



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
MARCH 31, 2016
6:30 p.m.**

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

PUBLIC HEARING

Rezoning

Creekside Meadows Revision (744) - Application is for approval of revision of Rezoning of property from Agricultural (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 and is zoned Agricultural (A) (District 5)

Applicant: Short Creek, LLC

Preliminary Subdivision

Barton Ridge Subdivision Section “C” (7044) - Application is for preliminary subdivision approval of twenty four (24) lots on 13.93 acre(s). Subject property is located on the south side of Hwy 302 and east of Center Hill Rd. in Section 33, Township 1, Range 5 and is zoned R-20. (District 1) **Applicant:** Payne Lane Development, LLC.

Kyle’s Creek Subdivision Section “D” (7045) - Application is for preliminary subdivision approval of thirty one (31) lots on 16.96 acre(s). Subject property is located on the south side of Hwy 302 and east of Center Hill Rd. in Section 33, Township 1, Range 5 and is zoned R-20. (District 1) **Applicant:** Hollingsworth Properties, LLC

Final Subdivision

Lee Rd. Subdivision (7046) - Application is for Final subdivision approval of twenty three (23) lots on 61.5 acre(s) identified as Parcel(s) #3-06-1-12-00-0-00000-01 and #3-06-1-12-00-0-00000-00. Subject property is located on the west side of Lee Rd. and south of Byhalia Rd. in Section 12, Township 3, Range 6 and is zoned Agricultural (A). (District 1) **Applicant:** EBI, Inc.

Creekside Meadows Subdivision (7048) - Application is for approval of final subdivision of fifty (50) lots on 32.09 acre(s), identified as 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 and is zoned Planned Unit Development (PUD) (District 5)

Applicant: Short Creek, LLC

Ranch Meadows Section Phase 4, Section "G" (7047) - Application is for final subdivision approval of 53 lots on 36.20 acres. Subject property is located on the north side of Goodman Road and east of Poplar Corner Road, in Section 25, Township 1, Range 9 and is zoned Planned Unit Development. (District 3)

Applicant: B&J Land Company

Other

1. **Miller Farms - Phase "B" Concurrence**
2. **Hawks Crossing – Section "B" Concurrence**

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 31, 2016, 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, John Arnold, Tom Hunt and Wade Carter. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, and Robert Quimby, 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 March 31, 2016. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mrs. Robertson seconded the Motion. The Motion passed with a unanimous vote.

PUBLIC HEARING

Rezoning

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

**Creekside Meadows Revision (744) - Application is for approval of revision of Rezoning of property from Agricultural (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 and is zoned Agricultural (A) (District 5)
Applicant: Short Creek, LLC**

Mr. Hopkins presented the Creekside Meadows application by Short Creek, LLC for approval of a rezoning revision. He stated Mr. Bob Barber is present to represent the application.

Mr. Carter asked if the additional acreage for the development is on the southern portion of the property. Mr. Barber stated there was always 32 acres but the applicant understood from the survey that the property was 20 acres when in reality there was always 32 acres. He then stated they are now asking to include the additional 12 acres in the approved PUD development. Mr. Barber stated the additional 12 acres if approved would add 10 lots to the development and the density will change. Mr. Barber gave the following as examples of change in the neighborhood to support the rezoning of this property:

- Conforms to the DeSoto County Comprehensive plan
- Conforms to the Discover DeSoto- I-269 corridor study
- Construction of I-269 and location of the Getwell Road interchange
- New developments in the area
- Installation of bike trails

- Expansion of DCRUA
- Establishment of the Greenway Plan
- Major extraction activity in the area
- New home construction

Mr. Denison stated in the study it states that a conservation subdivision could be single family or 2 family homes, are 2 family homes planned for this development? Mr. Barber stated that there are no 2 family housing planned and then gave an overview of the types of lots planned and that all lots are single family with home sizes ranging from 2000-2400 sqf.

Mr. Carter stated he is concerned about approving additional when people were at the last meeting concerned about the density of the previously approved application. Mr. Barber stated actually this plan lowers the density of the development.

Mr. Carter asked if notices were sent. Mr. Cardosi confirmed that notices were sent to all lot owners within .25 miles of the proposed site. Ms. Shannon asked if staff received any calls concerning this application. Mr. Cardosi stated staff did not receive any calls.

Mr. Fiveash asked if any lots would be added to the alley access. Mr. Barber stated 4 lots would be added to the area that the lots are alley accessed. Mr. Fiveash stated he is concerned with adding lots onto the alley because that would be more traffic added to a narrow road.

Mr. Ryan and Mr. Denison both stated they like the development.

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

Ms. Robertson made a Motion to approve Creekside Meadows application for a revision of rezoning of property from Agricultural (A) to Planned Unit Development (PUD) due to change in neighborhood and a public need. Mr. Denison seconded the Motion. The Motion carried in a 14-0 roll call vote.

