



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
January 30th, 2020**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – January 9, 2020**

5. **Public Hearing**
 - a. **Timber Oaks (787)** – Application is for rezoning of 41.33 acres from Agricultural-Residential to R-20 Overlay, Located on the east side of Jaybird Road and south of Holly Springs Road, identified as parcel # 3-07-5-21-00-0-00006-00 in Section 21, Township 3, Range 7 (District 5)
Applicant: Chad Fischer

6. **Final Subdivision**
 - a. **Anderson Lane Subdivision - Section “A” (7435)** - Application is for approval of Preliminary Subdivision of 13 lots on 30.31 acre(s) identified as Parcel #3-06-2-0400-0-00006-00. Subject property is located on the west side of Anderson Lane and north of Vaiden Road in Section 4, Township 3, Range 6 and is zoned Agricultural (A) (District 5)

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, January 30, 2020, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Randy Jones, Julius Cowan, Theodore Dorsey, Joan Robertson, Jeanne Shannon, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Jim Holland, and Murry Haslip. 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 January 9, 2020. No changes were suggested. Mr. Fiveash made a Motion to approve the minutes as presented. Mr. Arnett seconded the Motion. The Motion passed with a unanimous vote.

5. Public Hearing

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

- a. Timber Oaks (787) – Application is for rezoning of 41.33 acres from Agricultural-Residential to R-20 Overlay, Located on the east side of Jaybird Road and south of Holly Springs Road, identified as parcel # 3-07-5-21-00-0-00006-00 in Section 21, Township 3, Range 7 (District 5) Applicant: Chad Fischer**

Mr. Hopkins presented the Timber Oaks application for rezoning of 41.33 acres from Agricultural/Residential to R-20 Overlay. Mr. Rusty Norville was present to represent the application.

Mr. Norville stated the Comprehensive plan allows 2.5 units/acre and the proposal is 1.9 units/acre. He stated St. Ives Subdivision to the south is 2.34 units/acre and Jefferson Place Subdivision to the north is 2.3 units/acre.

Mr. Norville stated there are streams on the property and he has contacted the Army Corp of Engineers and is still waiting to hear from them. He stated they plan to leave the streams as they are naturally and would like to add trails around them.

There was discussion about the drainage on the site.

Mr. Norville reminded the Planning Commission this is a conceptual/proposed site plan and could change some to address drainage and such. He stated he added streets to connect to the developments to the north and south. He then stated the City of Hernando requested the connectivity.

Mr. Norville stated the rezoning of properties surrounding the site to R-20 and PUD proves a change in the neighborhood.

Mr. Haslip asked if the development will have overhead or underground electrical. Mr. Norville stated the electrical will be underground.

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

Joann Gooch – 3663 Getwell Rd. – came forward and had the following concerns:

- Increased storm water run-off into the ditch on Getwell Rd
- Increased flooding
- Is okay with R-20 but is concerned about an R-20 Overlay because changes could be made

Jared Darby – 2084 Saint Ives Ln. – came forward and has the following concerns:

- The proposed road is a straight away and needs traffic calming measures
- Dust during development
- Storm water issues
- Would like the detention areas to be amenity
- There are a lot of mature trees and would like to see them preserved, would like to see a tree protection plan
- The interchange at Jaybird and Holly Springs is already dangerous and needs a traffic light or 4-way stop sign

Mrs. Shannon asked staff to clarify whether an overlay could change. Mr. Hopkins explained that some minor changes could be made to address drainage but any major changes would require a revision to the rezoning approval.

Mr. Norville stated to address storm water concerns there will be adequate draining detention ponds. He then stated to address the traffic concerns he will look at including some roundabouts and other traffic calming measures. He stated that they intend to look at tree buffers. Mr. Cardosi asked if the detention ponds will be wet or dry. Mr. Norville stated he has not done the engineering designs yet so he is not sure. Mr. Holland asked if what is presented is what the street design will look like. Mr. Cardosi stated the streets may shift some and may include roundabouts.

Mr. Darby came back up and stated he would still like to see a tree protection plan. Mr. Cardosi stated that ultimately up to the developer to make the decision about the tree line. Mr. Chad Fisher came forward and stated that he is the developer and is willing to meet with Mr. Darby on the site to talk and flag trees to be preserved.

Gene McKnatt – 2275 Beauvoir Dr. – came forward and had the following concerns:

- Increased traffic at Jaybird Rd and Holly Springs Rd

- Traffic will go through Jefferson Place Subdivision to avoid traffic at Jaybird Rd. And Holly Springs Rd.

Mr. Fiveash made a Motion and Mr. Arnett seconded the Motion to approve the Timber Oaks application for rezoning of 41.33 acres from Agricultural/Residential to R-20 Overlay based on a change in the neighborhood due to rezoning of surrounding developments. The Motion passed in a 11-0 Roll Call vote.

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

6. Final Subdivision

- a. Anderson Lane Subdivision - Section "A" (7435) - Application is for approval of Preliminary Subdivision of 13 lots on 30.31 acre(s) identified as Parcel #3-06-2-0400-0-00006-00. Subject property is located on the west side of Anderson Lane and north of Vaiden Road in Section 4, Township 3, Range 6 and is zoned Agricultural (A) (District 5)**

Mr. Hopkins presented the Anderson Lane Subdivision, Sec. A application for final subdivision approval of 13 lots on 30.31 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mrs. Shannon asked if the rear setback is 40 ft. or 25 ft. Mr. Lauderdale stated the rear setback will be 40 ft.

Mr. Lauderdale stated this is the same plat as was presented and approved at preliminary subdivision approval. He then stated that the applicant can meet all requirements listed by the Board of Supervisors.

Mr. Fiveash asked if the portion of the road that curves is a County road. Mr. Lauderdale stated it is a County road. Mr. Fiveash asked how wide the right of way is for Anderson Lane. Mr. Lauderdale stated that the right of way is 30 ft.

Mrs. Robertson made a Motion and Mr. Cowan seconded the Motion to approve the Anderson Lane Subdivision, Sec. A application for final subdivision approval of 13 lots on 30.31 acres. The Motion passed with a unanimous vote.

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