



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
January 5th, 2017**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – November 3rd, 2016

New Business

Public Hearing

Crosswinds PUD (749) - Application is for approval of revision of Rezoning of property from R-30 to PUD and a revision to the text, identified as Parcel #306-3-05-00-0-00015-01 and 3-06-3-05-00-0-00014-00, located on the east side of Craft Road and south of Byhalia Road in Section 5, Township 3, Range 6 and is zoned PUD and R-30 (District 5)

Applicant: Short Creek, LLC

Preliminary

Anderson Lane (7109) - Preliminary approval of 24 lots on 53.18 acres. Subject property is on the west side of Anderson Lane. and north of Vaiden Rd., in Section 12, Township 3, Range 6 and is zoned R-30 (District 5)

Applicant: Joe Frank Lauderdale

Final

Kasic 2 (7088) - Application is for final subdivision approval to create 3 lots on 4.58 acres. Identified as parcel(s) #2-05-2-04-00-0-00002-00. Subject property is located on the north and south side of Miller Station Road and east of Center Hill Road in Section 4, Township 2, Range 5 and is zoned R-30 (District 1)

Applicant: Henry Porter

Love Station (7107) Application is for final approval of 2 lots on 3.39 acres. Identified as Parcel(s) #4-07-307-00-0-00004-01. Subject property is located on the north side of Smokestack Drive and west of Love Station Loop in Section 7, Township 4, Range 7 (District 5)

Applicant: Joe Frank Lauderdale

Hidden View (7108) – Application is for final subdivision approval (revision) of 2 lots in Hidden View. Subject property is located on the north side of Atticus Lane and west of Radley Road, Parcel #2-07-8-28-03-0-00010-00 Section 28 Township 2 Range 7 and is zoned R-30

Applicant: Ben Smith

Old Business

Rezoning

Prewett Holdings, LLC (748) - Application is for approval of Rezoning of property from Agricultural (A) to Planned Commercial (C-4), identified as Parcel #3-08-3-07-00-0-00007-00, located on the north side of Highway 304 and west of Fogg Road in Section 7, Township 3, Range 8 and is zoned Agricultural (A) (District 4)

Applicant: Bruce Prewett

Other

1. Robinson Crossing Phase III Concurrence

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, January 5, 2017, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Len Lawhon, Randy Jones, Julius Cowan, Theodore Dorsey, Ray Denison, Joan Robertson, Jeanne Shannon, Greg Ryan, Floyd Fiveash, BG Smith, Steve Reeves, David Arnett, Wade Carter and Tom Hunt. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, and Robert Quimby, Board Attorney.

Planning Commission Chairman Ms. Shannon called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated November 3, 2016. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mr. Arnett seconded the Motion. The Motion passed with a unanimous vote.

New Business

Public Hearing

Mr. Ryan made a Motion to open a Public Hearing in regards to the Crosswinds PUD rezoning and the Prewitt Holdings, LLC rezoning. Mr. Arnett seconded the Motion. The Motion passed with a unanimous vote.

**Crosswinds PUD (749) - Application is for approval of revision of Rezoning of property from R-30 to PUD and a revision to the text, identified as Parcel #306-3-05-00-0-00015-01 and 3-06-3-05-00-0-00014-00, located on the east side of Craft Road and south of Byhalia Road in Section 5, Township 3, Range 6 and is zoned PUD and R-30 (District 5)
Applicant: Short Creek, LLC**

Mr. Hopkins presented the application for Crosswinds PUD for rezoning of property from R-30 to Planned Unit Development and a revision of the existing text. He stated Mr. Bob Barber was present to present the application.

Mr. Carter asked for a history of the project. Mr. Hopkins stated that the Planning Commission sent a recommendation for R-20 to the Board of Supervisors and the Board asked the developer to increase the lot size and decrease the common open space. Mr. Cardosi stated the last proposal to come before the Planning Commission had 6,000 - 8,000 sq. ft. lots, and the current proposal has 8,000 - 12,000 sq. ft. lots.

Mr. Hopkins stated if this proposal is approved the preliminary for the adjacent development known as Green Oaks Subdivision will no longer be valid, as this new development will encroach into that preliminary subdivision.

