



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
February 25th, 2021**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – January 28, 2021**

5. **Public Hearing 6:30pm**
 - a. **Bluemont R20 Overlay** – Application is for rezoning of 40.6 acres from AR to R20 Residential Overlay. Identified as parcel # 3075210000001300 located on the east side of Jaybird Road, south of Holly Springs in Section 21, Township 3, Range 7 and is zoned AR (District 5)
Applicant: Harold Krag

6. **Preliminary Subdivision**
 - a. **Eagle Bend Subdivision** – Application is for preliminary subdivision of 52 lots on 107 acres. Identified as parcel #309515000 0000100, located on the west side of Baldwin Road, south of Commerce (Hwy 304) in Section 15, Township 3, Range 9 and is zoned A (District 4)
Applicant: Eagle Land, LLC

The DeSoto County Planning Commission met at 6:30 p.m. on Thursday, February 25, 2021, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Amelia Lovorn, Julius Cowan, Selena Baker, Randy Denton, Ron McCluskey, Jeanne Shannon, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Jim Holland and Scott Ferguson. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks and Sam Barber, Board Attorney.

Planning Commission Chairman Mrs. Shannon called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated January 28, 2021. No changes were suggested. Mr. Denton made a Motion to approve the minutes as presented. Mr. Fiveash seconded the Motion. The Motion passed with a unanimous vote.

7. Public Hearing 6:30pm

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

- a. Bluemont R20 Overlay – Application is for rezoning of 40.6 acres from AR to R20 Residential Overlay. Identified as parcel # 3075210000001300 located on the east side of Jaybird Road, south of Holly Springs in Section 21, Township 3, Range 7 and is zoned AR (District 5)
Applicant: Harold Krag**

Mr. Hopkins presented the Bluemont R-20 Overlay application for rezoning of 40.6 acres from A-R to R-20 Residential Overlay. Mr. John Heard was present to represent the application.

Mr. John Heard came forward and stated the rezoning is for 40 acres and the lot sizes will range from 10,500 – 13,000 sqf. He stated the common space will be a natural buffer and an easement along the southern border. He then stated they would like to leave the detention areas dry detention areas. Mr. Heard stated the applicant would like to do a payment in lieu of widening Jaybird Rd.

Mr. Heard listed the following as proof of a change in the neighborhood:

- New subdivision approvals
- Opening of I-269
- In compliance with the DeSoto County Comprehensive Plan

Mr. Ferguson asked if the cross buck fence will be located around the entire development. Mr. Heard stated the cross buck fence will be located along Jaybird Rd. and there would be a different type of fencing around the rest of the development.

Mr. Fiveash asked if the minimum home size would be 2,000 sqf which is comparable to St. Ives Subdivision. Mr. Heard stated the average minimum home size in St. Ives is 1,300-1,400 sqf.

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

Mr. Fiveash made a Motion and Mr. Ferguson seconded the Motion to approve the Bluemont R-20 Overlay application for rezoning based on the presented change in the character of the neighborhood of 40.6 acres from A-R to R-20 Residential Overlay. The Motion passed with a unanimous vote.

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

8. Preliminary Subdivision

- a. **Eagle Bend Subdivision – Application is for preliminary subdivision of 52 lots on 107 acres. Identified as parcel #309515000 0000100, located on the west side of Baldwin Road, south of Commerce (Hwy 304) in Section 15, Township 3, Range 9 and is zoned A (District 4)
Applicant: Eagle Land, LLC**

Mr. Hopkins presented the Eagle Bend Subdivision application for preliminary subdivision of 52 lots on 107 acres. Mr. Andy Richardson was present to represent the application.

Mr. Fiveash asked if there was an entrance on Hwy 304 and an entrance on Baldwin Rd. Mr. Richardson stated there is not entrance on Hwy 304, there is an entrance on Baldwin Rd and an entrance on Boggan Rd. Mr. Fiveash asked about the stub out for the development. Mr. Cardosi showed on the plan where the stub outs were located.

Mrs. Baker asked what the closest subdivision is. Mr. Cardosi stated the closest subdivision is Misty Meadows Subdivision.

Mr. Fiveash asked if any of the development is located in the floodplain. Mr. Hopkins stated the development is not in the floodplain. Mr. Fiveash asked if there is a creek in the development. Mr. Richardson stated there is a creek, it is actually the western border of the development. He then stated the development will not cross the creek at this time.

Mr. Richardson stated the application is for 51 lots with common open space reserved for a detention area. He stated there are some recently approved similar subdivisions in the area.

Mr. Fiveash asked if the development will have cluster boxes. Mr. Cardosi stated the County defers to the Post Office about whether cluster boxes are required.

Mrs. Baker asked what school zone the development is located in. Mr. Cardosi stated the development is located in the Lake Cormorant School zone.

Mr. Fiveash asked if water is available. Mr. Cardosi stated the development is located in the Eudora Water District.

Mr. Arnett asked if the plans for the development still get reviewed to make sure the roads can accommodate fire equipment. Mr. Cardosi stated the plans for the subdivision have been sent to Fire/EMS for review.

Mr. Reeves asked where the common open space is located. Mr. Richardson stated Lot 24 is reserved as common open space and the entrances of the subdivision are common open spaces.

Mrs. Shannon asked what the minimum square footage of the homes will be. Mr. Richardson stated the minimum sqf of homes in the development is proposed to be 2,000 sqf heated.

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

Chris Huer came forward and had the following concerns:

- Wanted to confirm the minimum home size would be 2,000 sqf
- Where the water tower is planned to go

Mr. Richardson showed the out parcel reserved for a future water tower.

Chrissy Huer came forward and had the following concerns:

- What will go on the other side of the church
- What is planned for the common open space

Mr. Richardson stated the common open space is for detention.

Mrs. Shannon asked does the developer own the property both east and west of the creek. Mr. Richardson stated he does. Mrs. Shannon asked why they are not developing both sides of the creek. Mr. Richardson stated the owner is only wanting to develop this portion at this time.

Mr. Huer stated they only received notice of this meeting today. Mr. Reeves stated that may be due to the mail service being shut down all last week due to the weather conditions.

Mr. Arnett made a Motion and Mr. Fiveash seconded the Motion to approve the Eagle Bend Subdivision application for preliminary subdivision of 52 lots on 107 acres conditioned upon the minimum house size is 2,000 sqf heated. The Motion passed with a unanimous vote.

Mr. Hopkins stated the Board of Supervisors has approved Planning Commissioner training.

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