



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
FEBRUARY 28, 2019**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – January 31, 2019

Preliminary Subdivision

Graystone Subdivision (7320) – Application is preliminary approval of 29 lots on 48.78 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: MHLRD, LLC

Final Subdivision

The Coves (Phase 1) (7324) - Application is for approval of final subdivision of property 26 lots, identified as Parcel # 2-06-9-30-00-0-00013-00, located on the west side of Craft Road and north of Hawks Crossing Dr. West in Section 30, Township 2, Range 6 and is zoned R-30 overlay (District 5)

Applicant: Blake Mendrop

Kasic Subdivision, 1st Revision (7321) - Application is for final subdivision approval of three (3) lots on 8.099 acre(s). Subject property is identified as Parcel(s) #2-05-2-04-00-0-00002-00. Subject property is located on the east side of Center Hill Road and north of Miller Station Lane in Section 4, Township 2, Range 5 and is zoned (R-30). (District 1)

Applicant: Dustin Barnes / Brad Waldrop

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, February 28, 2019, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Len Lawhon, Randy Jones, Julius Cowan, Ted Dorsey, Ray Denison, Joan Robertson, Jeanne Shannon, Floyd Fiveash, B.G. Smith, Steve Reeves, Jim Holland, Murry Haslip, Greg Paylor and David Arnett. 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 31, 2019. No changes were suggested. Mrs. Robertson made a Motion to approve the minutes as presented. Mr. Cowan seconded the Motion. The Motion passed with a unanimous vote.

Preliminary Subdivision

**Graystone Subdivision (7320) – Application is preliminary approval of 29 lots on 48.78 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: MHLRD, LLC**

Mr. Hopkins presented the Graystone Subdivision application for preliminary approval of 29 lots on 48.78 acres. Mr. Andy Richardson was present to present the application.

Mr. Richardson stated the proposal is for 29 lots with one stub street tying into the remaining property to the north. He stated that the subdivision will have a minimum lot size of 1 ½ acre lots.

Mr. Fiveash asked if he anticipates future development to the north. Mr. Richardson stated he was not sure.

Mr. Arnett asked how large the turn around is. Mr. Richardson stated it would be designed to the County specifications for a cul-de-sac.

Mr. Richardson stated they would like to leave a buffer on the rear of the lots and only clear pads for the homes.

Mr. Fiveash asked if the developer will be the builder on all the lots or will they be sold. Mr. Richardson stated he was not sure.

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

Renee Kennedy – 13265 Cathy Rd – came forward and has the following concerns:

- More lots being developed in the future if these lots are approved
- Increased traffic
- Decreased traffic safety
- That the development will eventually go all the way through to Strickland Road

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

- Lots too small for well and septic
- Will be unsanitary, the County should not approve any subdivision without potable water and sewer system
- There are no inspections of installation or maintenance of septic systems/treatment plants
- Haven't seen covenants for this development

Mr. Hopkins stated that septic systems/treatment plants are approved by the State of MS Health Department.

Allen Brewer – 13260 Cathy Road – came forward and has the following concerns:

- Small lot sizes
- The ditch on the property and drainage issues
- Does not want a subdivision in the area
- Will affect his hunting on his property
- Trash from construction
- Will bring more lots and development in the future
- Overcrowding of the school system
- Run-off

Virgil Brandon – 14761 Cathy Road – came forward and has the following concerns:

- Will change the country feel of the area
- Increased traffic
- Does not want a subdivision

Mr. Brewer asked what size minimum house size would be. Mr. Richardson stated the minimum house size would be 2,250 sqf.

Stephanie Herada came forward and has the following concerns:

- Overcrowding of schools
- Overtaxing the Sherriff's Department
- Wants the area to remain rural

Mr. Richardson stated that the owner only has an option for the forty acres in the proposal. He then stated that remainder of the property is not feasible for development due to the ditch and the topography. Mr. Haslip asked does the

remainder of the property have access to Strickland Road. Mr. Andy stated that the remainder of the property does have access to Strickland Road. There was discussion of the topography of the property.

Mr. Arnett stated he feels this development is incompatible to the area.

Mr. Lawhon stated that the proposal meets the minimum Ordinance requirements but does not like the landing strip look of the subdivision. He stated that area will change and that property owners have the right to develop or sell their property. He stated if water or sewer is ever available in this area the development can come back as a PUD with smaller lots.

Mr. Arnett made a Motion and Mr. Lawhon seconded the Motion to deny the Graystone Subdivision application for preliminary subdivision of 29 lots on 48.78 acres due to it not being compatible with the surrounding neighborhood. The Motion passed with a unanimous vote.

Final Subdivision

The Coves (Phase 1) (7324) - Application is for approval of final subdivision of 26 lots, identified as Parcel # 2-06-9-30-00-0-00013-00, located on the west side of Craft Road and north of Hawks Crossing Dr. West in Section 30, Township 2, Range 6 and is zoned R-30 overlay (District 5)

Applicant: Blake Mendrop

Mr. Hopkins presented The Coves, Phase 1 application for approval of final subdivision approval of 26 lots. Mr. Greg Smith was present to present the application.

Mr. Greg Smith stated that the plat substantially conforms to preliminary plat.

Mr. Fiveash asked if the roads are finished in this Phase. Mr. Greg Smith stated that the roads are finished in Phase 1.

Mr. Lawhon made a Motion and Mrs. Robertson seconded the Motion to approve The Coves, Phase 1 application for of final subdivision approval of 26 lots. The Motion passed with a unanimous vote.

Kasic Subdivision, 1st Revision (7321) - Application is for final subdivision approval of three (3) lots on 8.099 acre(s). Subject property is identified as Parcel(s) #2-05-2-04-00-0-00002-00. Subject property is located on the east side of Center Hill Road and north of Miller Station Lane in Section 4, Township 2, Range 5 and is zoned (R-30). (District 1)

Applicant: Dustin Barnes / Brad Waldrop

Mr. Hopkins presented Kasic Subdivision, 1st Revision application for final subdivision of three lots on 8.099 acres. Mr. Nicholas Kreunen was present to represent the application.

Mr. Kreunen stated that the applicant wants to revise the existing plat to subdivide Lot 2 into three lots.

Mr. Fiveash asked how the houses will be situated on the lots due to the electrical easement. Mr. Kreunen stated that the houses will be at the front of the lot. Mr. Denison asked if there is anything located in the electrical easements. Mr. Kreunen stated there are electrical transmission lines in the easement.

Mr. Denison asked if lots 2, 3 & 4 will be accessed from Center Hill Road. Mr. Kreunen stated they will be accessed from Center Hill Road.

Mr. Lawhon made a Motion and Mr. Cowan seconded the Motion to approve Kasic Subdivision, 1st Revision application for final subdivision of three lots on 8.099 acres. The Motion passed with a unanimous vote.

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