



**DESOTO COUNTY PLANNING COMMISSION  
ORDER OF ITEMS  
January 9<sup>th</sup>, 2020**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – December 5<sup>th</sup>, 2019**

5. **Public Hearing**

- a. **Bakersfield West Commercial (785)** – Application is for rezoning of 1.91 acres from AR to C-4, Located on the east side of Malone Road and east of Pleasant Hill Road, identified as Parcel 2-07-7-26-00-0-00003-00 in Section 26, Township 2, Range 7 (District 5)  
**Applicant: R.R. Bridgforth Heirs**
- b. **Short Fork Farms (786)** – Application is for rezoning of 951 acres from Agricultural to PUD, Located on the north side of Holly Springs Road east of Getwell Road, , identified as parcel # 307515000 0000900 in Section 15, Township 3, Range 7 (District 5)  
**Applicant: Short Fork Farms LLC**
- c. **Lewisburg Heights (777)** Application is for rezoning of 15.84 acres from A & AR to C4, Located on the southeast corner of HWY 305 and I-269, identified as Parcel #206834000 0001201 in Section 34, Township 2, Range 6 (District 1)  
**Applicant: Larry Depreist**

6. **Preliminary Subdivision**

- a. **Bakersfield West Section C (7398)** Application is for preliminary of 4 lots on 4.61 acres. Subject property is South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 (District 5)  
**Applicant: JF Lauderdale**

- b. Bakersfield West Section D (7417)** Application is for Preliminary approval of 36 lots on 23.31 acres, South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 (District 5)  
**Applicant: RR. Bridgforth Heirs**
- c. The Highwoods** Application is preliminary approval of 17 lots on 37 acres, identified as Parcel(s) #3-05-4-17-00-0-00006-00. Subject property is located on the north side of Cathy Rd and east of Red Banks Road in Section 17, Township 3, Range 5 and is zoned A. (District 1)  
**Applicant: John 317 Properties**
- d. Bright Oaks (7425)** Application is for preliminary subdivision of 9 lots on 20.37 acres. Identified as Parcel(s) # 3055210000000500. Subject property is located on the south side of Bright Road and east of Getwell Road in Section 10, Township 3, Range 7 and is zoned A (District 5)  
**Applicant: Bright Investments**
- e. Rowsey Crossing (7424)-** Application is for subdivision of 28 lots on 94.6 acres Property is located on the east side of Fogg Rd and south of Oak Grove Rd, identified as parcel # 308420000 0000501 in Section 20, Township 3, Range 08 (District 5)  
**Applicant: Eagle Land Co**
- f. Howard Estates (7399) -**Application is for preliminary subdivision of 33 lots on 91.68 acres. Identified as Parcel(s) # 3055210000000500. Subject property is located on the west side of Watson DeSoto Road and north of Denman Road in Section 21, Township 3, Range 7 and is zoned A (District 1)  
**Applicant: Dale Howard**
- g. Ross Meadows (7431)** Application is for preliminary Approval of 28 lots on 42.81 acres Located on the south side of Dunn Lane, East of Craft Road Parcels #2-06-5-16-00-0-00014-00, #2-06-5-16-00-0-00015-00  
**Applicant: M+R Associates**

## **7. Final Subdivision**

- a. Bakersfield West Section C (7405)** Application is for final of 4 lots on 4.61 acres. Subject property is South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 (District 5)  
**Applicant: JF Lauderdale**

**b. Vinson Ridge (7422)** Application is final approval of 14 lots on 25.33 acres, identified as Parcel(s) #3-07-9-30-00-0-00005-00. Subject property is located on the north & south side of Vinson Rd and west of McCracken Road in Section 30, Township 3, Range 7 and is zoned A. (District 5)

**Applicant: Vinson Ridge Developers, LLC**

**c. Hawks Crossing Commercial Plat (7423)** - Application is for Final subdivision of 2 lots on 3.14 acres Subject property is located on the west side of Craft Rd and north of I269 in Section 32, Township 2, Range 6 (District 5)

**Applicant: Woolsey Road Group**

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, January 9, 2020, 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, Joan Robertson, Jeanne Shannon, Greg Ryan, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Jim Holland, Murry Haslip and Greg Paylor. 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 5, 2019. No changes were suggested. Mr. Cowan made a Motion to approve the minutes as presented. Mrs. Shannon seconded the Motion. The Motion passed with a unanimous vote.