Ms. Robertson made a Motion to close the public hearing. Mr. Ryan seconded the Motion. The Motion passed by a unanimous vote.

Preliminary Subdivision

Barton Ridge Subdivision Section "C" (7044) - Application is for preliminary subdivision approval of twenty four (24) lots on 13.93 acre(s). Subject property is located on the south side of Hwy 302 and east of Center Hill Rd. in Section 33, Township 1, Range 5 and is zoned R-20. (District 1) Applicant: Payne Lane Development, LLC.

Mr. Hopkins presented the Barton Ridge Subdivision, Section C application by Payne Lane Development, LLC for preliminary subdivision approval of 24 lots on 13.93 acres. He stated that the Residential Development Agreement will be required for this subdivision. He then stated that Mr. Henry Porter was present to represent this application.

Mr. Carter asked how recent is the aerial photo presented. Mr. Cardosi stated that the aerials provided were from 2013. Mr. Carter stated there appears to be a lot of ditches and gullies. Mr. Porter stated they have discussed the detention with Mr. Scott Young with the County Engineers office.

Mr. Ryan made a Motion to approve Barton Ridge Subdivision, Section C application by Payne Lane Development, LLC for preliminary subdivision approval of 24 lots on 13.93 acres. Mr. Denison seconded the Motion. The Motion passed by a unanimous vote.

Kyle's Creek Subdivision Section "D" (7045) - Application is for preliminary subdivision approval of thirty one (31) lots on 16.96 acre(s). Subject property is located on the south side of Hwy 302 and east of Center Hill Rd. in Section 33, Township 1, Range 5 and is zoned R-20. (District 1) Applicant: Hollingsworth Properties, LLC

Mr. Hopkins presented the Kyle's Creek Subdivision Section "D" application by Hollingsworth Properties, LLC for preliminary subdivision approval of 31 lots on 16.96 acres. He stated that the Residential Development Agreement will be required for this subdivision. He then stated that Mr. Henry Porter was present to represent this application.

Mr. Carter asked if the open ditches are going to be left open. Mr. Porter stated they would not be left open, that this entire section will be curb and gutter with underground pipe.

Mr. Ryan made a Motion to approve Kyle's Creek Subdivision Section "D" application by Hollingsworth Properties, LLC for preliminary subdivision approval of 31 lots on 16.96 acres. Mr. Arnett seconded the Motion. The Motion passed by a unanimous vote.

Final Subdivision

Lee Rd. Subdivision (7046) - Application is for Final subdivision approval of twenty three (23) lots on 61.5 acre(s) identified as Parcel(s) #3-06-1-12-00-0-00000-01 and #3-06-1-12-00-0-00000-00. Subject property is located on the west side of Lee Rd. and south of Byhalia Rd. in Section 12, Township 3, Range 6 and is zoned Agricultural (A). (District 1) Applicant: EBI, Inc.

Mr. Hopkins presented the Lee Road Subdivision application by EBI, Inc. for final subdivision approval of 23 lots on 61.5 acres. He stated the Residential Development Agreement will be required for this subdivision. He then stated Mr. J. F. Lauderdale was present to represent the application.

Mr. Ryan asked if the plan presented met all requirements of the Subdivision Ordinance. Mr. Cardosi confirmed that it does and substantially conforms to the approved preliminary plat.

Mr. Carter asked if clarification that the applicant had planned to make some detention changes after the preliminary was approved. Mr. Lauderdale confirmed that the new detention plan has been presented and approved by the County Engineer.

Mr. Ryan made a Motion to approve Lee Road Subdivision application by EBI, Inc. for final subdivision approval of 23 lots on 61.5 acres. Ms. Robertson seconded the Motion. The Motion passed by a unanimous vote.

**Creekside Meadows Subdivision (7048) - Application is for approval of final subdivision of fifty (50) lots on 32.09 acre(s), identified as 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 and is zoned Planned Unit Development (PUD) (District 5)
Applicant: Short Creek, LLC**

Mr. Hopkins presented the Creekside Meadows Subdivision application by Short Creek, LLC for final subdivision of 50 lots on 32.09 acres

Mr. Denison asked if the Residential Development Agreement (RDA) insures that the development is built out as presented to the Planning Commission and in the pattern book. Mr. Hopkins stated it does. Mr. Denison asked if there was anything that would keep them from venturing from the pattern book. Mr. Barber stated the applicant would be comfortable with any safeguards the Planning Commission would like to establish. Ms. Shannon asked if each house would have to go through a site review before a building permit is issued. Mr. Hopkins stated the review of the house plans will be done by the Architectural Review Committee established by the developer. Mr. Barber stated the applicant wants to see the development built as it has been designed.

