



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
MARCH 3, 2016
6:30 p.m.**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – January 28, 2016

PUBLIC HEARING

Rezoning

Fieldbrook (744) - Application is for approval of Rezoning of property from Agricultural (A) to R-30, identified as Parcel #3-07-5-22-00-0-00004-00. Subject property is located on the north side of Holly Springs Road and east of Getwell Road in Section 22, Township 3, Range 7 and is zoned Agricultural-Residential (A-R) (District 5)

Applicant: Short Fork Farms, LLC

Other Items

1. **C-4 Site Plan Review** - Sexton C4 – Fuel Station
2. **C-4 Site Plan Review** - Dale Wilson C4 – Firework Sales
3. **Election of Officers**

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 3, 2016, 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, Ray Denison, Joan Robertson, Jeanne Shannon, Greg Ryan, Floyd Fiveash, Steve Reeves, David Arnett, John Arnold, Tom Hunt and Wade Carter. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, and Tony Nowak, Board Attorney.

Planning Commission Chairman Ms. Shannon called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated January 28, 2016. No changes were suggested. Ms. Robertson made a Motion to approve the minutes as presented. Mr. Lawhon seconded the Motion. The Motion passed with a unanimous vote.

PUBLIC HEARING

Mr. Carter made a Motion to open a Public Hearing in regards to the Fieldbrook rezoning. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

Rezoning

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Applicant: Short Fork Farms, LLC**

Mr. Hopkins presented the Fieldbrook application for rezoning of property from Agricultural to R-30. Mr. Blake Mendrop with Mendrop & Wages was present to represent the application.

Mr. Wages came forward and stated that a change in the neighborhood is supported by there being a subdivision near the proposed site that is zoned R-15 and several R-30 subdivisions in the area, the application follows the Comprehensive plan, there are utilities available, is in alignment with the I-269 Corridor Plan.

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

Mr. Lawhon made a Motion to approve Fieldbrook application for rezoning of property from Agricultural to R-30 due to there being a change in the neighborhood. Ms. Robertson seconded the Motion. The motion passed in a 13-0 roll call vote.

Mr. Carter made a Motion to close the Public Hearing. Mr. Lawhon seconded the Motion. The Motion passed with a unanimous vote.

Other Items

4. C-4 Site Plan Review - Sexton C4 – Fuel Station

Mr. Hopkins presented the Site Plan Review for Sexton C-4 Fuel station.

Ms. Robertson asked if anything has changed from the site plan that was presented with the rezoning application. Mr. Hopkins stated nothing on the site plan has changed.

Mr. Lawhon suggested changing the Liberty Red Holly listed on the landscape plan because it a shrub but should be a tree.

Mr. Denison asked if the Planning Commission was approving the building design. Mr. Hopkins stated the approval of the building design is part of this application.

Mr. Hopkins explained that lighting, parking, and landscaping will be reviewed again by the design review committee.

Mr. Carter asked if there will be a retention pond. Mr. Brian Hall stated there is a retention pond on the current plans but that the applicant is working with an engineer to see if there is an alternative to a retention pond with using culverts.

Ms. Shannon asked if there will bright LED lights around the windows. Mr. Hopkins stated that in the approval it can be a condition that there are no LED lights around the windows. Mr. Arnett also suggested using LED lighting in the exterior of the building.

Mr. Lawhon made a Motion to approve the site plan for the Sexton C-4 Fuel station with the following conditions:

1. All lighting inside and outside shall be LED;
2. The lighting on the canopy shall be shielded/ down lighting;
3. There shall be monument signage;
4. Dumpsters shall be completely enclosed with a metal gate;
5. Liberty red holly on the landscape plan shall be changed to an oak or maple;
6. There shall be channel lettering on the building;
7. There shall be gooseneck or down lighting on the building;
8. The post of the canopy shall be entirely brick from the base to the top;
and
9. There shall be no LED lights around the windows.

Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

5. C-4 Site Plan Review - Dale Wilson C4 – Firework Sales

Mr. Quimby recused himself from this item.

Mr. Hopkins presented the Site Plan Review for the Dale Wilson C-4 for firework sales. He stated the applicant is requesting a Design Standards Ordinance variance to allow a metal building.

Mr. Dale Wilson came forward and stated that fireworks have been sold on the property since the 1950's and that currently there is a temporary tent on the property. He stated the site is rural and to the north is an abandoned strip club and there is a mobile home park to the south of the property.

Mr. Lawhon asked what type of signage there would be. Mr. Wilson stated there would be dimensional letters on the building and that there is existing exterior lighting on the property.

Mr. Denison stated that Mr. Wilson's current improvements have been well done.

There was discussion of whether the building will have any brick on it at all. It was decided that the building should have brick part of the way up the exterior walls on the north and east sides of the building.

Ms. Robertson made a Motion to approve the Site Review Plan for the Dale Wilson C-4 fireworks sales with the condition that the exterior walls on the north and east sides be partially bricked. Mr. Lawhon seconded the Motion. The Motion passed with a unanimous vote.

6. Election of Officers

Mr. Lawhon made a Motion to nominate the current officers Ms. Shannon as Chairman, Mr. Carter as Vice- Chairman and Randy Jones as Secretary for 2016. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.