



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

**PLANNING COMMISSION
September 10, 2024, MINUTES**

The Planning Commission met in a regular session on Sept. 10, 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 Max, Commissioner Jordan, Commissioner Hawkins, and Commissioner Safley. The following staff members were also present Kristen Duggan, Josie Gilder, and Austin Cardosi.

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

Commissioner Hawkins asked if everyone had reviewed the August 13, 2024, minutes. Commissioner Safley made a motion to approve the minutes as written. Commissioner Max seconded the motion. The motion passed unanimously with Commissioner Jordan abstaining from the vote.

Chairman Hawkins announced the following items:

PL-1840 –Compel Church Daycare Facility - Request for Conditional Use to allow a daycare facility. The subject property is located on the west side of McIngvale Road, north of Dilworth Lane, more specifically 1835 McIngvale Rd, in Sections 7 Township 3 and Range 7 Brook Dees, representing the owner.

Mr. Cardosi presented the application. He explained that the applicant has provided a supplemental traffic plan that was reviewed and approved by the Chief of Police.

Commissioner Max stated that he was concerned about the future development of the corner of McIngvale and Dilworth. Mr. Cardosi stated that the traffic cones can be adjusted if the need arises.

Ms. Brook Dees came forward to represent the application.

Commissioner Jordan asked if they are prepared and committed to following this plan during these stated times. Ms. Dees stated that they plan to have it done every morning.

Commissioner Jordan then said that he would like a shorter time frame than the requested 20 years to assess the traffic and make alterations if needed. Ms. Dees stated that this is a significant investment on the church's part, and they would like a longer time frame as a guarantee.

Commissioner Thorn asked if the building would provide functions other than the daycare. Ms. Dees said it would be used for the Sunday and Wednesday night kids' ministry, but the day-to-day use is daycare. Commissioner Thorn then suggested a five-year time frame for the conditional use.

Ms. Dees stated that they would like the 20-year guarantee of daycare use before investing in the facility. Commissioner Max stated that the five-year recommendation is only to reassess the traffic and determine if changes need to be made to the traffic proposal. Not to reassess the daycare use. Ms. Dees responded that the police chief was not concerned with the traffic pattern. She added that they would prefer longer than 5 years and feel this is a partnership with the city to provide a much needed child care facility.

Mr. Zack Wall, contractor and church member, came forward. He stated that the 20-year request is based on the investment into this facility. He then asked if they could approve the daycare use for 20 years and have them come back regarding the traffic after 5 years.

Ms. Josie Gilder, City attorney, stated that the conditional use is for the daycare and the traffic is an issue related to that use. She would need to speak with Steven Pittman, City Attorney, before answering that.

Commissioner Safley spoke to Ms. Dees and stated that the earlier conversation was that the building would be built regardless of the daycare facility. He added that most conditional uses are granted for a short time frame with the option of extension.

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

Commissioner Jordan made a motion for **APPROVAL** of the Conditional Use Approval to Compel Church, for a daycare facility to be located on the west side of McIngvale Rd, north of Dilworth of in Sections 7, Township 3, and Range 7, specifically 1835 McIngvale Road for a period of 5 years from the issuance of the Certificate of Occupancy, with the compliance of the traffic flow proposal and map (see below), at which time the applicant shall return to the Planning Commission for an evaluation and a time extension request, Subject to Staff Comments and based on the following:

- 1. The proposed 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 does conform to the recommendations of the City's General Development Plan.





Compel Church Hernando Daycare

Proposal for Traffic Flow on McIngvale:

Following the Planning Commission's recommendation, we met with Chief Ellis and Assistant Chief Lanphere of the Hernando Police Department to address safety and traffic issues related to the entrance and exit of our property at 1835 McIngvale Road, specifically during the peak traffic period from 6:30 to 7:30 a.m. while school is in session. Shortly after, we consulted with Austin Cardosi, the Planning Director for the City of Hernando, to review our findings. Below, we present our proposed solutions to enhance safety, which are based on strong recommendations from the Hernando Police Department as well as Hernando's Planning Director with whom we collaborated.

