



**DESOTO COUNTY PLANNING COMMISSION
MINUTES
MARCH 28th, 2019**

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

5. **Public Hearing**
 - a. **Rezoning**
 - i. **Plantation Oaks Section C (777)** - Application is to rezone 15.84 acres from A & AR to C2, Located on the southeast corner of HWY 305 and I-269, identified as Parcel #206834000 0001201 in Section 34, Township 2, Range 6 **(District 1)**

 - ii. **The Orchard (772)** - Application is to rezone 22.6 acres from AR to AR Overlay Parcel # 2065150000001000, located north side of Stewart Road and east of Highway 305 in Section 15, Township 2, Range 6

 - iii. **Creekside Meadows Phase 2 (776)** - Application is to rezone 2.33 acres from A to PUD Identified as Parcel #3-07-2-10-00-0-00003-01, located on the east side of Getwell Road and south of Bright Road in Section 10, Township 3, Range 7

6. **Preliminary Subdivision**
 - i. **Woodland Heights (7335)** - Application is for preliminary Approval of 20 lots on 35.99 acres identified as Parcel # 206613000 0000700, located north of Miller Road and east of Bethel Road in Section 13, Township 2, Range 6 and is zoned A

 - ii. **Ross Meadows Phase 2 (7334)** - Application is for preliminary Approval of 28 lots on 42.81 acres Located on the

south side of Dunn Lane, East of Craft Road Parcels #2-06-5-16-00-0-00014-00, #2-06-5-16-00-0-00015-00

7. **Final Subdivision**

i. **Ranch Meadows PUD Phase 5 Section G (7336)**

–Application is for Final Subdivision of 29 lots on 20.91 acres. East side of Poplar Corner Road, south side of DeSoto Road, north of Poplar Forest & Hickory Forest S/D, west of Ranch Meadows 1st Addition S/D, Section 25, Township 1 S, Range 9 W

8. **Minor**

i. **Mary Vest 3 Lot – First Revision (7332) - Approval of 6 lot(s) of 29.92 acre(s). Identified as Parcel(s) 207735000 0003001.** Subject property is located on the north side of Byhalia Road and west of Laughter in Section 35, Township 2, Range 07

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 28, 2019, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Randy Jones, Julius Cowan, Ted Dorsey, Ray Denison, Joan Robertson, Jeanne Shannon, Greg Ryan, 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 February 28, 2019. No changes were suggested. Mrs. Robertson made a Motion to approve the minutes as presented. Mrs. Shannon seconded the Motion. The Motion passed with a unanimous vote.

5. Public Hearing

Mrs. Robertson made a Motion and Mr. Ryan seconded the Motion to open the Public Hearing advertised for today. The Motion passed with a unanimous vote.

a. Rezoning

iv. Plantation Oaks Section C (777) - Application is to rezone 15.84 acres from A & AR to C2, Located on the southeast corner of HWY 305 and I-269, identified as Parcel #206834000 0001201 in Section 34, Township 2, Range 6 (District 1)

Mr. Hopkins presented the Plantation Oaks Section C application to rezone 15.84 acres from A & AR to C2. Mr. Tony Jones was present to represent the application.

Mr. Tony Jones came forward and stated that the applicant would like to request the Planning Commission table this item until the next Planning Commission meeting.

There was discussion of access to the property and the MDOT right of way and also possibly changing the application to a C4 application.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to table the Plantation Oaks Section C application to rezone 15.84 acres from A & AR to C2 until the May 2, 2019 Planning Commission meeting. The Motion passed with a 14-0 roll call vote.

v. The Orchard (772) - Application is to rezone 22.6 acres from AR to AR Overlay Parcel # 2065150000001000, located north side of Stewart

**Road and east of Highway 305 in Section 15,
Township 2, Range 6**

Mr. Hopkins presented The Orchard application to rezone 22.6 acres from AR to AR Overlay. He stated this application was sent back to the Planning Commission by the Board of Supervisors for review of the changes made to the application. Mr. Rusty Norville was present to represent the application.