Mr. Bob Barber came forward and stated the site is located approximately ½ mile south of Byhalia Road in a rapidly growing area that is urbanizing in his opinion. He presented a map that showed newly approved or developing sites in the area. He then stated there has been a change in the neighborhood, citing the construction of I-269 and New Craft Road, expansion of DCRUA, rapid development in the area, approved proposed commercial in the area, and

construction of schools. He stated the Board of Supervisors requested they adjust the lot sizes upwards and decrease the number of alley accessed lots on the last proposal. He stated the lots in this proposal will range in size from 8,000 sq. ft. to 12,000 sq. ft., and only the very front lots will be alley accessed. All remaining lots will be front access lots from the added boulevard.

Mr. Carter asked what amenities for the common open space are. Mr. Barber stated the developer would be happy to place a gazebo in the new Common Open Space. Mr. Carter asked if there is a retention pond. Mr. Barber stated there is an area reserved for retention if needed. Mr. Carter asked if there are any bike trails. Mr. Barber stated there are sidewalks. Mr. Ryan asked if the retention area will be a maintained water feature. Mr. Barber stated they would like to leave the area pasture-like and will have to reevaluate the design of the area after water drainage needs are assessed by engineers.

Mr. Carter asked what the proposed minimum house size will be for development. Mr. Barber stated the proposed minimum house sizes will be 2,000 to 2,200 sq. ft.

Mr. Arnett asked if the road will be above flood plain. Mr. Barber stated it will be.

Mr. Arnett asked if it will be developed in 3 phases. Mr. Barber stated it would be developed in one phase.

Ms. Shannon asked if the open space is 32% or 36% of the development. Mr. Barber stated the common open space will be 32% of the development.

Ms. Shannon asked if there was anyone to speak for or against the item.

Terry Abney – 7623 Grass Pond Road – came forward and stated he is concerned with where the drainage will go and would not like to see this development have the drainage issues that other developments have. He then stated he feels this plan looks better than the original plan.

Mr. Barber stated they will meet the post development run-off rule, and there will be a more fully designed drainage plan by an engineer if the rezoning is approved. He went on to state this will be a curb and gutter development. Mr. Hopkins stated the county engineer will have to approve the drainage plans.

Tom Harrison – 6620 Vaiden Road - came forward and had the following concerns:

- The impact to the fire rating for the area
- Whether a subdivision of this size can be done before sewer is available in the area

Mr. Barber stated this development if approved will access DCRUA sewer. Mr. Carter asked if there were plans for a spray field for this development in the original plan. Mr. Barber stated that the original plan was to use a small lagoon.

Mr. Lawhon stated he is concerned that you cannot have a passive non-touched area as required for a blue line stream and the same area be used to be designed to maintain water control. He then stated if the engineer says something needs to be done for detention then this area needs to be an engineer-designed park. Mr. Ryan asked if the ponds in Windstone Subdivision are engineered or natural. Mr. Bailey stated the ponds in Windstone were built and are maintained. Mr. Barber stated they agree the area needs to be a designed area if needed for retention. Mr. Barber stated their intention is to leave the area natural but if drainage designs are needed the applicant will bring the designs back before the Planning Commission for approval. Mr. Carter stated if approved the Planning Commission should also request that the amenities offered in the first plan be included in this plan. Mr. Barber stated there was a larger common open space in the previous plan but they would be happy to transfer those amenities to the new plan. Mr. Lawhon asked if they could call it a gathering spot that will blend with the area, maybe an open space with seating not specifically a gazebo. He then suggested making part of the motion read that the applicant will bring back a plan for the open space that will maximize the space. Mr. Barber stated he would be happy to transfer the gazebo/gathering space to the common open space in the northern portion of the development. Mr. Jones asked if there can be sidewalks that face the common open space on the front lots. Mr. Barber stated they could do that. Mr. Jones stated he feels it will help with access.

Mr. Ryan made a Motion to approve Crosswinds PUD for rezoning of property from R-30 to Planned Unit Development and a revision of the existing text based on a change in the character of the neighborhood justifying a public need as elucidated in the eleven points of change presented in the slide presentation, conditioned on the following:

1. The amenities for the common open space from the original plan will be transferred to the common open space in the new plan as a gathering space;
2. Sidewalks will be included on lots 7-12 facing the common open space; and
3. Drainage design plans will be brought back before the Planning Commission if it is determined by an engineer that such plans are needed for retention.

Mr. Denison seconded the Motion. The Motion passed by a 12-2 vote.