## **5. Public Hearing**

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

- a. Bakersfield West Commercial (785) – Application is for rezoning of 1.91 acres from AR to C-4, Located on the east side of Malone Road and east of Pleasant Hill Road, identified as Parcel 2-07-7-26-00-0-00003-00 in Section 26, Township 2, Range 7 (District 5)  
Applicant: R.R. Bridgforth Heirs**

Mr. Bob Barber came forward and stated that he has been hired by the developer to look into this application as well as the Bakersfield West Section C and Bakersfield West Section D subdivision applications. He then stated he would like to request tabling the Bakersfield West Commercial rezoning application and the Bakersfield West Section C and Bakersfield West Section D subdivision applications until a future date to have an opportunity to look into these applications. Mr. Cardosi stated that if the applications are tabled, Public Notice will be reposted before they are heard by the Planning Commission.

Mr. Fiveash made a Motion and Mr. Ryan seconded the Motion to table the Bakersfield West Commercial rezoning application and the Bakersfield West Section C and Bakersfield West Section D subdivision applications until a future date. The Motion passed in a 14-0 roll call vote.

- b. Short Fork Farms (786) – Application is for rezoning of 951 acres from Agricultural to PUD, Located on the north side of Holly Springs Road east of Getwell Road, , identified as parcel # 307515000 0000900 in Section 15, Township 3, Range 7 (District 5)  
Applicant: Short Fork Farms LLC**

Mr. Bennie Hopkins presented the Short Fork Farms application for rezoning of 951 acres from Agricultural to PUD. Mr. Bob Barber and Mr. Burke Hendricks were present to represent the application.

Mr. Burk Hendricks came forward and stated that he feels this is a very unique opportunity and that they have done a lot of research about these types of urban communities. He then stated that research shows people want less grass, less noise and more amenities. He stated that he has developed other communities in DeSoto County such as Grays Creek, Waverly Place and Weatherby Place. Mr. Hendricks stated that he feels that this project is for all age ranges, price point will attract young professionals and there will be senior friendly homes. He stated that the development will have phenomenal landscaping; he wants a unique community, not a typical subdivision. He then stated that there will only be a select group of builders allowed to build in the development.

Mr. Bob Barber came forward and made a presentation highlighting the Planning concept. He stated that this development could best be classified as an Agrihood of which there are only approximately 90 across the United States. He stated it will be upscale farm living with lots of amenities. Mr. Barber stated that this development would be similar to Serenbe that is located on the suburbs of Atlanta. He stated it will be a farm to table type community. He then stated there will be clustering of homes with large open areas. Another example of this type of development he gave was Willowsford, VA. He presented a video about Willowsford to the Planning Commission.

Mr. Barber stated the I-269 Corridor Plan listed the following as guiding principles for a new development:

- Establish a 21<sup>st</sup> Century economy
- Recognizable brand
- A balanced community
- Housing choices
- Create a balance of values

He stated this plan does all of this. He stated that the appropriate development design for this sector of the corridor according to the plan is conservation subdivision; cluster design to save land, reduce noise and reduce infrastructure. He then stated that is what the proposed development is.

Mr. Barber stated that the Comp Plan calls for this area to be a transition area with density in the 1-2 units/acre range, this development is .64 units/acre.

Mr. Barber stated that the DeSoto County Greenway runs through this project and can be incorporated in the trails system already planned for the development.

Mr. Barber presented the master plan for the development. He listed the following as the three main components of the development:

- Short Fork Creek
- Partially mined areas with hills and trees

- The heavily wooded tract on the north side of the development

Mr. Barber stated as the property is zoned now, Agricultural, the developer could develop the land as 1 acre lots due to there being water available at the site and if developed like this would create approximately 654 lots. He then stated that there is flood located on the property but there are ways that homes could even be built on the portions of the property located in the flood plain. He then stated in the plan proposed the homes would be built in clusters within the existing tree stands.

Mr. Barber listed the following uses that would be incorporated in the agricultural/open space portions of the development:

- A community gardening area
- An equestrian area attached to the larger lots
- Town center with light office uses and lofts above the commercial
- fitness centers
- pools
- dog park
- a fire station
- preserved agricultural land for a working farm
- 11.5 miles of trails that will incorporate a portion of the DeSoto County Greenway System

Mr. Barber stated the developer does not want to clear cut the land and wants to build the homes within the treed areas. He stated that the proposed plan would preserve 179 acres of the trees and the existing working farm will remain a working farm and be preserved as such.

