



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
January 7th, 2021**

1. Public Hearing – Rezoning

- a. **withdrawn** Alexander Place C4 (793)** - Application is for approval of Rezoning of property from AR to C-4 – Planned Commercial, identified as Parcel # 206101000 0000200, located east side of Hacks Cross Road and south of highway 302 in Section 01, Township 2, Range 6 and is zoned AR (District 1)
Applicant: Morris Alexander
- b. Bright Wilson PUD (795)** – Application is for rezoning of 74 acres from AR to PUD. Identified as parcel # 307204000 0001000 located on the north side of Bright Road, east of Jaybird in Section 4, Township 3, Range 7 and is zoned AR (District 5)
Applicant: Dale Wilson
- c. Ross Meadows Phase 3 (796)** – Application is for rezoning of 16.14 acres from AR to R30. Identified as parcel #206521000 0001100. Located on the west side of Williamson Lane, south of Dunn in Section 16, Township 2, Range 6W and is zoned AR (District 5)
Applicant: Civil Link
- d. **withdrawn** Enclave PUD (797)** – Application is for rezoning of 53 acres from AR to PUD. Identified as Parcel #306305000 0000900 Located on the south side of Byhalia Road, west of Craft in Section 3, Township 3, Range 6 and is zoned AR (District 5)
Applicant: Eagle Land Co.

2. Preliminary Subdivision

- a. Ross Meadows Phase 3 (7545)** - Application is for Preliminary Subdivision approval of 19 lots on 46.4 acres, Located on the west side of Williamson Lane, south of Dunn

in Section 16, Township 2, Range 6 and is zoned AR/R30
(District 5)

Applicant: Civil Link

3. **Final Subdivision**

- a. **Bakersfield West Commercial (7546)** Final Approval of 1 lots on 1.91 acres South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 and is zoned C4 (District 5)

Applicant: JF Lauderdale

4. **Minor Lot**

- a. **Chad Holley Minor Lot (7548)** Final Approval of 1 lot out of 14.21 acres. Identified as Parcel # 3-08-4-19-00-0-00005-00. Subject property is located on the west side of Fogg Road and south of W. Oak Grove Road in Section 19, Township 3, Range 08 and is zoned A (District 5)

Applicant: Chad Holley

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, January 7, 2021, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Amelia Lovorn, Julius Cowan, Randy Denton, Jeanne Shannon, Greg Ryan, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Jim Holland, Murry Haslip and Scott Ferguson. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, and Sam Barber, Board Attorney.

Planning Commission Chairman Mr. Fiveash called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated December 3, 2020. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mrs. Shannon seconded the Motion. The Motion passed with a unanimous vote.

5. Public Hearing – Rezoning

Mrs. Shannon made a Motion and Mr. Ryan seconded the Motion to open a Public Hearing. The Motion passed with a unanimous vote.

- a. ***withdrawn* Alexander Place C4 (793) - Application is for approval of Rezoning of property from AR to C-4 – Planned Commercial, identified as Parcel # 206101000 0000200, located east side of Hacks Cross Road and south of highway 302 in Section 01, Township 2, Range 6 and is zoned AR (District 1)
Applicant: Morris Alexander**

- b. **Bright Wilson PUD (795) – Application is for rezoning of 74 acres from AR to PUD. Identified as parcel # 307204000 0001000 located on the north side of Bright Road, east of Jaybird in Section 4, Township 3, Range 7 and is zoned AR (District 5)
Applicant: Dale Wilson**

Mr. Hopkins presented the Bright Wilson PUD application for rezoning of 74 acres from AR to PUD. Mr. Henry Minor was present to represent the application.

Mr. Minor came forward and stated the proposed development is near his home and he wants to make sure this is a quality development. He stated the inspiration for this project is “Ivy” development in the city of Hernando. He presented a video about the “Ivy” development and stated they found there is a need and interest for high quality developments like this.

Mr. Minor stated the site was a former sand and gravel mine for years. He stated there will be house sites on bluffs of the lakes. He then stated the developer wants to save as many trees as possible and the silo in the portion that was formerly a dairy farm.

Mr. Minor gave the following as examples of change in the neighborhood to justify the rezoning:

1. Increased residential growth
2. Increased residential subdivisions
3. New schools
4. I-269 was completed
5. The property was mined and is now reclaimed
6. Conforms to the Comp Plan and I-269 Corridor Study

Mr. Minor then stated the following demonstrates a public need for this type of development:

1. Population growth
2. Increased building permits in the unincorporated county
3. Increase in number of homes sold
4. Decrease in number of homes on the market
5. Not enough homes on the market

Mr. Minor presented the master plan for the development that includes 88 total units that are divided into the following areas:

- “Iris” – stand-alone cottages for 55 plus community
- “Jasmin” – smaller lots for empty nesters
- “Orchard” – larger lots for growing families

He stated the project is developed around the existing lakes on the property, the HOA will maintain the lakes and the areas surrounding the lakes. He then stated the project is designed to be a walkable community and that only 38 of the 75 acres are being developed.

