



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
February 27, 2020**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – January 30, 2020**

5. **Preliminary Subdivision**
 - a. **Bakersfield West Section D (7417)** Application is for Preliminary Subdivision 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 and is zoned R-20 (District 5)
Applicant: RR. Bridgforth Heirs

 - b. **The Pines at Stonewall (7443)** – Application is for preliminary Subdivision approval of 18 lots on 72.11 acres. Identified as Parcel #3-05-3-05-00-0-00005-00. Subject property is located on the south side of Byhalia Road and west of Louise Road in Section 5, Township 3, Range 5 Zoned A (District 1)
Applicant: Michael Allen

6. **Final Subdivision**
 - a. **The Highwoods (7440)** Application is final approval of 2 lots on 4.15 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

 - b. **The Estates of Grays Valley Preliminary (7441)** Application is for final subdivision of 11 lots on 21.5 acres. Identified as Parcel(s) #3078330000000201 & 3078330000000208. Subject property is located on the north side of Slocum Road and west of Getwell

Road in Section 33, Township 3, Range 7 and is zoned A-R (District 5)

Applicant: Mike Lance

- c. Marshall Farms Phase 2 Section B, First Revision of Lot 8 (7442)** – Application is for revision of 1 lot, into 2, Identified as Parcel #2-09-6-14-03-0-00008-00 located on the south side of Odum Crossing and south of Austin Road in Section 14, Township 2, Range 09 and is zoned AR (District 4)

Applicant: Marshall Odum

- d. Turkey Creek (7444)** – Application is for final approval of 16 lots on 56.16 acres, identified as Parcel(s) #2-06-5-21-00-0-00018-10. Subject property is located on the west of Turkey Creek Dr and south of College Rd in Section 21, Township 2, Range 6 and is zoned A-R. (District 5)

Applicant: Bobby Windham

- e. Deerwood Crossing (formerly Fogg Road and Dean Road) (7445)** - Application is for final approval of subdivision of 5 lots on 10 acres. identified as Parcel # 2-089-31-00-0-00001-00, located south of Dean Rd and west of Fogg in Section 31, Township 2, Range 08 and is zoned A-R (District 4)

Applicant: Mike Bailey

7. Other

- a. Jackson Minor Lot (7446)** – Application is for approval of 9 lots on 22.5 acres identified as Parcel # 206828010 0000700. Subject property is located on the west side of Cole Road and west of Highway 305 in Section 28, Township 2, Range 06 and is zoned A. (District 5)

Applicant: Bryant Cashion *requires waiver*

- b. Kyle's Creek Section E Concurrence**

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, February 27, 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, Randy Denton, Joan Robertson, Jeanne Shannon, Greg Ryan, 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 30, 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. Preliminary Subdivision

- a. Bakersfield West Section D (7417) - Application is for Preliminary Subdivision 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 and is zoned R-20 (District 5)
Applicant: RR. Bridgforth Heirs**

Mr. Hopkins presented the Bakersfield West, Section D application for preliminary approval of 36 lots on 23.31 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Ryan asked if this was an extension of the other phases with the same restrictions and requirements. Mr. Lauderdale stated that this is an extension and will have the same covenants, restrictions and requirements.

Mr. Ryan asked if the sewer easement would belong to the HOA. Mr. Lauderdale stated that the easement will be a part of the lots.

Mr. Cardosi asked if this section will have the 30 ft. wide street with a walking lane. Mr. Lauderdale stated that it would. Mr. Fiveash asked if there will be curb and gutter. Mr. Lauderdale stated that there would be a 30 ft. wide road with a walking lane in lieu of the curb and gutter.

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. Lawhon seconded the Motion to approve the Bakersfield West, Section D application for preliminary approval of 36 lots on 23.31 acres to include allowing a 10 ft. side setback and a 30 ft. wide road with a bike lane in lieu of curb and gutter. The Motion passed with a unanimous vote.

- b. The Pines at Stonewall (7443) – Application is for preliminary Subdivision approval of 18 lots on 72.11 acres. Identified as Parcel #3-05-3-05-00-0-00005-00. Subject property is located on the south side of Byhalia Road and west of Louise Road in Section 5, Township 3, Range 5 Zoned A (District 1)
Applicant: Michael Allen**

Mr. Hopkins presented The Pines of Stonewall application for preliminary subdivision approval of 18 lots on 72.11 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Lauderdale stated the proposed subdivision would be near Byhalia Rd and Red Banks Rd. He stated the minimum house size would be 2400 sqf and will have restrictive covenants. Mr. Ryan asked if the homes will be mostly brick. Mr. Lauderdale stated they will be mostly brick.