Old Business

Rezoning

**Prewett Holdings, LLC (748) - Application is for approval of Rezoning of property from Agricultural (A) to Planned Commercial (C-4), identified as Parcel #3-08-3-07-00-0-00007-00, located on the north side of Highway 304 and west of Fogg Road in Section 7, Township 3, Range 8 and is zoned Agricultural (A) (District 4)
Applicant: Bruce Prewett**

Mr. Hopkins presented the application for Prewitt Holdings, LLC for rezoning of property from Agricultural to Planned Commercial. He stated Mr. Bruce Prewitt and Mr. Robbie Jones were present to present the application. Mr. Ryan stated he would like to say this plan is much better than the original plan presented.

Mr. Jones stated they are requesting to rezone 9.23 acres out of 36 acres to C-4 Planned Commercial. He stated there is a parcel zoned C-2 that is located on the east side of this property. He then stated he feels this rezoning request will meet a public need for a storage facility in the area. He stated a list of permitted and prohibited uses is included in the Plan Book for this project. He stated all storage facilities will have a roof on them. Mr. Jones presented the site plan and stated the site will be accessed from Hwy 304. He stated the applicant plans to complete the project in three (3) phases as shown in the site plan. Mr. Jones stated the proposed buildings will be 40ft x100ft and the color of the buildings will be crimson red with black trim and red doors. He stated the drive aisles will be asphalt. He then stated there is currently a 6 ft. tall wooden fence around the property that will remain.

Ms. Robertson asked if the buildings will be accessible from the existing gravel drive off Fogg Road. Mr. Jones stated they would be accessible from the gravel drive off Fogg Road, but that drive will only be used for emergencies and as maintenance access. Mr. Fiveash asked if the entrance from Hwy 304 will be a controlled access. Mr. Jones stated it will be a controlled access.

Mr. Jones stated low power lighting will be used just to light the drive access.

Mr. Jones then presented the landscape plan for this development. He asked to be allowed to have phased landscaping as each Phase is completed. Mr. Lawhon stated he is concerned with some of the tree types proposed in the landscape plan. It was discussed that the applicant should meet with Planning Department staff to discuss the best alternatives for species of trees/shrubs for this project. Mr. Hopkins stated staff will meet with the applicant concerning the landscape species.

Ms. Shannon asked if there was anyone to speak for or against this item. There was no one.

Mr. Denison made a Motion to approve Prewitt Holdings, LLC for rezoning of property from Agricultural to Planned Commercial based on there being a change in the neighborhood justifying a public need with the condition that the applicant meet with Planning Staff to discuss alternative tree/shrub species for the landscape. Mr. Arnett seconded the Motion. The Motion passed by a 14-0 vote.

Mr. Ryan made a Motion to close the Public Hearing in regards to the Crosswinds PUD rezoning and the Prewitt Holdings, LLC rezoning. Mrs. Robertson seconded the Motion. The Motion passed with a unanimous vote.

Preliminary

Anderson Lane (7109) - Preliminary approval of 24 lots on 53.18 acres. Subject property is on the west side of Anderson Lane. and north of Vaiden Rd., in Section 12, Township 3, Range 6 and is zoned R-30 (District 5)

Applicant: Joe Frank Lauderdale

Mr. Hopkins presented the application for Anderson Lane Subdivision for preliminary subdivision approval of 24 lots on 53.18 acres. Mr. Joe Frank Lauderdale was present to present the application.

Mr. Ryan asked if the proposed plan meets the subdivision regulations. Mr. Cardosi stated this plan does meet the subdivision regulations. He went on to state that the main issue at the previous meeting on this development was the access, which was an easement at the time.

Mr. J. F. Lauderdale came forward and stated the developer and the neighbors wanted a plan that was a compromise; before the Planning Commission is a plan that all agreed on to include:

- Two(2) acres lots
- A buffer area on the east side to be left natural
- As lots are developed along the southern portion of the development a fence will be built 10 ft. off the property line
- Will propose to tie access into where the County Road is located and shall be built to County standards

Mr. Denison asked if sewer is available. Mr. Lauderdale stated sewer is not available in this area. He stated the water main will be extended from Byhalia Road to the development.

Mr. Ryan asked what the minimum home size would be. Mr. Lauderdale stated the proposed minimum house size is 2,200 sq. ft.

Mr. Cardosi stated if there is a Motion to approve it should be contingent on an agreement concerning road access.

Ms. Shannon asked if there was anyone to speak for or against this item.

