



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
May 28th, 2020**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – February 27, 2020**

5. **Public Hearing**
 - a. **Chatham-I269 Commercial Plaza (788)** – Application is for rezoning of 7.00 acres from Agricultural-Residential to C-4, Located on the north east corner of Fogg Rd and I-269, identified as parcel # 2-08-9-32-00-0-00004-12 in Section 2, Township 8, Range 7 (District 4)
Applicant: Gerald Chatham Family

6. **Preliminary Subdivision**
 - a. **Chapel Woods (7454)** Application is for Preliminary Subdivision approval of 164 lots on 142.54 acres, east side of Malone Rd and west side of Holly Springs Rd in Section 26, Township 3, Range 7 and is zoned R-30 (District 5)
Applicant: Butch Davis

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, May 28, 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, Theodore Dorsey, Randy Denton, Jeanne Shannon, Greg Ryan, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Jim Holland, Murry Haslip and Scott Ferguson. 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 27, 2020. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mrs. Shannon seconded the Motion. The Motion passed with a unanimous vote.

7. **Public Hearing**

Mr. Fiveash made a Motion to open a Public Hearing. Mr. Jones seconded the Motion. The Motion passed with a unanimous vote.

- a. **Chatham I-269 Commercial Plaza (788) – Application is for rezoning of 7.00 acres from Agricultural-Residential to C-4, Located on the north east corner of Fogg Rd and I-269, identified as parcel # 2-08-9-32-00-0-00004-12 in Section 2, Township 8, Range 7 (District 4)
Applicant: Gerald Chatham Family**

Mr. Hopkins presented the application for Chatham I-269 Commercial Plaza for rezoning of property from Agricultural-Residential to C-4. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Lauderdale came forward stated the growth in the area supersedes the Comprehensive Plan data. He then stated that I-69/269 Corridor Study encourages town center mixed use at this intersection. Mr. Lauderdale stated that the growth and the new subdivisions in the area support this rezoning.

Mr. Lauderdale stated that the plan is for four 1 ½ acre lots and the permitted uses would include convenience store with gas pumps. He then stated the convenience store would be bricked with the gas pumps located near the rear of the building.

Mr. Denton asked if the pictures presented are just examples or are they buildings actually ones built by the applicant. Mr. Lauderdale stated they are just examples of the type of buildings the developer would anticipate to be built.

Mr. Fiveash asked about the stub road to the east of the property. Mr. Lauderdale stated the property to the east is owned by the Chatham family.

Mr. Ferguson asked if the spray field will be located on Lot 1 or Lot 2. Mr. Lauderdale stated the spray field will be located on Lot 1. Mr. Fiveash asked if

the other lots will have to have additional spray fields. Mr. Lauderdale stated that will depend on the type of business.

Mr. Fiveash asked if there is any other commercial zoned property on the south side of the proposed site. Mr. Chatham stated that there is not.

Mr. Arnett stated that he thinks the project is a good idea.

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

Mr. Ferguson asked if the gas pumps would be in the rear of the building. Mr. Lauderdale stated that they would be in the rear. Mr. Ferguson asked could there be a convenience store on Lot 2. Mr. Lauderdale stated that there could not be a convenience store on Lot 2.

Mr. Lawhon stated that there is not a lot of connectivity between the different family parcels. He then stated he feels the landscape plan needs to be redone and include more tree plants and not roses. He stated that he feels the uses are appropriate for this community.

Mr. Fiveash made a Motion and Mr. Ferguson seconded the Motion to approve the application for Chatham I-269 Commercial Plaza for rezoning of property from Agricultural-Residential to C-4 based on a demonstrated change in the character of the neighborhood. The Motion passed in a 14-0 roll call vote.

Mr. Fiveash made a Motion to close a Public Hearing. Mrs. Shannon seconded the Motion. The Motion passed with a unanimous vote.

8. Preliminary Subdivision

- b. Chapel Woods (7454) - Application is for Preliminary Subdivision approval of 164 lots on 142.54 acres, east side of Malone Rd and west side of Holly Springs Rd in Section 26, Township 3, Range 7 and is zoned R-30 (District 5)
Applicant: Butch Davis**

Mr. Hopkins presented the Chapel Woods application for preliminary subdivision approval of 164 lots on 142.54 acres. Mr. Greg Smith was present to represent the application.

Mr. Greg Smith stated that they have been approved for water and sewer with the City of Hernando. He stated there is common space in the development for detention. He then stated they have connected the phases as requested by the Planning staff.

Mr. Fiveash asked how many entrances there will be to the development on Holly Springs Road. Mr. Smith stated there are two entrances to the development on Holly Springs Road and will be two entrances on Malone Road.

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

Teresa Merriweather – 4275 Malone Rd. – came forward and had the following concerns:

- There is not much common space
- The ditch
- The security fence between the development and the airport
- How soon the development will start
- Will there be a construction entrance
- Increased traffic

Mr. Hopkins explained the floodplain regulations and how they affect the ditch on the proposed site.

Mr. Ryan asked who will maintain the detention pond. Mr. Smith stated it will be maintained by the HOA.

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve the Chapel Woods application for preliminary subdivision approval of 164 lots on 142.54 acres. The Motion passed in a 13-1 vote.