

**City of Hernando, Mississippi**

**Office of Planning**

**PLANNING COMMISSION**

**JUNE 11, 2024, MINUTES**

The Planning Commission met in a regular session on June 11, 2024, 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 Kristen Duggan, Josie Gilder, and Austin Cardosi.

Commissioner Hawkins called the meeting to ord0er at 6:00 p.m. and Commissioner Ashworth gave the invocation followed by roll being called.

Commissioner Hawkins asked if everyone had reviewed the May 14, 2024, minutes. Commissioner Ashworth made a motion to approve the minutes as written. Commissioner Jordan seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

**PL-1818 – Revision to the Delta Landing Project Text** –Request for an amendment to the Preliminary Development Plan Approval – Delta Landing PUD. The subject property is located on the west side of McIngvale Road, south of Pleasant Hill in Section 31, Township 2, Range 7 Bob Dalhoff, Dalhoff Thomas Design, representing the owner of the property.

Mr. Cardosi presented the application.

Commissioner Clark asked if any parking requirement changes would be necessary due to the changes. Mr. Cardosi stated that the parking calculations presented meet all requirements.

Mr. Bob Dalhoff came forward to represent the application. He explained that they would like to modify the plan to accommodate a water way through the site. The proposed plan will have a much better feel with more of a main street commercial district flow.

Commissioner Jordan stated his concern with the removal of the larger residential lots. Commissioner Thorn then asked the total number of lots in the new plan. Mr. Dalhoff stated that there will be 36 fewer single-family residential homes in the new plan.

Commissioner Jordan asked if all homes are front load garage except for the 6,000 square foot lots. Mr. Dalhoff stated that some of the 7200 square foot lots were also rear load. Commissioner Jordan then asked if there were any side load garages. Mr. Dalhoff said no. The garages will be recessed behind the front plane of the house.

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

Mr. Bob Wright came forward. He asked about the buffer in the northwest cornet being increased from 50-125 feet. He then asked if it would be non-disturb. Mr. Johnny McBride stated that this would be a non-disturb buffer. Mr. Wright then asked if a fence would be built between the houses and the buffer zone. Mr. Dalhoff explained that there would be a fence on the northern property line. Mr. McBride added that the northern property line would not have houses only sidewalk along that side.

Commissioner Clark ma2,a motion to recommend **APPROVAL** to the Board of Aldermen of a rezoning requested by Bob Dalhoff, Dalhoff Thomas Design, representing the owner of the property for a Zoning Map Amendment/Preliminary Development Plan Approval – Delta Landing PUD, located on the west side of McIngvale Road, south of Pleasant Hill in Section 31, 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 Skeen seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

**PL-1817 - 2635 Pleasant Hill Road Accessory Building** - Request for a variance to allow an accessory building to be located in the designated front yard of a property. The building is described in the attached exhibits. The subject property is located at 2635 Pleasant Hill Road, south side of Pleasant Hill Road in Section 3, Township 2, Range 7. Steve Coleman, owner

Commissioner Skeen recused himself and left the board room.

Mr. Cardosi presented the application to the commission.

Mr. Steve Coleman came forward to represent the application.

Commissioner Clark asked if any of the neighbors had issues with the proposed or existing structures. Mr. Coleman stated that the neighbors had no concerns. He went on to explain that the existing structure is not structurally stable, and this will be a replacement for that structure. It will be larger than the existing structure.

Commissioner Jordan asked if this is visible from Pleasant Hill. Mr. Coleman said it is not visible.

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 variance request to allow an accessory building to be located in the designated front yard of a property. The subject property is located at 2635 Pleasant Hill Road, south side of Pleasant Hill Road. in Section 3, Township 2, Range 7 based upon the following items.

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.

Commissioner Skeen returns to the board room

Chairman Hawkins announced the following items:

**PL-1811 – Byhalia Road Office Plaza –** Request for final plat approval for Byhalia Road Office Plaza, 1 Lot, 1.30 acres. The subject property is located on the west side of Byhalia Road, south of Green T Lake West in Section 7, Township 3, Range 7– R&H Engineering

Mr. Cardosi presented the application to the commission.

Mr. Andy Richardson came forward to represent the application.

Commissioner Clark stated that he would like to see a sidewalk or some type of pedestrian access along that creek area for safety purposes. Mr. Richardson explained that according to Mr. Joe Lauderdale, there is not enough room under the guard rail to add an extra lane.

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

Commissioner Max made a motion to recommend to **APPROVAL** a final plat for Byhalia Road Office Plaza Subdivision, 1 Lots, 1.30 total acres, located on the west side of Byhalia Road, south of Green T Lake West in Section 7, Township 3, 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 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, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, before the plat of the subdivision is recorded, including one-half of the right-of-way of Creekside Boulevard to the extent that the road borders this development. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks. Prior to issuing a certificate of occupancy, all public improvements shall be installed, completed, and accepted by the City of Hernando.
4. Sidewalks shall be installed on the west side of Byhalia Road to the extent that the 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 schedule of Lot Numbers and associated street addresses to the Office of Planning.
9. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office for the centralized delivery location of the mailboxes.

Commissioner Safley 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 7:00 p.m.