Mr. Barber stated that the homes will be moved to the front of the lots and will be of high quality and high character with elevated slabs and high ceilings. He stated that the parks and open spaces will be highly amenitized. He stated that the development will promote community connectivity.

Mr. Barber explained the Phasing Plan as presented in the application documents.

Mr. Barber listed the following as proof of change in the area:

1. The opening of I-269
2. Approved rezonings in the area of higher density developments
3. Construction of new developments around the site
4. Construction of sewer infrastructure in the area
5. Compatible with the Comprehensive plan
6. Compatible with the I-269 Corridor Plan
7. Community and the County would benefit from the conservation development by it conserving the natural state of the land, conserving trees to sustain the bird population and would minimize the need for fertilizer which would help with water and stream quality, health wise would promote mobility

8. A conservation subdivision (Creekside Meadows) was approved within 800 feet of the proposed development site

Mr. Jones asked who the sewer provider will be for the development. Mr. Barber stated that DCRUA owns the sewer line but the City of Hernando will be the provider.

Mr. Fiveash asked who will manage the agricultural area. Mr. Barber stated that Short Fork Farms, LLC will place the bulk of the agricultural portion of the property in an agricultural easement that will remain a working farm. He then stated that the portion on the west side of Short Fork Creek will be maintained by the community as a community garden. Mr. Ryan asked if there will be an HOA. Mr. Barber stated that there will probably be a series of associations needed that will initially be created by the developer and then turned over to the community.

Mrs. Robertson asked how many residences will be built in the floodplain. Mr. Barber stated that no homes will be built in the floodplain.

Mr. Lawhon asked how the developer plans to regulate the use of the amenities in such a large area with public roads. Mr. Hendricks stated that the amenities will be key access. He then stated that it may be a challenge but the amenities will not be public access. Mr. Lawhon asked if any of the areas of the development will be for public use. Mr. Barber stated that the greenways, restaurants and commercial areas will be for public use. Mr. Dorsey stated that he has visited a community similar to this and a very sophisticated HOA will be needed.

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

Justin Hughes – 3292 Pecan Estates – came forward and had the following concerns:

- Increased traffic on local roads
- Decreased traffic safety
- The lakes are former gravel pits
- The site has no visibility from the highway or airport
- There are vacant businesses already in the Hernando area so there is not a need for more commercial
- The lots adjacent to Pecan Estates are not comparable to existing lots in Pecan Estates

Hailey Langston – came forward and stated she was in favor of this development because of the following:

- Would provide amenities
- Would provide a range of lot sizes and home sizes
- Feels will be a benefit to the community
- Will provide job opportunities
- Will provide safety enhancements such as a fire station
- May decrease traffic in Hernando

- Will bring tax income to the area
- Will maximize the use of the land
- Will preserve/conservate farm land

Amanda Gast – 3138 Fossil Hill – came forward and had the following concerns:

- School overcrowding
- Increased traffic
- Increased traffic congestion
- Not consistent with residential growth in DeSoto County
- Who will pay for the fire station
- Will overtax the volunteer fire department and EMT
- Does not feel the plan meets the conservation subdivision definition
- Concerned it will disturb wildlife

Wayne Walker – 2405 Getwell Rd. – came forward and had the following concerns:

- Increased flooding
- Increased water run-off
- Increased traffic
- Decreased traffic safety
- Who will pay for the fire station

Zach Williamson – 3117 Fossil Hill – came forward and has the following concerns:

- How many units and how much square footage the town center will be
- What the process is if any changes are requested once approved

Mr. Hopkins explained that if approved any changes would require a new rezoning to amend and public notice would be given.

Mr. Barber stated there will be six 6,000 sqf buildings for a total of 36,000 sqf of commercial space which would be high end leasing units. The uses would be light boutique, retail, fitness/health facility, restaurants and office.

Mrs. Robertson asked if there will be duplexes. Mr. Barber stated that there will not be duplexes.

Mr. Paylor asked what does the developer think an example of the HOA's fees will be. Mr. Barber stated approximately \$400-600 annually at a minimum.

