



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
MAY 2, 2019**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – March 28, 2019**

5. **Public Hearing**

- a. **New Business – Rezoning - Chapel Woods (778)** - Application is to rezone 141.66 acres from A to R-30 Overlay, Located on the west side of Holly Springs Road and south of Melanie Lane, identified as Parcel #3- 7-6-23-00-0-00012-00 and 3-07-7-26-00-0-00003-00 in Section 23 & 26, Township 3, Range 7 (District 5)
Applicant: South Creek Homes, LLC

6. **Final Subdivision**

- a. **Charleston Place (7221)** – Application is for final approval of 24 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
- b. **AE Allison Subd, Sec. D, 1st Rev of Lot 44 (7342)** – Application is for final approval of 2 lots on 5.95 acres, identified as Parcel(s) #2-06-4-20-04-0-00044-00. Subject property is located on the south side of McElroy Road and east of Craft Road in Section 20, Township 2, Range 6 and is zoned A-R. (District 5)
Applicant: Keith Bunker
- c. **Shamrock Subd, Sect D 1st Rev. of Lot 9 (7343)** – Application is for final approval of 2 lots on 3.38 acres, identified as Parcel(s) #2-05-5-16-03-0-00009-00. Subject property is located on the south side of Lance Road and east of Old Pigeon Roost Road in Section 16, Towp 2, Range 5 and is zoned A. (District 1)
Applicant: William Crain

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, May 2, 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, Joan Robertson, Jeanne Shannon, Greg Ryan, Floyd Fiveash, B.G. Smith, Jim Holland, Murry Haslip, Greg Paylor, and David Arnett. Staff members present included Bennie Hopkins, Austin Cardosi, Taylor Rivera, 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 28, 2019. No changes were suggested. Mr. Greg Ryan made a Motion to approve the minutes as presented. Mr. Arnett seconded the Motion. The Motion passed with a unanimous vote.

5. Public Hearing

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

- a. **New Business – Rezoning - Chapel Woods (778) - Application is to rezone 141.66 acres from A to R-30 Overlay, Located on the west side of Holly Springs Road and south of Melanie Lane, identified as Parcel #3- 7-6-23-00-0-00012-00 and 3-07-7-26-00-0-00003-00 in Section 23 & 26, Township 3, Range 7 (District 5)**

Applicant: South Creek Homes, LLC

Mr. Hopkins presented a request to table this item for 30 days.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to table Chapel Woods application for rezoning until the May 30, 2019 meeting of the Planning Commission. The Motion was approved with a 13-0 roll call vote.

7. Final Subdivision

- a. **Charleston Place (7221) – Application is for final approval of 24 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, for the final approval of 24 lots on 56.16 acres. Mr. Nicholas Kreunen was present to represent the application.

Mr. Kreunen stated that the final plat substantially conforms to the preliminary plat and are just recording the remaining lots in this section. The only adjustment made was the combination of four lots into two, per the Health Department. Mr. Fiveash asked if there were any problems with the drainage or run-off. Mr. Kreunen stated that there was not any problems with it, but the Health Department wanted two of the lots combined.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to approve the Chapel Woods application for final subdivision of 24 lots on 56.16 acres. The Motion passed with a unanimous vote.

- b. **AE Allison Subd, Sec. D, 1st Rev of Lot 44 (7342) – Application is for final approval of 2 lots on 5.95 acres, identified as Parcel(s) #2-06-4-20-04-0-00044-00. Subject property is located on the south side of McElroy Road and east of Craft Road in Section 20, Township 2, Range 6 and is zoned A-R. (District 5)
Applicant: Keith Bunker**

Mr. Hopkins presented the AE Allison Subd. Sect D application for final subdivision of 2 lots on 5.95 acres. Mr. Bob Farley was present to represent the application.

Mr. Fiveash asked if any of the lots vary. Mr. Farley explained that some of the lots were originally divided over the course of time. Mr. Hopkins stated that the lots will meet minimum square footage for lots. Mr. Fiveash asked if there were any requirements for the square footage of the homes, and Mr. Farley stated there were not any.

Mr. Ryan made a Motion and Mrs. Robertson seconded the Motion to approve the AE Allison Subd, Section D application for final subdivision of 29 lots on 20.91 acres. The Motion passed with a unanimous vote.

- c. Shamrock Subd, Sect D 1st Rev. of Lot 9 (7343) – Application is for final approval of 2 lots on 3.38 acres, identified as Parcel(s) #2-05-5-16-03-0-00009-00. Subject property is located on the south side of Lance Road and east of Old Pigeon Roost Road in Section 16, Twp 2, Range 5 and is zoned A. (District 1)
Applicant: William Crain**

Mr. Hopkins presented the Shamrock Subd, Section D application for final subdivision of 2 lots on 3.38 acres. Mr. William Crain was present to represent the application.

Mr. Crain stated that the final plat substantially conforms to the preliminary plat and are just recording the remaining lots in this section. Mr. Ryan asked if the perc test was done. Mr. Crain stated that the homeowners wanted to do that in the future.

Mr. Ryan made a Motion and Mr. Arnett seconded the Motion to approve the application for final subdivision of Shamrock Subd, Section D, 2 lots on 3.38 acres .The Motion passed with a unanimous vote.

Mr. Cardosi asked the Planning Commission to consider changing the October 31, November 28, and January 2 meeting dates due to conflict with holidays.

Mrs. Robertson made a Motion and Mr. Ryan seconded the Motion to approve changing the October 31 meeting to November 7, the November 28 meeting to December 5, and the January 2 meeting to January 9.

Mr. Arnett made a Motion and Mr. Smith seconded the Motion to adjourn. The Motion passed with a unanimous vote.