

**DESOTO COUNTY BOARD OF SUPERVISORS**  
**BOARD MEETING MINUTES**  
**DISTRICT FOUR SUPERVISOR LEE CALDWELL, PRESIDING**  
**January 14, 2019**

**A. CALL TO ORDER**

The January 14, 2019 meeting of the DeSoto County Board of Supervisors was called to order by Supervisor Lee Caldwell, Board President.

Deputy Bruce Holbrook opened the DeSoto County Board of Supervisors meeting in a regular session to hear all business before the Board of Supervisors. The following officials were present:

Supervisor Jessie Medlin	District 1
Supervisor Mark Gardner	District 2
Supervisor Bill Russell	District 3
Supervisor Lee Caldwell	District 4
Supervisor Michael Lee	District 5
Sheriff Bill Rasco	Sheriff's Department (came in late)
Misty Heffner	Chancery Clerk
Vanessa Lynchard	County Administrator
Tony Nowak	Board Attorney

**B. INVOCATION**

Supervisor Michael Lee offered the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF AGENDA: ADDITIONS & DELETIONS**

Supervisor Caldwell asked if there was anyone who wished to add or delete items to the Agenda and there were none.

Supervisor Mark Gardner made the motion and Supervisor Michael Lee seconded the motion to approve the Agenda with no additions, deletions or corrections.

The motion passed by a vote as follows:

Supervisor Jessie Medlin, First District	<u>YES</u>
Supervisor Mark Gardner, Second District	<u>YES</u>
Supervisor Bill Russell, Third District	<u>YES</u>
Supervisor Lee Caldwell, Fourth District	<u>YES</u>
Supervisor Michael Lee, Fifth District	<u>YES</u>

**E. OLD BUSINESS**

**1. Zoning Ordinance Update**

Planning Director Bennie Hopkins and Deputy Director Austin Cardosi presented language to Section 305, Article 3 regarding adult entertainment. They informed the Board that this was all new language for the zoning ordinance.

Supervisor Mark Gardner made the motion and Supervisor Michael Lee seconded the motion to approve Section 305 as written.

The motion passed by a vote as follows:

Supervisor Jessie Medlin, First District	<u>YES</u>
Supervisor Mark Gardner, Second District	<u>YES</u>
Supervisor Bill Russell, Third District	<u>YES</u>
Supervisor Lee Caldwell, Fourth District	<u>YES</u>
Supervisor Michael Lee, Fifth District	<u>YES</u>

Mr. Hopkins & Mr. Cardosi discussed changes made to page 76 & 77 addressing vacation rentals by owner (VRBO). They said they did some research and found homes in Desoto County listed on VRBO and they wanted to put something in the zoning ordinance to address any potential problems and give the code enforcement officer teeth to enforce the ordinance. The Board discussed assessing the VRBO homes as hotels and have them apply for a license to operate. They also suggested that VRBOs have conditional use permits issued on a yearly basis.

Supervisor Mark Gardner made the motion and Supervisor Michael Lee seconded the motion to approve this section of the zoning ordinance pertaining to Vacation Rentals by Owner (VRBO).

The motion passed by a vote as follows:

Supervisor Jessie Medlin, First District	<u>YES</u>
Supervisor Mark Gardner, Second District	<u>YES</u>
Supervisor Bill Russell, Third District	<u>YES</u>
Supervisor Lee Caldwell, Fourth District	<u>YES</u>
Supervisor Michael Lee, Fifth District	<u>YES</u>

The Board discussed AR and RE zoning and minor lots being limited to 4 lots. Chancery Clerk Misty Heffner stated title searchers do not go to Planning and in the Chancery records, the minor lots will show as acreage.

In discussing AR to RE, Supervisor Caldwell cautioned about the new law passed by the State Legislators limiting regulation of agricultural lands that could impact DeSoto County if they made some changes. Mr. Nowak is going to research that.

The Board discussed meeting on Mondays when they do not have regular meetings to finish up the Zoning Ordinance Update.

## **F. NEW BUSINESS**

### **1. Star Landing Road**

Supervisor Lee said he and Mr. Swims have spoken about the road typical section in Williams Ridge subdivision and Mr. Swims has what seems to be a good solution. Mr. Swims stated he wanted to be sure the Board was in agreement with having 4 lanes and a median with curb & gutter, but no sidewalks, to the north and having a rural section on the south.

Supervisor Gardner said the idea of a grassy median sounded like a good compromise.

Supervisor Russell asked if this was 4 lanes with a median up to the commercial site and then 4 lanes with ½ median. Mr. Swims said the developers are willing to work with the County to make the commercial portion of the road flow and they are currently working that out.

Supervisor Medlin asked what the road would look like at the back of Bridgetown. Mr. Swims stated it looks like it will have to move north as there is currently a subdivision with houses on both sides of the road. Supervisor Medlin asked if there would be 25% of the homes built before building a gas station. Mr. Hopkins stated the recommendation of the Planning Commission was that the commercial area of the PUD be allowed to begin construction at the beginning of the subdivision.

Mr. Scott Young stated the right of way acquisition has not started on the west side of Getwell as a matter of clarification.

Supervisor Michael Lee made the motion and Supervisor Mark Gardner seconded the motion to proceed with allowing a curbed median with 24 feet of pavement, adequate shoulder, with no sidewalk or bike lanes required, and no sidewalk or bike lanes on the south side, as presented by Mr. Swims.

The motion passed by a vote as follows:

Supervisor Jessie Medlin, First District	<u>YES</u>
Supervisor Mark Gardner, Second District	<u>YES</u>
Supervisor Bill Russell, Third District	<u>YES</u>
Supervisor Lee Caldwell, Fourth District	<u>YES</u>
Supervisor Michael Lee, Fifth District	<u>YES</u>

Discussion:

Mr. Swims stated it is important that the developer know Star Landing is a major corridor. He stated he will give the developer these details.

Supervisor Medlin asked if the subdivision streets will have curb cuts or median cuts. Mr. Swims stated they have been asked to put median cuts where there are through roads.

Supervisor Lee asked if Mr. Krunen was aware their subdivision was not going to come out to curb and gutter. Mr. Young stated it will be curb and gutter, just a narrow width.

**See Exhibit F.1.**

**G. EXECUTIVE SESSION**

The executive session portion of these minutes is recorded under the portion of the minutes called "Executive Session".

Supervisor Michael Lee made the motion and Supervisor Lee Caldwell seconded the motion to recess the Board meeting until Tuesday, January 22, 2019 at 9:00 a.m.

The motion passed by a vote as follows:

Supervisor Jessie Medlin, First District	<u>YES</u>
Supervisor Mark Gardner, Second District	<u>YES</u>
Supervisor Bill Russell, Third District	<u>YES</u>
Supervisor Lee Caldwell, Fourth District	<u>YES</u>
Supervisor Michael Lee, Fifth District	<u>YES</u>

THIS the 4th day of February, 2019, these minutes have been read and approved by the DeSoto County Board of Supervisors.

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Lee Caldwell, President  
DeSoto County Board of Supervisors