Mr. Arnett asked if the commercial along Getwell Road will be accessible to the general public. Mr. Barber stated that the commercial along Getwell Road will be accessible to the general public. Mr. Arnett asked if the equestrian facility and stables will be accessible to the general public. Mr. Hendricks stated that the equestrian facility and stables will not be for general public use.

Eric Gast – 3138 Fossil Hill – came forward and has the following concerns:

- Increased traffic flow through Fieldbrook Subdivision from this development
- Possible rental homes
- There are foundation issues in Fieldbrook

Susan Harris - 3550 Bolin Road – came forward and has the following concerns:

- Non compatible to Comprehensive Plan
- Infrastructure is inadequate
- Increased traffic
- Decreased traffic safety
- Improvements should be funded by the developer
- Will overtax the volunteer fire department and Sheriff's Department
- Increase crime
- Overcrowding of schools
- Not compatible to surrounding residential growth
- Not compatible with growth in Hernando
- Will lead to unwanted annexation
- In a flood zone
- Will be setting a precedent
- Zoning sign had incorrect information on it

Mr. Barber came forward and stated that he disagrees that it is not compatible to the I-269 Corridor Plan. He stated that proposed plan is compatible to both the I-269 Corridor Plan and Comprehensive Plan in that the I-269 plan encourages this type of plan is better development. He stated that Comp Plan also supports this type of plan.

Mr. Barber stated that the infrastructure and traffic plan will have to abide by County policy concerning road improvements and infrastructure. He stated that he feels traffic will actually travel north from Fieldbrook Subdivision through the proposed development instead of the other way around. He stated to address wild life he feels this plan is conducive to wildlife preservation with the preservation of 170 acres of trees and the plan is more ecofriendly. Mr. Barber stated that there is less noise and light pollution in this type of development.

Mr. Barber stated that he feels it will be setting a precedent but a positive precedent. He then stated that he feels the developer would be open to accelerate talks on the fire station. There is sewer and water available in the area. He stated that there are rules that require that post construction runoff cannot exceed preconstruction runoff. He then stated that water flow will go west and south.

Mr. Jones asked what the sign discrepancies are. Mr. Barber stated that the date was wrong on the sign but was corrected as soon as they became aware of the problem.

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve the Short Fork Farms application for rezoning of 951 acres from Agricultural to PUD due to there being a change in the neighborhood based on the following:

1. The opening of I-269
2. Approved rezonings in the area of higher density developments
3. Construction of new developments around the site
4. Construction of sewer infrastructure in the area
5. Compatible with the Comprehensive plan
6. Compatible with the I-269 Corridor Plan
7. Community and the County would benefit from the conservation development by it conserving the natural state of the land, conserving trees to sustain the bird population and would minimize the need for fertilizer which would help with water and stream quality, health wise would promote mobility
8. A conservation subdivision (Creekside Meadows) was approved within 800 feet of the proposed development site.

The Motion passed with a 14-0 roll call vote.

Mr. Lawhon thanked the community for coming to the meeting and expressing their concerns. He stated he feels the project is good for the community and DeSoto County.

**c. Lewisburg Heights (777) - Application is for rezoning of 15.84 acres from A & AR to C4, Located on the southeast corner of HWY 305 and I-269, identified as Parcel #206834000 0001201 in Section 34, Township 2, Range 6 (District 1)  
Applicant: Larry Depreist**

Mr. Hopkins presented the Lewisburg Heights application for rezoning of 15.84 acres from A & AR to C-4. Mr. Bob Barber was present to represent the application.

Mr. Barber came forward and stated that there has been a change in the neighborhood with the opening of I-269 and the site is at the intersection of I-269 and Hwy 305. He stated it is a very prominent site and the Comp Plan calls for this area to be a planned corridor. He then stated that the buildings would be very high character and high quality. Mr. Barber stated that the existing house on the property will remain.

Mr. Barber stated that Section A would be more retail type business as described in the use chart of the provided plan documents. He then stated that Section B would be less intense uses such as office oriented uses.

Mr. Barber listed the following as proof of change in the area:

1. The opening of I-269
2. The road realignment of Hwy 305

3. MDOT acquisition of New Prospect Church
4. Compatible with the Comprehensive plan
5. Compatible with the I-269 Corridor Plan
6. Sewer is available in the area
7. Residential Development in the area
8. New schools in the area

Mr. Barber stated that this development is needed to ensure good quality development in this area.

