



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
MARCH 29, 2018**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – March 1, 2018

New Business

Preliminary Subdivision

Charleston Place (7221) – Application is for Preliminary approval of 26 lots on 56.16 acres, identified as Parcel(s) #3-06-9-29-00-0-00001-02 & #3-06-9-29-00-0-00001-01. Subject property is located on the south side of Holly Spring Road and east of Jordan Creek in Section 29, Township 3, Range 6 and is zoned A. (District 5)

Applicant: Stoneybrook Homes, LLC

St. Bridgid Subdivision (7222) – Application is for Preliminary approval of 25 lots on 50 acres, identified as Parcel(s) #3-09-2-10-00-0-00001-03. Subject property is located on the south side of Newel Road and east of Hwy 301 in Section 10, Township 3, Range 9 and is zoned A. (District 4)

Applicant: St. Bridgid, LLC

Hidden Groves Subdivision (7230) – Application is for Preliminary approval of 65 lots on 114 acres, identified as Parcel(s) #2-05-8-33-00-0-00008-00. Subject property is located on the north side of Byhalia Road and west of Byhalia Creek Farms Rd. W in Section 33, Township 2, Range 5 and is zoned A. (District 1)

Applicant: Miller Farms, LLC

Final Subdivision

Treadway Creek (7220) – Application is for Final approval of 2 lots on 3.07 acres, identified as Parcel(s) #3-06-8-27-00-0-00010-00. Subject property is located on the west side of Treadway Road and south of Holly Springs Road in Section 27, Township 3, Range 6 and is zoned A. (District 5)

Applicant: FSB, Inc.

Minor

Geraldine Crutcher Minor Lot (7227) – Application is for final subdivision approval of seven (7) lots of 13.26 acre(s). This application includes a waiver of

the number of lots served by an easement and a waiver of the maximum easement length. Subject property is identified as Parcel #1-05-8-33-00-0-00002-08 and #1-05-8-33-00-0-00002-12 and is located on the west side of Barton-DeSoto Road and south of Hwy 302 in Section 33, Township 1, Range 5 and is zoned Agricultural-Residential (A-R). (District 1)

Applicant: Delores Stewart

Grace Hill Minor Lot (7229) – Application is for final subdivision approval of two (2) lot of 6.52 acre(s). This application includes a request for a waiver of the maximum easement length. Subject property is as Parcel #2-06-8-33-00-0-00010-12 and #2-06-8-33-00-0-00010-02. Subject property is located on the north side of Byhalia Road and west of Hwy 305 in Section 33, Township 2, Range 6 and is zoned Agricultural (A). (District 5)

Applicant: Ken Grace

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 29, 2018, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Randy Jones, Julius Cowan, Theodore Dorsey, Ray Denison, Joan Robertson, Jeanne Shannon, Greg Ryan, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Bill Brewer, Wade Carter and Tom Hunt. 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 March 1, 2018. No changes were suggested. Mr. Carter made a Motion to approve the minutes as presented. Mr. Arnett seconded the Motion. The Motion passed with a unanimous vote.

New Business

Preliminary Subdivision

**Charleston Place (7221) – Application is for Preliminary approval of 26 lots on 56.16 acres, identified as Parcel(s) #3-06-9-29-00-0-00001-02 & #3-06-9-29-00-0-00001-01. Subject property is located on the south side of Holly Spring Road and east of Jordan Creek in Section 29, Township 3, Range 6 and is zoned A. (District 5)
Applicant: Stoneybrook Homes, LLC**

Mr. Hopkins presented the Charleston Place Subdivision application for preliminary subdivision approval of 26 lots on 56.16 acres. Mr. Shea Skeen with Civil Link was present to present the application.

Mr. Carter asked if the subdivision only had one entrance. Mr. Cardosi stated that the subdivision has less than 30 lots so a second entrance is not required.

Mr. Shea Skeen came forward and stated the application is for preliminary approval of 26 lots on 56.16 acres. He stated the proposed minimum house size is 2600 sqf. He then stated that they have received preliminary Health Department approval for wells and septic systems.

Mr. Ryan asked if the applicant will be the builder as well as the developer for this development. Mr. Skeen stated the applicant will be the developer and the builder for this development.

Mr. Fiveashe asked for an explanation of the stub outs for this subdivision. Mr. Cardosi stated that the Ordinance requires that a stub road is included and this seemed like the most reasonable location for the stub road.