Mrs. Shannon asked if there was a comment from the City of Olive Branch for this application. Mr. Cardosi stated the City of Olive Branch concerning the length of the cul de sac.

Mr. Norville stated that they met with neighbors and the Board of Supervisors and feel that the revised plan being presented addresses their concerns. He went on to state that the revised plan includes access to the subdivision being moved from Stewart Road to Hwy 305, reduced the number of lots from 25 to 20 lots and added a buffer along Stewart Road. He stated that MDOT has agreed the access on to Hwy 305 is fine but they have not received the permit for the access onto Hwy 305 from MDOT yet. Mr. Norville stated that there are 7 lots to the east separated from the eastern property line by the TVA easement and there are only 4 existing lots against those 7 lots to the east. He stated that they added another open space/park area to this revised plan.

Mr. Norville gave the following as proof of change in the neighborhood:

- The opening of I-269
- Residential growth in the area
- The widening of Hwy 305

Mr. Fiveash asked if there will be a turn lane on Hwy 305 in to the subdivision. Mr. Norville stated that MDOT is not in favor of a turn lane at this time.

There was discussion of the land to be given to the church and future expansion of the church.

Mr. Denison asked the reason the Supervisors sent this application back to the Planning Commission. Mr. Hopkins stated their concerns include the traffic on to Stewart Road, the number of lots, and wanted the applicant to talk to MDOT about Hwy 305 access.

Mr. Denison asked what the minimum house size will be. Mr. Norville stated the minimum house size would be 2,600 sqf.

Mrs. Robertson asked if the neighbors have seen this plan. Mr. Norville stated they have not seen this plan but they were involved in two meetings prior to this plan.

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

Mr. Ryan stated that he feels the applicant has done a great job of working with the neighbors and the County with this plan.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to approve The Orchard application to rezone 22.6 acres from AR to AR Overlay due to a change in the neighborhood. The Motion passed with a 14-0 roll call vote.

vi. Creekside Meadows Phase 2 (776) - Application is to rezone 2.33 acres from A to PUD Identified as Parcel #3-07-2-10-00-0-00003-01, located on the east side of Getwell Road and south of Bright Road in Section 10, Township 3, Range 7

Mr. Hopkins presented the Creekside Meadows Phase 2 application to rezone 2.33 acres from A to PUD. Mr. Bob Barber was present to represent the application.

Mr. Ryan asked for clarification that application is to rezone 6 additional lots not changing the entire existing PUD. Mr. Hopkins stated that was correct.

Mr. Barber stated that the PUD plan conforms to the Comprehensive Plan. He then listed the following as examples of the change in the neighborhood:

- The opening of I-269
- Application conforms to the I-269 Corridor Study
- Residential Growth in the area

Mr. Barber stated they are asking to add 5 residential lots and green space on the southern portion.

Mr. Denison asked what the projected start date of this project. Mr. Barber said the hopefully will begin before next fall, but he is not 100% sure.

Mr. Fiveash asked if they will be leaving the tree line along the creek. Mr. Barber stated that the trees will stay along the creek.

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. Denison seconded the Motion to approve the Creekside Meadows Phase 2 application to rezone 2.33 acres from A to PUD due to a change in the neighborhood. The Motion passed with a 14-0 roll call vote.

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

6. Preliminary Subdivision

j. Woodland Heights (7335) - Application is for preliminary Approval of 20 lots on 35.99 acres identified as Parcel # 206613000 0000700, located north of Miller Road and east of Bethel Road in Section 13, Township 2, Range 6 and is zoned A

Mr. Hopkins presented the Woodland Heights application for preliminary approval of 20 lots on 35.99 acres. Mr. Greg Smith was present to represent the application.

Mr. Ryan asked is the transmission easement for overhead or underground transmission lines. Mr. Smith stated they are overhead transmission lines.

Mr. Fiveash asked if Lot 2 is buildable. Mr. Smith stated a pad will need to be built up on Lot 2.