There was discussion of the widening of Hwy 305.

Mr. Fiveash stated about the Welcome/Hospitality Center included on the list of permitted uses. Mr. Barber stated it is the first exit coming in to DeSoto County from the east.

Mr. Fiveash asked what type of retail would be associated with this development. Mr. Barber stated that it would be light retail, specialty goods type retail.

Mr. Fiveash stated that there is no mention of a convenience store in the plan documents. Mr. Barber stated that no there is no plan for a convenience store.

Mr. Jones asked how the home east of the site will access their property. Mr. Barber stated that current access will remain.

Mr. Lawhon stated that he is not fond of a welcome center or lodging or rental lofts over the commercial. He then stated he would like to see it maintain more to serve the neighborhood. He stated he feels a welcome center would be more appropriate in the Red Banks area. Mrs. Robertson asked what Mr. Lawhon's objection to the lofts is. Mr. Lawhon stated he is concerned they would be more transient. Mr. Barber stated they would not object to removing those items from the uses in the text.

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

Steve Baker – 13760 Cathy Rd. – came forward and had the following concerns:

- No sewer and water in the area
- Not compatible to the area

Angie Thomas – 9188 Byhalia Rd – came forward and stated that she feels this type of development will bring crime to the area.

Adam Speck – 244 Commissary Rd – came forward, presented a petition in opposition and had the following concerns:

- Increased noise
- Increased water run-off
- Increased traffic
- Increased crime

- Increased trash
- Increased water run-off onto his property
- Needs hydrology study

Tawni Rayman – 315 Commissary Rd. – came forward and had the following concerns:

- There is only one entrance out of the existing subdivision
- Increased traffic getting out of the subdivision

Steve Dodd – 1725 Hwy 305 – came forward and had the following concerns:

- Increased traffic
- Increased truck traffic due to gravel pit

Mr. Barber stated that at this time they are only requesting a rezoning of the property and if approved would address drainage and retention and detention during the subdivision process. He then stated that County regulations require that post construction run-off not exceed preconstruction run-off. He then stated that hopefully the development could be part of the solution for the existing drainage problems the neighbors have mentioned. He stated to address traffic they will improve the road as required by the County. Mr. Barber stated that in the plan they tried to incorporate light commercial use so as not to drastically increase traffic in the area.

Mr. Lawhon stated he is concerned about the drainage concerns of the neighbors and feels a drainage study should be done. He then stated he doesn't want to see a truck stop and feels this is a more upscale commercial development.

Mr. Lawhon made a Motion and Mr. Cowan seconded the Motion to approve the Lewisburg Heights application for rezoning of 15.84 acres from A & AR to C-4 due to there being a change in the neighborhood based on the following:

1. The opening of I-269
2. The road realignment of Hwy 305
3. MDOT acquisition of New Prospect Church
4. Compatible with the Comprehensive plan
5. Compatible with the I-269 Corridor Plan
6. Sewer is available in the area
7. Residential Development in the area
8. New schools in the area

To include eliminating lodging, hospitality/welcome center and upper loft rentals from the list of uses in the text and that a drainage study of run-off on to the property to the south be performed by the developer. The Motion passed in a 14-0 roll call vote.

Mrs. Robertson made a Motion to close the Public Hearing. Mr. Cowan seconded the Motion. The Motion passed with a unanimous vote.

## **6. Preliminary Subdivision**

- a. Bakersfield West Section C (7398) Application is for preliminary of 4 lots on 4.61 acres. Subject property is South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 (District 5)  
Applicant: JF Lauderdale**

\*\*\*This item was tabled to a future meeting as part of the rezoning Motion\*\*\*

- b. Bakersfield West Section D (7417) Application is for Preliminary approval of 36 lots on 23.31 acres, South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 (District 5)  
Applicant: RR. Bridgforth Heirs**

\*\*\*This item was tabled to a future meeting as part of the rezoning Motion\*\*\*

- c. The Highwoods Application is preliminary approval of 17 lots on 37 acres, identified as Parcel(s) #3-05-4-17-00-0-00006-00. Subject property is located on the north side of Cathy Rd and east of Red Banks Road in Section 17, Township 3, Range 5 and is zoned A. (District 1)  
Applicant: John 317 Properties**

Mr. Paylor recused himself from this item.

Mr. Hopkins presented The Highwoods application for preliminary subdivision approval of 17 lots on 37 acres. Mrs. April Perkins was present to represent the application.