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

Jason Morgan – 4121 Jordan Creek – came forward and asked what the average lot size is for the subdivision. Mr. Cardosi stated the lots are an average of 1 ½ -2 acres. Mr. Morgan asked if there will be septic on each lot. Mr. Skeen confirmed

there would be a septic system on each lot. Mr. Morgan stated he is concerned that the lots are smaller than the lots in the surrounding area and that there is no internet access in the area.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to approve Charleston Place Subdivision for preliminary approval of 26 lots on 56.16 acres. The Motion passed with a unanimous vote.

**St. Bridgid Subdivision (7222) – Application is for Preliminary approval of 25 lots on 50 acres, identified as Parcel(s) #3-09-2-10-00-0-00001-03. Subject property is located on the south side of Newell Road and east of Hwy 301 in Section 10, Township 3, Range 9 and is zoned A. (District 4)
Applicant: St. Bridgid, LLC**

Mr. Hopkins presented the St. Bridgid Subdivision application for preliminary approval of 25 lots on 50.0 acres. Mr. Andy Richardson was present to present the application.

Mr. Ryan asked if this subdivision would stub into St. Expedite Subdivision. Mr. Cardosi stated that it would and would also have stub outs to the south and the west. Mr. Ryan asked what the minimum house size would be. Mr. Richardson stated that the minimum house size will be 2,500 sqf.

Mr. Fiveashe asked what the reason is for a private street in this subdivision. Mr. Richardson stated that is just what the applicant requested. Mr. Ryan asked if the subdivision would be gated. Mr. Richardson stated the subdivision would be gated, but that the roads will be built to County standards but privately maintained.

Mr. George Ready came forward and stated he is working with the applicants on this project. He stated that several families are moving from Shelby County to this area. He then stated that all the lots will be owned by these family members and none of the lots will be sold to the general public. Mr. Ready stated that there will be covenants for this subdivision and the roads maintenance will be the responsibility of the members of the HOA. He then stated that if the roads were ever turned over to the County they will have to be brought up to County standards before they could be taken in. Mr. Fiveash asked if the stub road into St. Expedite will be gated. Mr. Ready stated it will be gated. Mr. Ready stated the applicants will build their own homes and roads.

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

Brian McLaughlin – 920 Hwy 301 – came forward and had the following concerns:

- The widening of Newell Road should be extended to this subdivision if approved
- Will there be mobile homes

Mr. Cardosi stated the same requirement of widening Newell Road for St. Expedite Subdivision would be required for this subdivision.

Mr. McLaughlin stated he is also concerned with flooding in the area.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to approve the St. Bridgid Subdivision application for preliminary approval of 25 lots on 50.0 acres. The Motion passed with a unanimous vote.

**Hidden Groves Subdivision (7230) – Application is for Preliminary approval of 65 lots on 114 acres, identified as Parcel(s) #2-05-8-33-00-0-00008-00. Subject property is located on the north side of Byhalia Road and west of Byhalia Creek Farms Rd. W in Section 33, Township 2, Range 5 and is zoned A. (District 1)
Applicant: Miller Farms, LLC**

Mr. Hopkins presented the Hidden Grove Subdivision for preliminary approval of 65 lots on 114 acres. Mr. Blake Mendrop was present to present the application.

Mr. Carter asked how the subdivision was accessed. Mr. Cardosi stated it is accessed by Fairview Trails to the north and Byhalia Road to the south.

Mr. Ryan asked if this is an existing subdivision. Mr. Cardosi stated that it was but the original developer did not go through with the final subdivision process.

Mr. Ryan asked with the topography will the developer be able to maintain the mature trees. Mr. Mendrop stated he does not feel they will have to disturb many trees for the roads but he cannot speak for the developers about how many trees will be disturbed on the individual lots.

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

Jeanine Umstot – 628 Fairview Trails – came forward and has the following concerns:

- Lots are too small
- Asked what the minimum square footage would be

Mr. Mendrop stated the minimum square footage of the homes would be 2,400 sqf he believes.

Jeff Goss - 199 Myers Road – came forward and had the following concerns:

- Drainage
- Flooding

Steve Cotton – 59 Myers Road – came forward and had the following concerns:

- Flooding
- Drainage

Mr. Goss and Mr. Cotton presented pictures of flooding in the area.

There was discussion of having the Engineering department to go out and look at the issues and the culverts in the area.

There was discussion of the preconstruction and post construction runoff requirements.