Mr. Minor gave more details of each section of the development as follows:

1. “Iris”
 - 20 stand-alone cottages similar to those in the existing “Ivy” community
 - Single story
 - Sidewalks
 - Will be high quality, the cost of rent will be similar to the mortgage payment of a \$300,000 home
 - Front porches
2. “Jasmin”
 - 40 lots
 - Front porches
 - Homes located close to street
 - Rear access by private drive
 - Sidewalks
 - 80,000 sqf of greenspace along the lake with a dock
 - All homes will be custom designed and approved by the architectural review committee, which will consist of members of the Wilson family and members of the community
3. “Orchard”
 - 28 lots
 - Minimum house size 3,500 sqf

- 2 green spaces
- ½ mile walking trail
- Rear loaded garages
- Custom design homes, subject to architectural review committee approval

Mr. Ryan asked if the Planning Commission will see a preliminary plat later. Mr. Cardosi stated this is an application for a PUD so it acts as the preliminary plat.

Mr. Ryan asked what the timeline of the project is. Mr. Minor stated that if approved Phase 1 will begin in spring/summer 2021.

Mr. Fiveash asked if there is anyone to speak for or against this item.

George Ready – 1604 Byhalia Rd – came forward and had the following concerns:

1. Wants high end development;
2. Worked on Madison Lakes plan with the City of Hernando for 18 months;
3. Developers of Madison Lakes did not get notice of tonight’s meeting;
4. Madison Lakes is held up by the City because of the water source;
5. Increased traffic;
6. Could use a round-about at Jaybird and Byhalia and at Byhalia and Tchoulaoma;
7. Increased traffic issues;
8. Rentals;
9. May not be developed by the Wilsons later;
10. Rentals may not be owned/rented by the Wilsons long term
11. Home sizes in the “Jasmin” are too small
12. Will not be compatible to the homes sizes of the future homes across the street in Madison Lakes;
13. Existing homes across the street are larger;
14. Price point of the smaller homes; and
15. Requested that item be tabled so that the covenants, architectural standards and design standards be made part of the PUD approval.

Mark Utley, Jr. – 8905 Forest Meadows – came forward and had the following concerns:

1. He plans to develop the property across the street;
2. Doesn’t feel this is the place for rentals;
3. His future development will have 3,000 sqf homes on large lots so will not be compatible to the homes and rentals in this development;
4. The “Orchard” are separate from the rentals even in this development;
5. The land bridge could cause water issues on the property he is looking to purchase and develop;
6. The stub road would connect the rentals to his possible future development;
7. Lot sizes and homes sizes in the “Jasmin” section are too small;
8. Does not feel this is a good fit for this area;
9. Would be setting a precedent for future rental developments;

10. Spot zoning; and
11. No connectivity between “Iris” and “Orchard”.

Mr. Denton stated he was concerned with the rental portion when he first looked at the plan, but doesn't think this is your typical type of rental. He stated this type of rental development is owned by one entity and maintained by that same entity. He stated he doesn't feel that is on the same scale as normal everyday rentals.

Mr. Haslip stated what if this development was not required to stub in to Mr. Utley's future development. Mr. Utley stated the land bridge and rentals will devalue his property future homes he plans to develop, the land bridge will make that portion less valuable and less usable.

Ms. Lovorn asked if the rental area will have individual deeds for each cottage or one deed for the whole rental development. Mr. Cardosi stated it will depend on how it is set up. Ms. Lovorn asked who will own the property if something happens to Mr. Wilson tomorrow.

Elaine Latiolais – 225 Foxwood Circle W. – came forward and had the following concerns:

1. Rentals do not belong in this area, this is not the city;
2. Shotgun style homes on small lots;
3. Are there rentals in other PUDS;
4. Setting a precedent for rental developments;
5. Development on a gravel mine; and
6. Wants the suburbs to be saved.

Mr. Minor stated the following to address the concerns of the neighbors about “Iris”:

- Can be better described as an independent living community for the retired community;
- Will provide low maintenance living for the retired community;
- Will be one big parcel with stand-alone cottages;
- Will be maintained by the Wilsons both indoor and outdoor;
- Will be high quality homes;
- A suburban neighborhood should be mixed home sizes; and
- Does not feel renters should be stigmatized.

Mr. Ferguson asked if all the maintenance to take place for the “Iris” community will be figured into the rent. Mr. Minor stated that it will. He then stated there will be three separate HOAs in the development, one for each section.

Mr. Minor stated it is physically impossible to connect “Iris” to “Orchard” due to the terrain. He then stated the land bridge that is proposed must be approved by the County Engineer due to it being a County road. He stated the only reason for the stub road is due to the request for connectivity in new developments.