Mr. Ryan asked if the lots will be same size as the lots in the minor lot adjoining the property. Mr. Lauderdale stated the lots will actually be a little larger.

Mr. Ryan asked if the existing lake on the property will be filled in. Mr. Lauderdale stated that it will not be filled in it will be a part of some of the lots.

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

Denise Herring – 250 Louise Rd – came forward and asked for clarification of the location of the proposed subdivision and asked if Louise Road would be widen.

Mr. Cardosi stated the developer will have to do any improvements required by the Road Department.

Mr. Ryan made a Motion and Mr. Cowan seconded the Motion to approve The Pines of Stonewall application for preliminary subdivision approval of 18 lots on 72.11 acres. The Motion passed with a unanimous vote.

6. Final Subdivision

- a. The Highwoods, Phase 1 (7440) - Application is final approval of 2 lots on 4.15 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. Hopkins presented The Highwoods, Phase 1 application for final subdivision approval of 2 lots on 4.15 acres. Mrs. April Perkins was present to represent the application.

Mr. Fiveash asked if the two lots will face Cathy Road. Mrs. Perkins stated the two lots will face the interior subdivision road. She then stated that the covenants will be recorded with this phase.

There was discussion of the access to the subdivision. Mrs. Perkins stated that the road will be built simultaneously with the houses.

Mr. Ryan asked if these are 2 lots of the approved 17 lots. Mrs. Perkins stated they are.

Mr. Lawhon made a Motion and Mrs. Shannon seconded the Motion to approve The Highwoods, Phase 1 application for final subdivision approval of 2 lots on 4.15 acres. The Motion passed with a unanimous vote.

- b. The Estates of Grays Valley Phase 1 (7441) - Application is for final subdivision of 11 lots on 21.5 acres. Identified as Parcel(s) #307833000000201 & 307833000000208. Subject property is located on the north side of Slocum Road and west of Getwell Road in Section 33, Township 3, Range 7 and is zoned A-R (District 5)
Applicant: Mike Lance**

Mr. Hopkins presented The Estates of Grays Valley, Phase 1 application for final subdivision approval of 11 lots on 21.5 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Lauderdale stated that this plat presented substantially conforms to the approved preliminary plat. He stated Lots 3, 4, 7 & 8 will not have driveways on to Slocum Road.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to approve The Estates of Grays Valley, Phase 1 application for final subdivision approval of 11 lots on 21.5 acres. The Motion passed with a unanimous vote.

- c. Marshall Farms Phase 2 Section B, First Revision of Lot 8 (7442) – Application is for revision of 1 lot, into 2, Identified as Parcel #2-09-6-14-03-0-00008-00 located on the south side of Odum Crossing and south of Austin Road in Section 14, Township 2, Range 09 and is zoned AR (District 4)
Applicant: Marshall Odum**

Mr. Hopkins presented the Marshall Farms Phase 2 Section B, First Revision of Lot 8 application for final subdivision approval of 2 lots. Mr. Robbie Jones was present to represent the application.

Mr. Jones stated that the lot is a very rough lot and Mr. Odom's uncle would like to build a home on the smaller lot. He then stated the remaining larger portion is encumbered by the flood plain.

Mr. Arnett made a Motion and Mrs. Robertson seconded the Motion to approve the Marshall Farms Phase 2 Section B, First Revision of Lot 8 application for final subdivision approval of 2 lots. The Motion passed with a unanimous vote.

- d. Turkey Creek (7444) – Application is for final approval of 16 lots on 56.16 acres, identified as Parcel(s) #2-06-5-21-00-0-00018-10. Subject property is located on the west of Turkey Creek Dr and south of College Rd in Section 21, Township 2, Range 6 and is zoned A-R. (District 5)
Applicant: Bobby Windham**

Mr. Hopkins presented the Turkey Creek application final approval of 16 lots on 56.16 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Kreunen stated currently there is only one access through Creekside Meadows Subdivision but there will be a second access through the subdivision to the north. He requested that once the second access is in place can the requirement of sprinklers in the homes be lifted.

There was discussion of how to word the Motion concerning lifting the sprinkler requirement.

Mr. Haslip made a Motion and Mr. Lawhon seconded the Motion to approve the Turkey Creek application final approval of 16 lots on 56.16 acres to include when the second access entrance is complete the requirement of sprinklers in the home will be lifted. The Motion passed with a unanimous vote.

