded the motion. The motion passed with the following vote: Commissioner Clark "Yay," Commissioner Jordan "Nay," Commissioner Safley "Yay," Commissioner Max "Nay," Commissioner Ashworth "Nay," and Commissioner Skeen "Yay." Commissioner Hawkins voted "Yay" breaking the tie vote.

Chairman Hawkins announced the following item:

**PL-1710 - 109 Wren Street Fence Variance - Request for a variance to the required front yard fence setback. The subject property is located on the east side of Wren Street and south of Magnolia Heights, more specifically 109 Wren Street, in Section 19, Township 3, Range 7, Jonathan Shipp representing Jordan Shipp, the owner.**

Mr. Cardosi presented the application to the commission. The commission had no questions for Mr. Cardosi.

Mr. Jonathan Shipp came forward to represent the application. He explained that his daughter purchased this property without knowing that the previously existing fence was illegal and could not be replaced in the same location. He added that there would be no backyard if the fence was placed in the correct location.

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

Commissioner Skeen made a motion to **APPROVE** a request by Jonathan Shipp representing Jordan Shipp, the owner, for a variance to the required front yard fence setback. The subject property is located on the east side of Wren Street and south of Magnolia Heights, more specifically 109 Wren Street, in Section 19, Township 3, Range 7



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

Commissioner Max seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following item:

**PL-1713 - 1683 Clair Circle Setback Variance – Request for a variance to the 30-foot front yard setback. The subject property is located on the north side of Clair Circle S and east of Cross Road, more specifically 1683 Clair Circle S, in Section 23, Township 3, Range 8, Greg Smith, representing the owner of the property.**

Mr. Cardosi presented the application to the commission. The commission had no questions for Mr. Cardosi.

Mr. Greg Smith came forward to represent the application. He explained that there was an error on the initial survey causing the builder to construct the home over the setback line.

Commissioner Skeen made a motion to **APPROVE** a request by Greg Smith, Mendrop Engineering, representing the for a variance to the 30-foot front yard setback. The subject property is located on the north side of Clair Circle S and east of Cross Road, more specifically 1683 Clair Circle S, in Section 23, Township 3, Range 8

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

Commissioner Ashworth seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following item:

**PL-1718 Creekhaven Fence variance - Request for a variance to the required front yard fence setback. The subject property is located on the west side of Creek Haven Drive, north of Claire Circle, more specifically known as 1722 Creek Haven Drive, in Section 23, Township 3, Range 8. Craig Manning, representing the owner of the property.**

Mr. Cardosi presented the application to the commission. The commission had no questions for Mr. Cardosi.

Mr. Craig Manning came forward and explained that the homeowner needs an additional 17.5 feet so that can back their trailer through.

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

Commissioner Safley made a motion to **APPROVE** a request by Craig Manning, representing the owner of the property, for a variance request to the required front yard fence setback. The subject property is located on the west side of Creek Haven Drive, north of Claire Circle, more specifically known as 1722 Creek Haven Drive, in Section 23, Township 3, Range 8 based on the following:

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

Commissioner Jordan seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following item:

**PL-1715 - A to Z design variance - Request for a variance of the allowable building materials. The subject property is located on the west side of Highway 51, south of Star Landing, more specifically known as 2593 Highway 51 in Section 24 Township 2 Range 8. Judy Kendall, representing A to Z advertising. Mr. Cardosi presented the application to the commission.**

Mr. Cardosi announced that the applicant had requested to withdraw the application.

Chairman Hawkins announced the following item:

**PL-1709 - Grove Park Heights, First Revision - Request for a Final Plat revision of The Grove Park Heights Subdivision. The subject property is located on the south side of Byhalia Road, adjacent to the Grove Park Subdivision in Section 7, Township 3 South, Range 7 West, Joe Frank Lauderdale, representing the applicant Michael Austin, owner of the property.**

Mr. Cardosi presented the application to the commission. There was a brief discussion between the commission and Mr. Cardosi.

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

Commissioner Jordan made a motion to **APPROVE** the Final Plat Approval for Grove Park Heights. First Revision, located on the south side of Byhalia Road, adjacent to the Grove Park Subdivision in Section 7, Township 3 South, Range 7, based upon a finding that the submitted plat generally conforms to the requirements of the City's codes and ordinances, subject to the following standard conditions:

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

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

Chairman Hawkins announced the following item:

**PL-1714 - Wilkins Subdivision – Request for final plat approval of 1 lot on 8.7 acres. The subject property is located on the south side of Pleasant Hill Road, west of Wooten Road, more specifically known as 111 Pleasant Hill Road in Section 30 Township 2 Range 7. George Ready, representing the owner of the property.**

Commissioner Clark and Commissioner Skeen recused themselves and left the board room.

Mr. Cardosi presented the application to the commission.

Mr. George Ready came forward to represent the application. He explained that they were combing the three lots into one.

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

Mr. Dan Bearden came forward and voiced his concerns about the conditions listed on the staff report. He stated that they should just address the entire Subdivision Regulation.

Mr. Ready stated that the conditions were placed by the City of Hernando Planning Office.

Commissioner Safley made a motion recommend **APPROVAL** of the Final Plat for George Ready, representing the owner of the property Wilkins Subdivision - Request for final plat approval of 1 lot on 8.7 acres based upon a finding that the submitted plat generally conforms to the requirements of the City's codes and ordinances, subject to the following standard conditions:

1. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
2. Prior to the initiation of construction of public improvements, the Developer shall submit two (2) complete sets of construction plans for review and approval to the

Office of Planning. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.

3. The developer shall install drainage pipe, erosion control material, on-site sanitary sewer service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, including one-half the right-of-way of Industrial Drive, before the plat of the subdivision is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando if applicable.
4. Sidewalks shall be installed on the along all roads in the subdivision, unless waived bythe Board of Aldermen.
5. Any private improvements proposed shall meet City standards and specifications.
6. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance.
7. Streetlights shall be installed at the developer's expense, if applicable. 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, if applicable.
9. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning, if applicable.
10. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes if applicable.

Commissioner Jordan seconded the motion. The motion passed unanimously.

Commissioner Clark and Commissioner Skeen returned to the board room.

Chairman Hawkins announced the following item:

**PL-1721 - Subdivision Regulations Amendment – Addition of Street Signs Design Standards**

Mr. Cardosi presented this amendment to the commission. The commission had no question for Mr. Cardosi.

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

Commissioner Clark made a motion to recommend **APPROVAL** to the Board of Aldermen of the text amendment to the Zoning Ordinance as presented, subject to Staff Comments. Commissioner Ashworth seconded the motion. The motion passed unanimously.

There being no further business to come before the Commission, A motion was made and seconded to adjourn the meeting. the motion passed unanimously. The meeting adjourned at 9:17 p.m.