



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
January 6th, 2022**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – December 2nd, 2021**
5. **Preliminary Subdivision**
 - a. **Crosswinds East Revision (SUB-007681-2021)** – Application is for preliminary subdivision of 134 lots on 133 acres. Identified as Parcel #306305000 0002400 & 306305000 0001400 Subject property is located on the north side of Vaiden Rd and east of Craft Rd in Section 5, Township 3, Range 6 (District 5)
Applicant: M&R Associates
6. **Minor Lot**
 - a. **Graham Minor Lot (SUB-007660-2021)** – Application is for final approval of Approval of 4 lot(s) on 27.99 acre(s). Identified as Parcel #306204000 0000213 Subject property is located on the west side of Hwy 305 S and north of Vaiden Rd in Section 4, Township 3, Range 6 (zoned A-R) (District 5)
Applicant: Brad Graham
 - b. **Luttrell 2 Lot Minor Lot (SUB-007680-2021)** Application is for final subdivision of 2 lots on 17.8 acres. Identified as Parcel(s) #3078270000000306. Subject property is located on the east side of Getwell Road and south of Bolin Road in Section 27, Township 3, Range 7 and is zoned A (District 5)
Applicant: James Luttrell

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 3, 2022, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Len Lawhon, Amelia Lovorn, Julius Cowan, Selena Baker, Randy Denton, Ron McCluskey, Jeanne Shannon, Floyd Fiveash, David Arnett, Jim Holland, Murry Haslip and Scott Ferguson. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, Celeste Sanders and Sam Barber, 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 December 2, 2021. No changes were suggested. Mr. Ferguson made a Motion to approve the minutes as presented. Mr. Fiveash seconded the Motion. The Motion passed with a unanimous vote.

Preliminary Subdivision

- c. Crosswinds East Revision (SUB-007681-2021) – Application is for preliminary subdivision of 134 lots on 133 acres. Identified as Parcel #306305000 0002400 & 306305000 0001400 Subject property is located on the north side of Vaiden Rd and east of Craft Rd in Section 5, Township 3, Range 6 (District 5)
Applicant: M&R Associates**

Mr. Hopkins presented the application for Crosswinds East Rev. for preliminary subdivision approval of 134 lots on 133 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Kreunen presented the plat/design plan to show the different lot sizes. He stated the design was to allow for a transition from PUD on Craft Road to larger lots. He then presented the covenants they would like to have made a condition of the approval. Mr. Kreunen stated the minimum square footage of homes will be 2,400 sqf.

Mr. Haslip stated he thinks the applicant has done a good job with the covenants to maintain design standards and keep it a quality development.

Mr. Fiveash asked if there are any amenities in the common open space. Mr. Kreunen stated there are not any planned because most of the common open space is in the flood plain with jurisdictional streams.

Mr. Ferguson asked what the size of the largest lot is verses the smallest lot. Mr. Kreunen stated the largest lot is 55,000 sqf. and there are 3-4 lots in this size range, the smallest lots are 20,000 sqf and there are -9 lots in this size range. He then stated there are several lots in the 34,000-36,000 sqf range. Mr. Haslip stated he was concerned with an R-20 rezoning, but the average lot size in this development is 30,000 sqf. Mr. Kreunen stated the few 20,000 sqf lots in the development allow for transition from the smaller lots in the PUD to the larger lots in the development.

Mrs. Shannon asked if there was anyone to speak for or against the application.

David Hensley – 7448 Vaiden – came forward and had the following concerns:

- The smaller lot sizes

- Density
- Increased traffic

There was discussion of the max density in the Comprehensive Plan and how it relates to this development.

Mr. Lawhon stated the size of the lots does not determine the quality of the development. He then stated the ratio of 1 dwelling unit per acre is ideal. He then stated that it's tough to develop larger lots. Mr. Lawhon stated that the flow of the design is good and the bike lane is a nice addition. Mr. Haslip stated that he is in favor of a bike lane over a sidewalk.

Mr. Fiveash asked who will maintain the common open space. Mr. Lawhon stated it looks like a passive, natural space. Mr. Ferguson asked if the common open space is going to be fenced. Mr. Kreunen stated it is not going to be fenced. Mrs. Shannon asked if the common open space is unbuildable. Mr. Kreunen stated not all the common open space is unbuildable but would need to be filled and those lots would not be as desirable.

There was discussion of the entrance monuments.

Mr. Ferguson asked who will maintain the common open space. Mr. Kreunen stated the HOA will maintain the common open space.

Mr. Holland made a Motion and Mr. Lawhon seconded the Motion to approve the application for Crosswinds East Rev. for preliminary subdivision approval of 134 lots on 133 acres conditioned upon the restricted covenants be made a part of the approval and dependent on the Board of Supervisors approval of the rezoning of the property to R-20. The Motion passed with a unanimous vote.

7. **Minor Lot**

- a. **Graham Minor Lot (SUB-007660-2021) – Application is for final approval of 4 lot(s) on 27.99 acre(s). Identified as Parcel #306204000 0000213 Subject property is located on the west side of Hwy 305 S and north of Vaiden Rd in Section 4, Township 3, Range 6 (zoned A-R) (District 5)
Applicant: Brad Graham**

Mr. Hopkins presented the Graham Minor Lot application for final approval of 4 lots on 27.99 acres. Mr. Brad Graham was present to represent the application.

There was discussion of how the lots on Hwy 305 are accessed. They are currently accessed by the existing easement that will also be used for this subdivision. Mr. Graham explained who will use the easement. Mr. Haslip stated he is concerned with 7 homes using a private driveway because there are already 2 lots using the driveway and if this subdivision is approved there will be 7 lots using the private drive. He then stated he feels the drive should be built to County Road specifications. Mr. Graham stated if he has to build a County road he would want to create more lots.

Mrs. Shannon asked what the maximum length of an easement is. Mr. Lawhon stated the maximum length of an easement is 600 ft. and usually waivers of this are done for a

family division. He then stated that when lots are being divided to sell he feels they should have to build a road to County specifications especially on an easement this long.

Mr. Lawhon made a Motion and Mr. Fiveash seconded the Motion to deny the Graham Minor Lot application for final approval of 4 lots on 27.99 acres due to the length of the easement. The Motion passed with a unanimous vote.

- b. Luttrell 2 Lot Minor Lot (SUB-007680-2021) Application is for final subdivision of 2 lots on 17.8 acres. Identified as Parcel(s) #307827000000306. Subject property is located on the east side of Getwell Road and south of Bolin Road in Section 27, Township 3, Range 7 and is zoned A (District 5)
Applicant: James Luttrell**

The applicant asked to have this item moved to the February 3, 2022 meeting.

Mr. Ferguson made a Motion and Mr. Fiveash seconded the Motion to adjourn. The Motion passed with a unanimous vote.