Mr. Ferguson asked is the lake associated with the land bridge is fed by a tributary. Mr. Minor stated it is from surface flow.

Mr. Arnett stated he feels there is a difference in house and apartment type rentals. He then stated that large expensive homes are right next smaller less expensive homes all over DeSoto County.

Mr. Minor stated the developer would be willing to increase the minimum home size of the single story homes in "Jasmin" to 2,200 sqf.

Mr. Ready stated he is still asking the Planning Commission to table this item and require the developer to bring back copies of the covenants, design standards and architectural standards to be presented before this development is approved so the neighbors know exactly what is proposed. Mr. Minor stated they would be happy to provide those documents if the application is tabled to the next meeting.

Mr. Minor stated MDEQ has to sign off on the reclamation of the site and that has been done.

Mr. Ryan stated he feels there is a market for this type of development in DeSoto County.

Mr. Ryan made a Motion and Mr. Ferguson seconded the Motion to table the Bright Wilson PUD application for rezoning of 74 acres from AR to PUD until the January 28, 2021 meeting of the Planning Commission. The Motion passed with a unanimous vote.

**c. Ross Meadows Phase 3 (796) – Application is for rezoning of 16.14 acres from AR to R30. Identified as parcel #206521000 0001100. Located on the west side of Williamson Lane, south of Dunn in Section 16, Township 2, Range 6W and is zoned AR (District 5)
Applicant: Civil Link**

Mr. Hopkins presented the Ross Meadows Phase 3 application for rezoning of 16.14 acres from AR to R30. Mr. Nick Kreunen was present to represent the application.

Mr. Cardosi explained the applicant required additional property since the original rezoning and this portion now needs to be rezoned.

Mr. Kreunen gave a history of the development and this 16 acres would be a part of Phase 3. He stated water would be provided by Lewisburg Water Association.

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

Mr. Ryan made a Motion and Mr. Ferguson seconded the Motion to approve the Ross Meadows Phase 3 application for rezoning of 16.14 acres from AR to R30 based on a change in the neighborhood. The Motion passed in a 12-0 vote.

- d. ***withdrawn*** Enclave PUD (797) – Application is for rezoning of 53 acres from AR to PUD. Identified as Parcel #306305000 0000900 Located on the south side of Byhalia Road, west of Craft in Section 3, Township 3, Range 6 and is zoned AR (District 5)
Applicant: Eagle Land Co.

Mr. Ryan made a Motion and Mrs. Shannon seconded the Motion to close the public hearing. The Motion passed with a unanimous vote.

6. Preliminary Subdivision

- b. **Ross Meadows Phase 3 (7545) - Application is for Preliminary Subdivision approval of 19 lots on 46.4 acres, Located on the west side of Williamson Lane, south of Dunn in Section 16, Township 2, Range 6 and is zoned AR/R30 (District 5)**
Applicant: Civil Link

Mr. Hopkins presented the Ross Meadows Ph 3 application for preliminary subdivision approval of 19 lots on 46.4 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Ryan asked about the stream that was in this phase. Mr. Kreunen stated they have received a permit from the Corp of Engineers to cross the stream with a street and on lots the stream crosses the homes will be beside or in front of the stream.

Mr. Kreunen stated the covenants and minimum square footage of homes are the same in this phase as they were in the previous phases.

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

Mr. Ryan made a Motion and Mr. Arnett seconded the Motion to approve the Ross Meadows Ph 3 application for preliminary subdivision approval of 19 lots on 46.4 acres. The Motion passed with a unanimous vote.

7. Final Subdivision

- a. **Bakersfield West Commercial (7546) Final Approval of 1 lots on 1.91 acres South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 and is zoned C4 (District 5)**
Applicant: JF Lauderdale

Mr. Hopkins presented the Bakersfield West Commercial application for final approval of 1 lot on 1.91 acres.

Mr. Ryan asked if the final plat substantially conforms to the preliminary plat. Mr. Cardosi stated it does substantially conform.

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve the Bakersfield West Commercial application for final approval of 1 lot on 1.91 acres. The Motion passed with a unanimous vote.

8. Minor Lot

- a. Chad Holley Minor Lot (7548) Final Approval of 1 lot out of 14.21 acres. Identified as Parcel # 3-08-4-19-00-0-00005-00. Subject property is located on the west side of Fogg Road and south of W. Oak Grove Road in Section 19, Township 3, Range 08 and is zoned A (District 5)
Applicant: Chad Holley**

Mr. Hopkins presented the Chad Holley Minor Lot for final approval of 1 lot out of 14.21 acres.

Mr. Ryan asked if this is a family division. Mr. Cardosi stated it is a family division.

Mr. Ryan made a Motion and Mr. Arnett seconded the Motion to approve the Chad Holley Minor Lot for final approval of 1 lot out of 14.21 acres to include a waiver of the 4 to 1 ratio. The Motion passed with a unanimous vote.

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