



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
March 2, 2017**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – January 5, 2017

Preliminary Subdivision

- a. **Bakersfield West, Section B (7112)** - Application is for preliminary subdivision approval of thirty two (32) lots on 20.0 acre(s). Subject property is identified as Parcel(s) #2-07-7-26-00-0-00003-00. Subject property is located on the east side of Malone Road and south of Pleasant Hill Road in Section 26, Township 2, Range 7 and is zoned (R-20). (District 5)
Applicant: R.R. Bridgforth Heirs

Final Subdivision

- a. **Smokey Hollow Farms, 1st Rev. of Lot 41 (7118)** - Application is for final subdivision approval of two (2) lots on 3.88 acre(s). Subject property is identified as Parcel(s) #3-05-8-33-02-0-00041-00. Subject property is located on the north side of Leavell Road and east of Langston Road in Section 33, Township 3, Range 5 and is zoned (A). (District 1)
Applicant: Timber Ridge, LLC

Other

- a. Election of Officers

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 2, 2017, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Randy Jones, Julius Cowan, Theodore Dorsey, Ray Denison, Jeanne Shannon, Greg Ryan, Floyd Fiveash, BG Smith, David Arnett, Bill Brewer, 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 January 5, 2017. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mr. Carter seconded the Motion. The Motion passed with a unanimous vote.

Mr. Hopkins introduced Mr. Bill Brewer as the newly appointed Planning Commissioner for District 2.

Preliminary Subdivision

- a. Bakersfield West, Section B (7112) - Application is for preliminary subdivision approval of thirty two (32) lots on 20.0 acre(s). Subject property is identified as Parcel(s) #2-07-7-26-00-0-00003-00. Subject property is located on the east side of Malone Road and south of Pleasant Hill Road in Section 26, Township 2, Range 7 and is zoned (R-20). (District 5)**

Applicant: R.R. Bridgforth Heirs

Mr. Hopkins presented the application for Bakersfield West, Section B for preliminary subdivision approval of 32 lots on 20.0 acres. He stated included in this application is a request by the County Road Department for the development to tie into Malone Road. He then stated the application also requests a waiver of sidewalks and curb and gutter to be replaced with a 5 foot walking lane along the street. Mr. Hopkins stated the applicant is requesting the side setbacks to be 10 feet and the front setbacks to be 35 feet. He stated Mr. Joe F. Lauderdale is present to present the application.

Mr. Ryan stated he thought the waiver for the setbacks were addressed in a previous application. Mr. Cardosi stated setbacks were possibly addressed in previous sections but will have to be addressed for this section.

Mr. Joe F. Lauderdale came forward and stated there are several subdivisions around this site with similar lot sizes and house types. He stated they are proposing 30 foot wide streets that includes a 5 foot walk lane to match the Bakersfield West, Section A and Bakersfield Subdivision. He then stated the original plat showed a construction drive from Malone Road, but it should not be a problem making it a permanent road. Mr. Lauderdale then stated that the development has 100 ft. wide lots so they are requesting a waiver to be able to have 10 foot side setbacks to

accommodate the home sizes and designs desired for this development. He stated this section will have the same restrictive covenants as the previous section.

Mr. Carter asked if there will be open ditches. Mr. Lauderdale confirmed that there will be open ditches. Mr. Carter asked if there will be erosion control measures used on the open ditches. Mr. Lauderdale stated yes they will require that the ditches be sodded to help with erosion just as it was required in the previous section.

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

Angela Yamoah – 4130 Pleasant Hill Road- came forward and is concerned with an entrance on Pleasant Hill Road. She stated she is concerned with safety and aesthetics of the entrance on Pleasant Hill Road due to a mound of dirt left from tree clearing.

Mr. Dorsey stated he would go look at this issue and talk to the Supervisor for this district.

Hugh W. Jones came forward and stated he is concerned with possible run-off from this development onto his property.

Johnny Tyus – 1760 Malone Road – came forward and stated all the water from Pleasant Hill Road runs south. He stated there was no run-off control measures put in place when the tree clearing was done on this property, and it caused damage to his pond. He stated he is concerned there will be increased run-off onto his property with this development.

Mr. Hopkins stated the developer will be required to install silt fencing. Mr. Lauderdale stated the tree harvesting is an agricultural activity and there are no restrictions. He then stated with development of the subdivision the developer will have to have a storm water plan and permits. Mr. Hopkins stated that logging is exempt as an agricultural activity.

Mr. Carter stated he is concerned with waiving side setbacks and the open drainage ditches. Mr. Denison asked why the side setback in this zoning district is 15 ft. Mr. Hopkins stated that is what is prescribed in the Zoning Ordinance. Mr. Carter stated it makes the homes further apart. Mr. Carter stated he thinks the Planning Commission gave the waiver of the 15 foot setback on a lot by lot basis in the other phases. Mr. Hopkins stated if you drive through the rhythm of the subdivisions will be off from the old to the new sections if the waiver is not approved.

Mr. Arnett asked if there are any plans to widen Malone Road. Mr. Hopkins stated not at this time.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to approve Bakersfield West, Section B for preliminary subdivision approval of thirty two (32) lots on 20.0 acre(s) to include a waiver of sidewalks and curb and gutter to be replaced with a 5 foot walking lane along the street and for the side setbacks to be 10 feet and the front setbacks to be 35 feet. The Motion passed with an 11-1 vote.

Final Subdivision

- a. Smokey Hollow Farms, 1st Rev. of Lot 41 (7118) - Application is for final subdivision approval of two (2) lots on 3.88 acre(s). Subject property is identified as Parcel(s) #3-05-8-33-02-0-00041-00. Subject property is located on the north side of Leavell Road and east of Langston Road in Section 33, Township 3, Range 5 and is zoned (A). (District 1)**

Applicant: Timber Ridge, LLC

Mr. Hopkins presented the Smokey Hollow Farms, 1st Rev. of Lot 41 for final subdivision approval of 2 lots on 3.88 acres. Mr. Don Loosier was present to present the application.

Mr. Don Loosier, 5845 Goodman Road, came forward and stated they would like to divide this lot into 2 lots to be able to build homes. He then stated the old barn will be torn down.

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

Mr. Carter made a Motion and Mr. Denison seconded the Motion to approve Smokey Hollow Farms, 1st Rev. of Lot 41 for final subdivision approval of 2 lots on 3.88 acres. The Motion passed with a unanimous vote.

Other

- a. Election of Officers

Mr. Ryan made a Motion to keep the Officers the same as the officers for the year 2016. Mr. Smith seconded the Motion. The Motion was passed with a unanimous vote.