Michael Bailey – 14200 Byhalia Rd – came forward and had the following concerns:

- It will effect natural drainage
- There are erosion issues already

Mr. Mendrop stated that this is a preliminary plat and the applicant did not build the roads. He stated that the applicant will meet all DeSoto County requirements for storm water. He then states once the property is purchased them the construction drawings will be submitted to engineering.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to approve the Hidden Grove Subdivision for preliminary approval of 65 lots on 114 acre. The Motion passed with a unanimous vote.

Final Subdivision

Treadway Creek (7220) – Application is for Final approval of 2 lots on 3.07 acres, identified as Parcel(s) #3-06-8-27-00-0-00010-00. Subject property is located on the west side of Treadway Road and south of Holly Springs Road in Section 27, Township 3, Range 6 and is zoned A. (District 5)

Applicant: FSB, Inc.

Mr. Hopkins presented Treadway Creek for Final approval of 2 lots on 3.07 acres. Mr. Joe F. Lauderdale was present to present the application.

Mr. Ryan asked if the plat substantially conforms to the preliminary and does it meet all Ordinance requirements. Mr. Cardosi stated it does. Mr. Ryan asked if the Residential Development Agreement will be required for this application. Mr. Cardosi stated it will be required.

Mr. Ryan asked what the minimum house size will be. Mr. Lauderdale stated he was not sure but that the homes would be comparable to the others built in the area.

Mr. Carter made a Motion and Mrs. Shannon seconded the Motion to approve Treadway Creek for Final approval of 2 lots on 3.07 acres. The Motion passed with a unanimous vote.

Minor

Geraldine Crutcher Minor Lot (7227) – Application is for final subdivision approval of seven (7) lots of 13.26 acre(s). This application includes a waiver of the number of lots served by an easement and a waiver of the maximum easement length. Subject property is identified as Parcel #1-05-8-33-00-0-00002-08 and #1-05-8-33-00-0-00002-12 and is located on the west side of Barton-DeSoto

Road and south of Hwy 302 in Section 33, Township 1, Range 5 and is zoned Agricultural-Residential (A-R). (District 1)

Applicant: Delores Stewart

Mr. Hopkins presented the Geraldine Crutcher Minor Lot for final subdivision of 7 lots on 13.26 acres to include a waiver of the number of lots served by an easement and a waiver of the maximum easement length. Ms. Delores Stewart was present to present the application.

Mr. Carter stated he feels this really needs to be a road. Mr. Ryan asked if the 50 ft. easement would be paved or gravel. Ms. Stewart stated it would be gravel. Mr. Ryan asked if this division would be for family. Ms. Stewart stated it will be for family. Mr. Ryan asked how wide will the road be. Ms. Stewart stated she is not sure but has agreed to build at least the minimum width required.

Mr. Ryan made a Motion and Mr. Cowan seconded the Motion to approve Geraldine Crutcher Minor Lot for final subdivision of 7 lots on 13.26 acres to include a waiver of the number of lots served by an easement and a waiver of the maximum easement length with the condition that there be restrictions on the deeds stating that the access is a private drive. The Motion passed with a unanimous vote.

Grace Hill Minor Lot (7229) – Application is for final subdivision approval of two (2) lots of 6.52 acre(s). This application includes a request for a waiver of the maximum easement length. Subject property is as Parcel #2-06-8-33-00-0-00010-12 and #2-06-8-33-00-0-00010-02. Subject property is located on the north side of Byhalia Road and west of Hwy 305 in Section 33, Township 2, Range 6 and is zoned Agricultural (A). (District 5)
Applicant: Ken Grace

Mr. Hopkins presented the Grace Hill Minor Lot application for final subdivision approval of two (2) lots of 6.52 acre(s) to include a request for a waiver of the maximum easement length. Mr. Ken Grace was present to represent the application.

Mr. Ryan asked if this was a family division. Mr. Cardosi stated that it is.

Mr. Denison made a Motion and Mr. Ryan seconded the Motion to approve Grace Hill Minor Lot application for final subdivision approval of two (2) lots of 6.52 acre(s) to include a waiver of the maximum easement length. The Motion passed with a unanimous vote.

Other

Concurrence for Rustic Ridge

Mr. Hopkins presented a request for a concurrence for Rustic Ridge Subdivision. He stated that the final plat was approved more than a year ago and that in order for staff to approve the plat a concurrence is required.

Mr. Ryan made a Motion and Mr. Denison seconded the Motion to approve the concurrence for Rustic Ridge Subdivision. The Motion passed with a unanimous vote.