- e. Deerwood Crossing, Phase 1 (formerly Fogg Road and Dean Road) (7445) - Application is for final approval of subdivision of 5 lots on 10 acres. identified as Parcel # 2-089-31-00-0-00001-00, located south of Dean Rd and west of Fogg in Section 31, Township 2, Range 08 and is zoned A-R (District 4)
Applicant: Mike Bailey**

Mr. Hopkins presented the Deerwood Crossing, Phase 1 application for final approval of 5 lots on 10 acres. Mr. Nick Kreunen was present to represent the application.

There was discussion of the dry hydrant required in the preliminary subdivision approval.

Mrs. Shannon asked how many lots will access Fogg Road. Mr. Kreunen stated that 5 lots will access Fogg Road.

Mr. Arnett made a Motion and Mrs. Robertson seconded the Motion to approve the Deerwood Crossing, Phase 1 application for final approval of 5 lots on 10 acres. The Motion passed with a unanimous vote.

7. Other

- a. **Jackson Minor Lot (7446) – Application is for approval of 9 lots on 22.5 acres identified as Parcel # 206828010 0000700. Subject property is located on the west side of Cole Road and west of Highway 305 in Section 28, Township 2, Range 06 and is zoned A. (District 5)
Applicant: Bryant Cashion *requires waiver***

Mr. Hopkins presented the Jackson Minor Lot for approval of 9 lots on 22.5 acres to include waivers of the number of lots on an easement and the easement length. Mr. Bryant Cashion was present to represent the application.

Mr. Ryan asked if this is bank owned property. Mr. Cashion stated that it is not bank owned.

Mr. Cashion stated that the original subdivision was approved in 1958. He stated that there was supposed to be a County Road installed to access these lots but that was not done. He then stated that the Board of Supervisors recently vacated these lots from the original plat and that the County has approved releasing the right of way back to the landowner. Mr. Cashion stated that he wanted the lots to be as simple and square as possible. He stated there will be restrictions on the plat, deeds, in the covenants and in the contracts that the private drives will be the responsibility of the landowners to maintain. The homes will be a minimum of 2,400 sqf and concrete pads will be installed for the garbage cans.

Mr. Lawhon stated the easement waivers for more lots on an easement are usually for family divisions not to let the developer not build a road. He then stated there are two easements, this is a major subdivision. Mr. Cashion stated that there is no sewer available at the site so it is not financially feasible to build a road. Mr. Lawhon stated it is not the responsibility of the County to take in the financial feasibility. He then stated he feels this would be setting a precedent. He then stated that he feels these types of waivers should only be done for family hardships. Mr. Haslip stated that one County Supervisor said the drive is private and that it will be stated on the plat it will not be maintained by the County.

Mr. Reeves asked how wide the easement will be. Mr. Cashion stated that the easement will be 50 ft. wide. Mr. Reeves asked who will maintain the private drive and what it will be constructed of. Mr. Cashion stated it will be a gravel drive maintained by the landowners. Mr. Fiveash asked who will install the waterlines. Mr. Cashion stated that the waterlines will be installed by Lewisburg Water Association.

There was discussion of the County Road being extended further back. Mr. Cashion stated that he could have made the lots, but the lots would not look as simple and pleasing.

Mr. Fiveash stated that he agrees with Mr. Lawhon this is a major subdivision not a minor lot. Mrs. Shannon stated she is concerned with setting a president of allowing gravel roads. Mr. Cashion stated that the homeowners have the option to come back and asphalt the road, but that a gravel road is more financially feasible for the developer to sale lots. Mr. Arnett stated that the road needs to be installed to County Road specifications.

Mr. Fiveash asked who will enforce the covenants and repair the easement. Mr. Cashion stated there will be an HOA and money put into an account to maintain the drives.

Mr. Lawhon stated that he does not want to set a president to allow a developer to bypass building a County road.

Mr. Fiveash made a Motion and Mr. Arnett seconded the Motion to deny the Jackson Minor Lot for approval of 9 lots on 22.5 acres as presented. The vote passed in an 11-2 vote.

b. Kyle's Creek Section E Concurrence

Mr. Hopkins presented a request for a concurrence for Estates of Kyle's Creek Section E to allow the final plat to be recorded. The final subdivision was approved by the Board of Supervisors on 7/23/2018.

Mr. Ryan made a Motion and Mr. Fiveash seconded the Motion to approve the Estates of Kyle's Creek Section E concurrence to allow recording of the plat. The Motion passed with a unanimous vote.

Mr. Haslip made a Motion to adjourn and Mrs. Shannon seconded the Motion. The Motion passed with a unanimous vote.