



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
JUNE 2, 2016
6:30 p.m.**

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

Preliminary Subdivision

Cedar Point Subdivision (7055) - Application is for preliminary subdivision approval of eighteen (18) lots on 40 acre(s). Subject property is located on the south side of Mosby Lane and east of Allen Rd. in Section 36, Township 3, Range 6 and is zoned Agricultural-Residential (A-R). (District 5) **Applicant:** Timber Ridge, LLC

Sweet Briar Subdivision (7056) - Application is for preliminary subdivision approval of thirty (30) lots on 67.12 acre(s). Subject property is located on the north side of Adair Lane and east of Hwy 305 in Section 15, Township 3, Range 6 and is zoned Agricultural (A). (District 5) **Applicant:** South Creek Homes

Fieldbrooke Subdivision (7057) - Application is for preliminary subdivision approval of Fifty one (51) lots on 100 acre(s). 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 R-30. (District 5) **Applicant:** Fieldbrooke, LLC

Minor Lot

Charlotte's Way Minor Lot (7060) – Application is for final subdivision approval of one (1) lot on 5.2 acre(s). Subject property is identified as Parcel(s) #2-09-02-00-0-00021-00. Subject property is located on the north side of Church Road and west of Poplar Corner Road in Section 2, Township 2, Range 9 and is zoned Agricultural-Residential (A-R). (District 3) **Applicant:** Toni Washington Bryson

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, June 2, 2016, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Randy Jones, Len Lawhon, Julius Cowan, Theodore Dorsey, Joan Robertson, Greg Ryan, Floyd Fiveash, Ray Denison, BG Smith, 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 Vice Chairman Mr. Carter called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated April 28, 2016. No changes were suggested. Ms. Robertson made a Motion to approve the minutes as presented. Mr. Cowan seconded the Motion. The Motion passed with a unanimous vote.

Preliminary Subdivision

Cedar Point Subdivision (7055) - Application is for preliminary subdivision approval of eighteen (18) lots on 40 acre(s). Subject property is located on the south side of Mosby Lane and east of Allen Rd. in Section 36, Township 3, Range 6 and is zoned Agricultural-Residential (A-R). (District 5) Applicant: Timber Ridge, LLC

Mr. Hopkins presented Cedar Point Subdivision's application for preliminary subdivision approval of eighteen lots on 40 acres. He then stated the Residential Development Agreement and Restrictive Covenants will be required for this subdivision. Mr. Blake Mendrop was present to present the application.

Mr. Mendrop came forward and stated the minimum square footage in this development will be 2200 sqf., which is similar to the homes in nearby Hidden Hills Subdivision.

Mr. Arnett asked if there will only be one entrance for this subdivision. Mr. Mendrop stated that there will only be one entrance.

Mr. Carter asked if there was anyone to speak for or against this application.

Brenda Morris – 1220 DeSoto Road – came forward and stated she is concerned because she feels there is not clear title on this property. She then stated she feels this property belongs to her family; she stated she has an attorney and has a lawsuit pending.

There was discussion that before a plat can be recorded a clear title will have to be presented, and that any decision made today will not affect the current lawsuit.

Jennifer Williams – came forward and stated she is also concerned with the legal ownership of the property.

Mr. Lawhon made a Motion to approve the application for Cedar Point Subdivision for preliminary subdivision approval of eighteen lots on 40 acres with the condition that a clear title for the property is received before building permits

are issued. Mr. Arnett seconded the Motion. The Motion was passed by a unanimous vote.

Sweet Briar Subdivision (7056) - Application is for preliminary subdivision approval of thirty (30) lots on 67.12 acre(s). Subject property is located on the north side of Adair Lane and east of Hwy 305 in Section 15, Township 3, Range 6 and is zoned Agricultural (A). (District 5) Applicant: South Creek Homes

Mr. Hopkins presented the application for Sweet Briar Subdivision for preliminary subdivision approval of thirty lots on 67.12 acres. He then stated the Residential Development Agreement and Restrictive Covenants will be required for this subdivision. Mr. Blake Mendrop was present to present the application.