Joseph Holloway – 8502 Vaiden Road – stated he actually lives on Anderson Lane but has a Vaiden Road address. He then stated he has the following concerns:

- The width of Anderson Lane not being adequate to handle the increased traffic associated with the subdivision
- Where county maintenance of Anderson Lane ends
- Anderson Lane is a very narrow road
- Anderson Lane is not up to County Specifications for a road

Mr. Lawhon asked what the width of Anderson Lane is. Mr. Holloway stated he believes the widest section is only 12 feet wide. Mr. Lawhon asked what the County specified width of a road is. Mr. Cardosi stated he believes it is 20 feet. Mr. Lawhon stated he would want to have the developer bring Anderson Lane up to County standards. Mr. Bailey stated he has never had to improve a County road once it has been accepted by the County. Mr. Lawhon stated there has been precedence that the developer has had to bring a road up to County specifications before. He then stated he feels the road should be safe for these new drivers to travel on. There was discussion of who should bring the road up to County specifications and who currently maintains the narrow road.

Justin Thorn – 600 Anderson Lane – came forward and has the following concerns:

- The developer should be responsible for bringing the road up to County specifications from Vaiden Road
- The widest part of Anderson Lane is only 14.6 feet

Mr. Lawhon stated that the Planning Commission can make a recommendation that the Board of Supervisors determine who is responsible for road improvement based on recommendations from the County Engineer.

Mr. Thorn stated he is also concerned with ingress/egress of emergency vehicles on Anderson Lane.

Mr. Lawhon made a Motion and Mrs. Robertson seconded the Motion to approve for Anderson Lane Subdivision for preliminary subdivision approval of 24 lots on 53.18 acres with the following conditions:

1. There be no further division of lots within subdivision;
2. Contingent on execution of an agreement for access from Anderson Lane; and
3. Recommendation that the Board of Supervisor have the County Engineer look into the condition of Anderson Lane and whether it meets County specifications.

The Motion passed with a unanimous vote.

Final

Kasic 2 (7088) - Application is for final subdivision approval to create 3 lots on 4.58 acres. Identified as parcel(s) #2-05-2-04-00-0-00002-00. Subject property is located on the north and south side of Miller Station Road and east of Center Hill Road in Section 4, Township 2, Range 5 and is zoned R-30 (District 1)

Applicant: Henry Porter

Mr. Hopkins presented the Kasic Subdivision, Phase 2 application for final subdivision approval of 3 lots on 4.58 acre(s). He stated Mr. Henry Porter was present to present the application.

Mr. Carter made a Motion and Mr. Lawhon seconded the Motion to approve Kasic Subdivision, Phase 2 application for final subdivision approval of 3 lots on 4.58 acre(s). The Motion passed with a unanimous vote.

**Love Station, Phase 3 (7107) Application is for final approval of 2 lots on 3.39 acres. Identified as Parcel(s) #4-07-307-00-0-00004-01. Subject property is located on the north side of Smokestack Drive and west of Love Station Loop in Section 7, Township 4, Range 7 (District 5)
Applicant: Joe Frank Lauderdale**

Mr. Hopkins presented the Love Station, Phase 3 application for final subdivision approval of 2 lots on 3.39 acre(s). He stated Mr. J.F. Lauderdale was present to present the application.

There were discussions of the requirement that homes in Phase 1 and that there are no fire hydrants in the subdivision and is served by a volunteer fire department.

Mr. Lauderdale stated Phase 3 will have the same restrictive covenants and sprinkler requirements as Phase 1.

Mrs. Robertson made a Motion and Mr. Ryan seconded the Motion to approve Love Station Subdivision, Phase 3 application for final subdivision approval of 2 lots on 3.39 acre(s). The Motion passed with a unanimous vote.

**Hidden View, 1st Rev. of Lots 10-11 (7108) – Application is for final subdivision approval (revision) of 2 lots in Hidden View. Subject property is located on the north side of Atticus Lane and west of Radley Road, Parcel #2-07-8-28-03-0-00010-00 Section 28 Township 2 Range 7 and is zoned R-30
Applicant: Ben Smith**

Mr. Hopkins presented the Hidden View, 1st Rev. of Lots 10-11 application for final subdivision approval of 2 lots. He stated Mr. Ben Smith was present to present the application.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to approve Hidden View, 1st Rev. of Lots 10-11 application for final subdivision approval of 2 lots. The Motion passed with a unanimous vote.

Other

1. Robinson Crossing Phase III Concurrence

Mr. Hopkins stated approval for Robinson Crossing Phase 3 was approved over a year ago and according to the Subdivision Regulations a concurrence must be approved in order to record the plat.

Mr. Denison made a Motion and Mrs. Robertson seconded the Motion to approve the concurrence for Robinson Crossing Phase 3. The Motion passed with a unanimous vote.