Mrs. Perkins stated that it is a beautiful wooded property. She stated that this plan has less lots than an original plan for the site. She stated that some of the previous concerns were a lack of sewer in the area and she stated they have already received Health Department approval for the development. She stated another concern was the road going straight back and in this plan the road travels the old farm road. Mrs. Perkins stated lot density was another concern with the original plan and with this plan there are less lots and one homeowner purchased the 90 acres in the rear and building one high-end home.

Mrs. Perkins stated that they are custom homebuilders with homes that average \$145-\$175 a square foot. She stated they are fully committed to driving property values in the Lewisburg area. She stated this development would be comparable to Robinson Crossing, Spring Place and Grays Creek subdivisions. She presented a list of example covenants.

Mr. Fiveash asked if she would be the developer and builder of all lots. Mrs. Perkins stated that they would consider one additional builder that also buys in to the development's vision.

Mr. Fiveash asked if there will be a stub out to the north. Mr. Cardosi stated that the stub out would be required by the County.

Mr. Fiveash asked about the entrance and line of sight. Mr. Cardosi stated that will be reviewed by the County engineer and the developer will have to make any requirements for road improvements.

There was discussion of the creek on the property.

Mr. Fiveash asked if there was anyone to speak for or against the item.

Alan Brewer – 13260 Cathy Rd – came forward and had the following concerns:

- They will have to remove trees to develop the property
- There is a pond on the property that will have to be filled in for a home site
- Increased drainage on to his property
- Run-off from treatment plants on to his property
- Not compatible to the lot sizes in the area
- Infrastructure is not available to support development
- The subdivision entrance is proposed in a dangerous part of the road
- Will limit him and his ability to hunt on his property

Steve Baker – 13760 Cathy Rd. – came forward and has the following concerns:

- Won't be able to hunt on his property
- Increased drainage
- Lot sizes are not compatible to area

John Stockard – Red Banks Rd – came forward and stated that he is ok with the development as long as the houses are as they presented at this meeting.

Mrs. Perkins stated that she will not be building on filled in ponds.

Mr. Fiveash made a Motion and Mr. Cowan seconded the Motion to approve The Highwoods application for preliminary subdivision approval of 17 lots on 37 acres. The Motion passed with a unanimous vote.

Mrs. Shannon asked if the engineering department would have to approve drainage plans for this development. Mr. Hopkins stated that the drainage and engineering plans will have to be reviewed by the Engineering Department.

- d. Bright Oaks (7425) Application is for preliminary subdivision of 9 lots on 20.37 acres. Identified as Parcel(s) # 305521000000500. Subject property is located on the south side of Bright Road and east of Getwell Road in Section 10, Township 3, Range 7 and is zoned A (District 5)  
Applicant: Bright Investments**

Mr. BG Smith recused himself from this item.

Mr. Hopkins presented the Bright Oaks application for preliminary subdivision approval of 9 lots on 20.37 acres. Mr. Ben Smith was present to represent the application.

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. Cowan seconded the Motion to approve the Bright Oaks application for preliminary subdivision approval of 9 lots on 20.37 acres. The Motion passed with a unanimous vote.

- e. Rowsey Crossing (7424)- Application is for subdivision of 28 lots on 94.6 acres Property is located on the east side of Fogg Rd and south of Oak Grove Rd, identified as parcel # 308420000 0000501 in Section 20, Township 3, Range 08 (District 5)  
Applicant: Eagle Land Co**

Mr. Hopkins presented the Rowsey Crossing application for preliminary subdivision approval of 28 lots on 94.6 acres. Mr. Joe Lauderdale was present to represent the application.

Mr. Ryan asked if the surrounding land is suitable for developing. Mr. Lauderdale stated that some of the surrounding properties are already large lot but there is some area that is still suitable for development. Mr. Ryan asked if the development would be suitable for bike paths to tie in to future development. Mr. Lauderdale stated that this is a larger lot development.

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. Paylor seconded the Motion to approve the Rowsey Crossing application for preliminary subdivision approval of 28 lots on 94.6 acres. The Motion passed with a unanimous vote.