Mr. Carter asked if there are any other amenities besides the walking path. Mr. Barber stated they have not completely developed a plan for the amenities but there were 2 gazebos presented in the master plan. Mr. Carter asked if the retention area was going to be a dry hole. Mr. Barber stated it would be. Mr. Carter stated he feels there should be trees screening it. Mr. Barber stated the developer would prefer to leave the large common open space as an open playfield with 2 gazebos and an appropriate tree plan to screen the detention area. Mr. Carter asked if the open play is somewhere that the HOA can improve at some point if they choose. Mr. Barber stated it is intended to be kept in a semi-rural field condition. Mr. Arnett asked what material the walking trails will be constructed of. Mr. Barber stated the walking trails will be constructed of a combination of asphalt and compacted limestone. Mr. Carter asked if these will be biking and walking trails. Mr. Barber confirmed that they will be used for both walking and biking. Mr. Carter stated he would prefer the trail be completely constructed of asphalt to better accommodate bike traffic. Mr. Carter then asked how wide the trail will be. Mr. Barber stated the trail would be 5 ft. or 8 ft. wide.

Mr. Ryan made a Motion to approve Creekside Meadows Subdivision for final subdivision approval of 50 lots on 32.09 acres with the following conditions:

1. Construction shall be consistent with the pattern book presented, any deviations from the pattern book will need to be presented to Planning Staff;
2. The applicant shall submit renderings of the two gazebos and a landscape plan for area around the detention prior to the application being heard by the Board of Supervisors;
3. The walking paths shall be 8 feet wide and paved; and
4. There shall be landscape screening around detention areas.

Mr. Carter seconded the Motion. The Motion passed by a unanimous vote.

Ranch Meadows Subdivision Phase 4, Section "G" (7047) - Application is for final subdivision approval of 53 lots on 36.20 acres. Subject property is located on the north side of Goodman Road and east of Poplar Corner Road, in Section 25, Township 1, Range 9 and is zoned Planned Unit Development. (District 3)

Applicant: B&J Land Company

Mr. Hopkins presented the Ranch Meadows Subdivision Phase 4, Section D application by B&J Land Company for final subdivision approval of 53 lots on 36.20 acres. He stated the Residential Development is not required for this subdivision.

Mr. Carter stated that this property is coming out of bankruptcy and at the time it was originally approved it was controversial. He then stated there are things he feels should be added to the approval if granted, such as, the walking trail need to be extended along the north and east side of the lake, screening the detention area and the old construction road off of DeSoto Road to be used for construction access.

Mr. Robbie Jones with Jones Davis and Associates came forward to represent the application. He stated he and the applicant have had several meeting with Supervisor Russell to discuss these request and feel they are doable. He then stated he will need to look into screening the detention area. Mr. Carter asked if the detention basins will be a permanent feature. Mr. Jones confirmed they would be permanent.

Mr. Denison asked what the minimum square footage is for this development. Mr. Jones stated he was not certain. Mr. Carter stated he thought it was 1800 sqf but was not certain.

Mr. Hopkins stated there have been talks about updating the existing walking trails. Mr. Carter stated he thinks the HOA is responsible for updating the existing portion of the walking trail and that the developer should only be required to finish the walking trails on the north and east side of the lake. Mr. Denison stated the existing walking trail is very narrow, probably only 2 feet wide in some areas, and is not well done. He then stated he hopes the new portion is done better. Ms.

Shannon asked if the existing portion to the walking trail goes around the entire lake. Mr. Denison stated it does not go completely around the lake.

Mr. Carter made a Motion to approve the Ranch Meadows Subdivision Phase 4, Section D application by B&J Land Company for final subdivision approval of 53 lots on 36.20 acres with the following conditions:

1. The existing access road off of DeSoto Road will be utilized as a construction entrance;
2. The minimum square footage of homes shall be the same as in the original Ranch Meadows approved plan;
3. There shall be a tree buffer around the detention ponds;
4. Once 50% of the lots are built out in this phase of the subdivision the developer will complete the walking trail on the east side of the lake; and
5. As soon as a house is sold in this phase the buyer will have to become a member of the existing Homeowners Association.

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

Other

1. Miller Farms - Phase "B" Concurrence

Mr. Hopkins presented the request for a concurrence for Miller Farms, Phase "B" to allow staff to record the final plat.

Mr. Carter made a Motion to approve the concurrence for Miller Farms, Phase "B". Ms. Robertson seconded the Motion. The Motion passed by a unanimous vote.

2. Villages at Hawks Crossing – Section "2B" Concurrence

Mr. Hopkins presented the request for a concurrence for Villages at Hawks Crossing – Section "2B" to allow staff to record the final plat.

Ms. Robertson made a Motion to approve the concurrence for Villages at Hawks Crossing – Section "2B". Mr. Denison seconded the Motion. The Motion passed by a unanimous vote.