

**City of Hernando, Mississippi**

**Office of Planning**

**PLANNING COMMISSION**

**AUGUST 8, 2023, MINUTES**

The Planning Commission met in a regular session on August 8, 2023, at 6:00 p.m. at City Hall Board Room, 475 W Commerce Street. The following Commissioners were present: Commissioner Ashworth, Commissioner Thorn, Commissioner Clark, Commissioner Max, Commissioner Jordan, Commissioner Hawkins, Commissioner Skeen, and Commissioner Safley. The following staff members were also present, Josie Gilder, City Attorney, Kristen Duggan, and Austin Cardosi.

Commissioner Hawkins called the meeting to order at 6:01 p.m. and Commissioner Thorn gave the invocation followed by roll being called.

Commissioner Hawkins asked if everyone had reviewed the July 11, 2023, minutes. Commissioner Skeen made a motion to approve the minutes as written. Commissioner Ashworth seconded the motion.

Chairman Hawkins announced the following item:

**PL-1717 –The Collection at Getwell Farms PUD –** Request to rezone 77.63 acres from Agricultural to Planned Unit Development. The subject property is located on the west side of Getwell Road, north of Byhalia Road and south I269 in Sections 01, Township 3, and Range 8, Cory Brady, representing the owner.

Mr. Cardosi presented the application to the commission.

Mr. Billy Myers and Mr. Jon Stevenson were present to represent the application.

Mr. Stevenson stated that the density and the square footage were the biggest concerns. Based on those concerns the minimum square footage has been increased for townhomes to 1450 square feet and for single-family to 2000. Those increases will be added to the CC&R’s

The density is set as high for the water and sewer installation in the area. The installation of these utilities will bring big business to the area including large grocery stores and big box stores.

Interstate 69 has made a huge difference to the area. This will be an interstate access and commercial corridor.

Cory Brady also came forward as a representative. He stated that he has been working with the city staff and residents to bring the best project. This project will be an asset to the area. It meets all the criteria for rezoning. The annexation of the area, the opening of Interstate 69, and increased traffic on Getwell Road all show a change in the area. The Agricultural zoning does not meet the Master Plan for the city. This project does. It conforms with the General Development Plan.

They have agreed to minimize the curb cuts along Getwell Road with the main entrance being a transition between commercial and residential. There will also be two secondary entrances. The northern area will transition from hotels to mixed use then to residential. There will be 97 units of residential. The uses specified are based on City of Hernando Zoning Ordinance.

The proposed density is 4.5 units if you disperse all uses. This equates to 10,000 square feet lots. The lots will be reduced size but there will be ample common open space. Mr. Brady also added that there will be restrictive covenants and an Architectural Control Committee and Review Board.

Commissioner Thorn asked about the water and sewer plan for the development. Mr. Brady stated that the sewer will come through Madison Lakes Development and a Treatment Plant will be added.

Commissioner Jordan asked if the single family lots will be front load. Mr. Brady stated yes. There will be some alleyway entrance homes that front Byhalia Road and they will be alleyway load. Commissioner Max asked if the alleyways will be private or public. Mr. Brady stated that alleys would be private. He also added that the alleys have been widened to meet the fire requirements.

Commissioner Thorn asked about the increased traffic to Getwell Road and Byhalia Road. Mr. Brady stated that they do not have traffic study numbers but explained that there is a plan to widen Getwell Road and right of way would be dedicated for this. Byhalia Road right of way will be dedicated and improved also.

Commissioner Max asked if there would be a traffic light. Mr. Brady stated that there will be a traffic light at the main drive.

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

Ms. Tracy Muccillo came forward. She stated the traffic is a concern for her because the northernmost entrance is right in front of her driveway. She asked what the plan was for this entrance and exit point. She also stated that she is in opposition to a gas station in this area. It will bring crime and theft and she would like to see it moved to another area.

Ms. Connie Anderson then came forward. She stated she is concerned with the height of the hotel and the size of the homes. The size of the homes does not fit the rest of the community. She then stated that the 1400 square feet of the townhomes is too small. This is more like an apartment. She ended with her concern for the property values in the area.

Mr. Scott Lawhorn, son of Roy Holmes, came forward next. He stated that he would like to hear more about the utilities and how this would feed future developments. The utilities need to be installed now before moving forward with more development.

Mr. Cory Brady came forward again to address some of the concerns. He began by explaining that they took the property across the street in mind when developing the design. He then stated that the connection/stub streets are a requirement of the city for future developments.

He added that there is a high demand for hotel sites, and they currently have a national flag hotel and they do not bring the high crimes that are a concern.

Mr. Ben Smith then came forward to discuss the sewer lift station that is planned. It will be located in the lower part of the property by I-269. The pump station will be delivering to the Jaybird Road pump station. He then added that the water will be a 12-inch main system that will tie into tanks in Hernando.

Commissioner Max stated he is concerned with the water supply. Mr. Cardosi explained that the Jaybird Road water plant previously had some issues; however, improvements have been made to the tank to increase the capability of the tank. There is also a proposed elevated tank for Jaybird Road.

Commissioner Safley made a motion to recommend **APPROVAL** to the Board of Aldermen for a rezoning requested by Cory Brady, representing the owner of the property is requesting a Zoning Map amendment / Preliminary Development Plan Approval – The Collection at Getwell Farms. The subject property is located on the north side of Byhalia Road, south of I-269, and west of Getwell Road in Section 33, Township 2, Range 7 based upon the following findings:

1. The proposed amendment would conform 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 Clark seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following item:

**PL-1747** – **Cruz ADU Conditional Use –** Request for a conditional use to allow an accessory dwelling unit. The subject property is located at 924 West Oak Grove Road, on the north side of Oak Grove Road, east of Fletcher Street Section 24 Township 2 Range 8. Salguero Cruz, the owner.

Mr. Cardosi presented to application to the commission.

Ms. Salguero came forward to represent the application. She stated that her mother is currently living with her and her family, and they need more space. This would also be a place for family when they visit. She explained that she has a large area at the end of her driveway to build this structure. She also added that the driveway is large enough to house additional vehicles.

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

Commissioner Jordan to grant Conditional Use **APPROVAL** to Cruz Salguero, the owner, for an Accessory Dwelling Unit for 10 year time period. The subject property is located on the north side of West Oak Grove Road, west of College Street in Sections 13, Township 3, and Range 8 and based on the following:

1. **The proposed the proposed use WILL NOT substantially increase traffic hazards or congestion.**
2. **The proposed use WILL NOT substantially increase fire hazards.**
3. **The proposed use WILL NOT adversely affect the character of the neighborhood.**
4. **The proposed use WILL NOT adversely affect the general welfare of the City.**
5. **The proposed use WILL NOT overtax public utilities or community facilities.**
6. **The proposed use of the property WILL conform to the recommendations of the City's General Development Plan.**

Commissioner Max 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 meeting was adjourned at 7:20 p.m.