1. We will not be using a crossing guard or traffic control personnel, as it may exacerbate safety issues on McIngvale Road during the busiest period from 6:45 to 7:30 a.m. The Hernando Police Department has advised that this measure is not permitted.
2. We will implement a drop-off procedure that requires parents to make right-hand turns only when entering the daycare boulevard and exiting onto McIngvale Road. We have installed dedicated right-hand turn lanes for both entering and exiting the property, which we will instruct parents to use to merge safely with McIngvale traffic.
3. During peak traffic hour from 6:30 to 7:30 a.m., when school is in session, we will place cones on our property as outlined in the attached document. Families typically using Commerce Street for drop-off will be redirected to use Mount Pleasant for a right-hand turn onto McIngvale. Upon exiting, vehicles will be directed to turn toward the Hernando Police Department, which will be managing traffic nearby on McIngvale.
4. In addition to the right-hand turn only policy for entrance and exit during the specified hours, we will install a sign at the exit to reinforce the right-hand turn requirement from 6:30 to 7:30 a.m., Monday through Friday.
5. The Hernando Police Department will maintain a strong presence to direct traffic at Dillworth and beyond, ensuring safety for all on McIngvale.

Conclusion: According to Chief Ellis of the Hernando Police Department, even if our daycare had up to 100 cars exiting between 6:30 and 7:30 a.m., it would not significantly affect traffic flow. When asked if he needed to know our projected launch date, should we receive approval from the Hernando Planning Commission, to prepare his team for a slight increase in traffic, he indicated that it would not be necessary, as the increase would not be noticeable to him and his team. We believe we have effectively addressed any safety concerns regarding traffic from our daycare and look forward to collaborating with the City of Hernando to offer a much-needed service to a community with significant demand.

Commissioner Thorn seconded the motion. The motion passed unanimously.

Chairman Hawkins announced the following items:

PL-1843 - Pleasant Hill Express C4 –Request for a rezoning from AR to C4. The subject property is located on the southwest corner of McIngvale and Pleasant Hill Road, specifically 933 Pleasant Hill Road in Section 30, Township 2, Range 7, Byron Houston, Representing the owner

Mr. Cardosi presented the application to the commission.

Mr. Shane King came forward to represent the application. He explained that the lot has city water, and they will attach to the city sewer line. He added that there have been many changes in the area to warrant the zoning change such as the new high school being constructed and the widening of McIngvale Road. He also explained that McIngvale Road and Pleasant Hill will each have a lane added to accommodate the traffic. He then said that MDEQ will monitor all underground tanks and make sure that all safety requirements are met.

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

Mr. Joseph Neyman came forward to represent Mr. Mike Alnoami. He said that his client and many other neighbors are against this rezoning. Concerns have been raised regarding spot zoning, environmental concerns, but the biggest concern is traffic. Pleasant Hill cannot accommodate the additional traffic. The added traffic from the school will be excessive and this will only add to that problem.

He also stated that if there is a plan to widen Pleasant Hill Road then there could be issues with the location of the building and right-of-way issues.

There are multiple gas stations within a few miles, and another is not needed in the area.

Commissioner Safley asked if Mr. Neyman's client was the owner of the gas station at 731 Pleasant Hill. Mr. Neyman said that it was. Commissioner Safley then asked what environmental concerns are different. Mr. Neyman stated that the biggest concern is the traffic flow.

Mr. Stewart Lott came forward. He stated that he feels that this is a concern with business competition. He then added that there was a station built across from Lewisburg High School and there have been no issues.

Ms. Courtney Ruffin came forward. She lives across the street and is concerned with traffic. There have been many wrecks at this intersection and is concerned that this will create more accidents. Mr. Jesse Olmstead doesn't feel that a gas station at this location is necessary, there are 4-5 within a few miles. He also stated his concern with this being a dangerous intersection.

Ms. Ruby Walker is concerned with 18-wheeler traffic and feels there is no need for another gas station.

Mr. James Allen agreed that there is no need for another station and added that the bus traffic will add concern.

Mr. Maurice Thompson is concerned with traffic.

Commissioner Safley asked if there is a light planned for this intersection. Mr. Cardosi stated that there is to be added in conjunction with the paving plan for McIngvale Road. This will happen prior to the opening of the high school.

Mr. Walter Bowick is concerned with the increase in traffic and the addition of 18-wheelers on this road.

Ms. Linda Harris stated that McIngvale Road has been widened, but Pleasant Hill and Swinnea Road are still two lanes.

Commissioner Thorn made a motion to recommend **DENIAL** to the Board of Aldermen of a rezoning requested by Shane King with Houston Engineering, representing the owner of the property for a rezoning and preliminary development plan for 4 acres from A to C-4 Planned Commercial. The subject property is located on the southwest corner of McIngvale and Pleasant Hill Road, specifically 933 Pleasant Hill Road based upon the following findings:

1. The proposal does not conform to the general development plan's recommendation.
2. The existing zoning district classification of the property in question is not inappropriate or improper.

3. That 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 and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate.

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 meeting was adjourned at 7:15 p.m.

.....