- f. Howard Estates (7399) -Application is for preliminary subdivision of 33 lots on 91.68 acres. Identified as Parcel(s) # 3055210000000500. Subject property is located on the west side of Watson DeSoto Road and north of Denman Road in Section 21, Township 3, Range 7 and is zoned A (District 1)  
Applicant: Dale Howard**

Mr. Hopkins presented the Howard Estates application for preliminary subdivision approval of 33 lots on 91.68 acres. Mr. John Crawly was present to represent the application. He stated that this application was remanded back to the Planning Commission by the Board of Supervisors to have the developer to look at less lots and larger lots.

Mr. Crawley stated that they increased the lot sizes and went from 37 lots to 33 lots but the lay out is the same.

Mr. Fiveash stated that he still feels the access road to the development is horrible. Mr. Crawley stated that is being addressed with the Engineering Department.

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. Paylor seconded the Motion to approve the Howard Estates application for preliminary subdivision approval of 33 lots on 91.68 acres. The Motion passed with a unanimous vote.

- g. Ross Meadows, Phase 2 (7431) Application is for preliminary Approval of 28 lots on 42.81 acres Located on the south side of Dunn Lane, East of Craft Road  
Parcels #2-06-5-16-00-0-00014-00, #2-06-5-16-00-0-00015-00  
Applicant: M+R Associates**

Mr. Hopkins presented the Ross Meadows, Phase 2 application for preliminary subdivision approval of 28 lots on 42.81 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Kreunen stated that this is a revision to their original preliminary approval for Phase 2 as they have purchased the 16 acres to the west and needed to move the curve to accommodate connection to that property for Phase 3.

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. Paylor seconded the Motion to approve the Ross Meadows, Phase 2 application for preliminary subdivision approval of 28 lots on 42.81 acres. The Motion passed with a unanimous vote.

## **7. Final Subdivision**

- a. Bakersfield West Section C (7405) Application is for final of 4 lots on 4.61 acres. Subject property is South side of Pleasant Hill Rd and west of Malone in Section 26, Township 2, Range 7 (District 5)  
Applicant: JF Lauderdale**

\*\*\*This item was tabled to a future meeting as part of the rezoning Motion\*\*\*

- b. Vinson Ridge, Phase 3 (7422) Application is final approval of 14 lots on 25.33 acres, identified as Parcel(s)**

**#3-07-9-30-00-0-00005-00. Subject property is located on the north & south side of Vinson Rd and west of McCracken Road in Section 30, Township 3, Range 7 and is zoned A. (District 5)  
Applicant: Vinson Ridge Developers, LLC**

Mr. Hopkins presented the Vinson Ridge, Phase 3 application for final subdivision approval of 14 lots on 25.33 acres. Mr. Andy Richardson was present to represent the application. Mr. Hopkins stated that the application substantially conforms to the preliminary plat.

Mr. Ryan made a Motion and Mr. Paylor seconded the Motion to approve the Vinson Ridge, Phase 3 application for final subdivision approval of 14 lots on 25.33 acres. The Motion passed with a unanimous vote.

**c. Hawks Crossing Commercial Plat (7423) - Application is for Final subdivision of 2 lots on 3.14 acres Subject property is located on the west side of Craft Rd and north of I269 in Section 32, Township 2, Range 6 (District 5)  
Applicant: Woolsey Road Group**

Mr. Hopkins presented the Hawks Crossing Commercial application for final subdivision approval of 2 lots on 3.14 acres. Mr. Rusty Norville was present to represent the application. Mr. Hopkins stated that the application substantially conforms to the preliminary plat.

Mr. Haslip asked what was going with Cypress Trails since the developer is the same for both applications. Mr. Norville stated that the developer is waiting to make payment to Lewisburg Water. Mr. Haslip stated that the site is a disaster and the stormwater measures are horrible.

Mrs. Shannon asked what is going on the proposed site. Mr. Norville what was approved in the PUD rezoning.

Mr. Ryan made a Motion and Mr. Fiveash seconded the Motion to approve the Hawks Crossing Commercial application for final subdivision approval of 2 lots on 3.14 acres. The Motion passed with a unanimous vote.

Mr. Cardosi stated that the Planning Commission needed to elect officers for the coming year. He stated that the current officers have served 2 terms so could serve one more term.

Mr. Smith made a Motion and Mr. Haslip seconded the Motion to keep the officers the same, Mr. Fiveash as Chairman, Mr. Jones as Co-Chairman and Mrs. Robertson as Secretary. The Motion passed with a unanimous vote.

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