Mr. Ryan asked about the temporary turn around. Mr. Smith stated originally was going to be a cove but staff recommended a stub road with a temporary turn around.

Mr. Fiveash asked if there was anyone for or against this item. There was no one.

Mrs. Robertson made a Motion and Mr. Ryan seconded the Motion to approve Woodland Heights application for preliminary approval of 20 lots on 35.99 acres. The Motion passed with a unanimous vote.

i. Ross Meadows Phase 2 (7334) - Application is for preliminary Approval of 28 lots on 42.81 acres Located on the south side of Dunn Lane, East of Craft Road Parcels #2-06-5-16-00-0-00014-00, #2-06-5-16-00-0-00015-00

Mr. Jim Holland recused himself.

Mr. Hopkins presented the Ross Meadows, Phase 2 application for preliminary subdivision approval of 28 lots on 42.81 acres. Mr. Nick Kreunen was present represent the application.

Mr. Ryan asked if there is any space dedicated to passive recreation or open space. Mr. Kreunen stated there is not as this a straight rezoning.

Mr. Cardosi explained the 25 ft. buffer between the proposed lots and existing lots along Jones Road.

Mr. Kreunen stated there is a lake on the portion they are proposing to leave as a 10 acre parcel. He stated it is too costly at this time to fill in the lake and the new developer's son may build a house on this lot in the future.

Mr. Ryan asked if it will be connecting to the subdivision. Mr. Kreunen stated that this phase will connect to both subdivisions.

Mr. Haslip stated that he understands there is an agreement with the owner of Lot 24 concerning the stub street. He then stated that he would like the stub street to be included in this phase rather than Phase 3.

Mr. Kreunen stated that he would like to have the same agreement concerning the road bond for this phase as was given for Phase 1 by the Board of Supervisors.

Mr. Fiveash asked where the construction traffic will go. Mr. Kreunen stated that construction traffic will come through Phase 1. He went on to state that they do not have any access to Jones Road.

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

Susan Lee – 8805 Jones Road – came forward and has the following concerns:

- Flooding
- Decrease traffic safety
- They may fill in the lake at some point and it is used for retention

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve the Ross Meadows, Phase 2 application for preliminary subdivision approval of 28 lots on 42.81 acres, conditioned upon the stub road is included in Phase 2 instead of Phase 3. The Motion passed with a unanimous vote.

7. Final Subdivision

- j. Ranch Meadows PUD Phase 5 Section G (7336)
–Application is for Final Subdivision of 29 lots on 20.91 acres. East side of Poplar Corner Road, south side of DeSoto Road, north of Poplar Forest & Hickory Forest S/D, west of Ranch Meadows 1st Addition S/D, Section 25, Township 1 S, Range 9 W**

Mr. Hopkins presented the Ranch Meadows, Phase 5 Section G application for final subdivision of 29 lots on 20.91 acres. Mr. Robbie Jones was present to represent the application.

Mr. Jones stated that the final plat substantially conforms to the preliminary plat and are just recording the remaining lots in this section.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to approve the Ranch Meadows, Phase 5 Section G application for final subdivision of 29 lots on 20.91 acres. The Motion passed with a unanimous vote.

8. Minor

j. Mary Vest 3 Lot – First Revision (7332) - Approval of 6 lot(s) of 29.92 acre(s). Identified as Parcel(s) 207735000 0003001. Subject property is located on the north side of Byhalia Road and west of Laughter in Section 35, Township 2, Range 07

Mr. Hopkins presented the Mary Vest 3 Lot, First Revision for final subdivision of 6 lots on 29.92 acres. Ms. Hailey Mallett was present to represent the application.

Mr. Fiveash asked if this is a family division. Ms. Mallett stated that it is.

Mr. Ryan asked if it will be an issue to get signatures on the plat from the other lot owners. Ms. Mallett stated it will not be an issue at all getting the signatures.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to approve the Mary Vest 3 Lot, First Revision for final subdivision of 6 lots on 29.92 acres. The Motion passed with a unanimous vote.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to adjourn. The Motion passed with a unanimous vote.