

**City of Hernando, Mississippi**

**Office of Planning**

**PLANNING COMMISSION**

**MARCH 12, 2024, MINUTES**

The Planning Commission met in a regular session on March 12, 2024, at 6:00 p.m. at City Hall Board Room, 475 W Commerce Street. The following Commissioners were present: Commissioner Thorn, Commissioner Clark, 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 ord0er at 6:02 p.m. and Commissioner Thorn gave the invocation followed by roll being called.

Commissioner Hawkins asked if everyone had reviewed the February 13, 2024, minutes. Commissioner Safley made a motion to approve the minutes as written. Commissioner Clark seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

**PL-1792 – 2587 Jaxon Dr. Variance Request –** Request for a fence variance to encroach into the front yard setback. The subject property is located on the south of Jaxon Dr, West side of Honeysuckle Ln, more specifically 2587 Jaxon Dr, Hunter Johnston, owner.

Commissioner Hawkins announced that the applicant has requested to table this item until the April 9, 2024, meeting.

Commissioner Clark made the motion to table the application until April 9, 2024. Commissioner Safley seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

**PL-1788 - Joyce Estates First Revision –** Request is for 1st Revision of Joyce Estates, to create 5 lots on 19.03 acres. Located on the north side of Green T Road, east of McIngvale Road in Section 32, Township 2, Range 7. Joyce Estates LLC, the owner. Mr. Cardosi presented the application to the commission.

Mr. Cardosi presented the application to the commission and explained the changes made to the plat.

Commissioner Skeen asked if the access road would be built to city specs for emergency vehicles. Mr. Cardosi said yes, it would be built during construction.

Mr. Jordan Bledsoe came forward to represent the application. He explained that there would be a pedestrian collector aisle near the center of the building.

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

Commissioner Skeen made a motion to recommend **APPROVE** Final Plat approval for the Field House Subdivision, a 5-lot Single Commercial Subdivision on 19.84 total acres, located on the north side of Green “T” Road, east of McIngvale Road, and west of Tchulahoma Road in Section 32, Township 2 South, Range 7 West, based upon a finding that the submitted plat generally conforms to the requirements of the City’s codes and ordinances, subject to the following conditions:

1. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
2. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director. Following Plat Approval, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning.
3. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, including one-half the right-of-way of Green “T” Road to the extent that road borders the subdivision before the plat of the subdivision is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando.
4. Sidewalks shall be installed on the north side of Green “T” Road to the extent that road borders the subdivision.
5. 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.
6. 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.
7. 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.
8. Prior to recording the final plat, the Developer shall submit for approval a list of street addresses associated with each lot to the Office of Planning.

Commissioner Clark seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

**PL-1797 –1445 Thousand Oaks Dr. –** Request for a Variance for an Accessory Building exceeding the size allowance. The subject property is located on the south side of Thousand Oaks, east of Della St, more specifically 1445 Thousand Oaks Dr. in Robert Qualls, the owner.

Mr. Cardosi presented the application to the commission.

Commissioner Safley asked about the orientation of the house. Mr. Cardosi said this is a double frontage lot and the applicant would like to place the structure at the end of the driveway.

Mr. Robert Qualls came forward to represent the application. He stated that the storage building will come straight off the end of the driveway and will be for personal use. If the location is moved to the rear of the lot, then they would have to remove multiple trees and the elevation in the back is not good for a structure to be built.

Mr. Trevor Qualls came forward. He is the applicant’s son. He stated that along with the elevation issues in the rear there are also drainage issues that would worsen if a structure is placed in the back.

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

Mr. James Simon came forward. He is the previous owner of the house and stated that there is a steep slope and major drainage issues in the back.

Commissioner Thorn made a motion to **APPROVE** a request a variance to allow an accessory structure to be located in the designated front yard. The subject property is located on the south side of Thousand Oaks, east of Della St, more specifically 1445 Thousand Oaks Dr based upon the following findings:

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

Commissioner Skeen seconded the motion. The motion passed with the following vote: Commissioner Clark “Nay,” Commissioner Thorn “Yay,” Commissioner Safley “Yay,” and Commissioner Skeen “Yay.”

Chairman Hawkins announced the following items:

**PL-1798 - 127 W Commerce St Food Truck Conditional Use –** Request for a Conditional Use Approval for a food truck. The subject property is located on the south side of W Commerce St, east side of Church St in Sections 13, Township 3, and Range 8, Jessica Hurdle, representing, the owner.

Mr. Cardosi presented the application to the commission.

Ms. Jessica Hurdle came forward to represent the application. She explained that they are renovating the restaurant and plan to open around May. They will only need the food truck through April.

Commissioner Clark asked what the hours of operation would be. Ms. Hurdle stated that they would be open for lunch from 12 pm – 4 pm ln Sunday and Mondays.

Commissioner Hawkins asked if she had spoken with the other tenants in the building. She stated that she has spoken with most of them and has received no complaints.

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 **APPROVE** the application by Jordan Hurdle, for a Conditional Use for a food truck to be operated at 127 W Commerce Street to operate on Sunday and Monday from 12-4 through May 12, 2024. The subject property is located on the north side of W Commerce St, west side of Northview St in Sections 13, Township 3, and Range 8 based on upon 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 Thorn seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

**PL-1801 Harris Minor Subdivision –** Request is for final plat approval of Harris Minor Subdivision to create 2 lots on 14.28 acres. Located on the east side of Getwell, South of I-269 in Section 34, Township 2 South, Range 7 West. Jamie Harris, the owner.

Mr. Cardosi presented the application to the commission.

Mr. Jaime Harris came forward to represent this application. There were no questions for the applicant.

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

Commissioner Thorn made a motion to recommend to **APPROVE** Final Plat for Harris 2 Lot Subdivision, a 2-lot residential subdivision consisting of 14.28 total acres Located on the east side of Getwell, South of I269 in Section 34, Township 2 South, Range 7 West, based upon a finding that the submitted plat generally conforms to the requirements of the City’s codes and ordinances, subject to the following standard conditions:

1. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
2. Following Preliminary Plat Approval, but prior to the initiation of construction of public improvements, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning, if applicable.
3. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando’s Land Subdivision Ordinance, if applicable.
4. Sidewalks shall be installed on both sides of all streets, if applicable by recommendation of the City Engineer.
5. Finished floor elevations shall be listed for each lot.
6. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
7. Streetlights shall be installed at the developer’s expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
8. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
9. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning. Corner lots shall include potential addresses for both streets.
10. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.

Commissioner Safley seconded the motion. The motion passed unanimously.

**Sign Ordinance**

Mr. Cardosi presented the proposed sign ordinance update to the commission. He asked that they review the ordinance and submit any questions changes to him. The ordinance will be presented to the Board of Alderman in April for their review.

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 6:51 p.m.