Mr. Mendrop came forward and stated the minimum square footage in this development will be 2200 sq. ft.

There was discussion of Adair Lane, and there was discussion that improvement of Adair Lane will clear the beautiful canopy trees. There was discussion that the Planning Commission would like to not have access on to Adair Lane if at all possible, or possibly only be used for an emergency access.

Mr. Fiveash asked how much traffic there is on Adair Lane. Mr. Mendrop stated there is not much traffic at all.

Mr. Denison asked where the floodplain is located on this parcel. Mr. Mendrop stated there is a very small portion in the northwest corner of the parcel.

Mr. Carter asked if there is anyone to speak for or against this item.

Sharon Cowan – 1709 Northfolk- came forward and stated she was concerned with whether this development will impact her property. Mr. Mendrop stated Ms. Cowan's property is further west than the proposed site.

Glenn Adair – came forward and stated he lives across the street from the proposed development and he is concerned with the following:

- Minimum lot size
- Minimum square footage of homes
- Width of Adair Lane and if widened would take part of his land

Mr. Mendrop stated if it is required that Adair Lane be widened it would only be improved on the side of the road the development is on.

Mr. Ryan asked if they had approved a development with two entrances, of which one was an emergency access only. Mr. Cardosi stated yes, it was Creekside Meadows.

Mr. Denison stated he feels the Planning Commission should strongly advocate keeping pristine canopy roads if at all possible. Mr. Mendrop stated that they can

look at alternatives to make this development work with minimal change to Adair Lane.

Mr. Arnett stated he would like to see walking trails or walking paths on the road. Mr. Mendrop stated he could not speak for the developer on this request.

Mr. Lawhon made a Motion to approve the application for Sweet Briar Subdivision for preliminary subdivision approval of thirty lots on 67.12 acres. Mr. Arnett seconded the Motion. The Motion was passed by a unanimous vote.

Mr. Denison stated he would like to add that the developer work with engineering to not disrupt Adair Lane any more than is necessary.

Fieldbrooke Subdivision (7057) - Application is for preliminary subdivision approval of Fifty one (51) lots on 100 acre(s). 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 R-30. (District 5) Applicant: Fieldbrooke, LLC

Mr. Hopkins presented the Fieldbrooke Subdivision for preliminary subdivision approval of fifty one lots on 100 acres. He then stated the Residential Development Agreement and Restrictive Covenants will be required for this subdivision. Mr. Blake Mendrop was present to present the application.

Mr. Mendrop stated that he will need to correct the plat presented for this item before final approval; it should read that sewer will be served by City of Hernando and water will be served by North MS Utility.

Mr. Denison asked what he minimum square footage of homes would be. Mr. Mendrop stated minimum home size will be 2200 sqf. Mr. Ryan asked if the minimum square footage is consistent with Pecan Estates Subdivision. Mr. Mendrop stated he believes the minimum square footage is actually higher than Pecan Estates.

Mr. Fiveash asked if this will be a phased development. Mr. Mendrop confirmed that it will be a phased development.

Mr. Denison made a Motion to approve the application for Fieldbrooke Subdivision for preliminary subdivision approval of fifty one lots on 100 acres. Mr. Lawhon seconded the Motion. The Motion was passed by a unanimous vote.

Minor Lot

Charlotte's Way Minor Lot (7060) – Application is for final subdivision approval of one (1) lot on 5.2 acre(s). Subject property is identified as Parcel(s) #2-09-02-00-0-00021-00. Subject property is located on the north side of Church Road and west of Poplar Corner Road in Section 2, Township 2, Range 9 and is zoned Agricultural-Residential (A-R). (District 3) Applicant: Toni Washington Bryson

Mr. Hopkins presented the Charlotte's Way Minor Lot for final subdivision approval of one lot on 5.2 acres to include a waiver of the 4 to 1 depth to width ratio. He stated Ms. Bryson was present to present the application.

Mr. Denison made a Motion to approve the Charlotte's Way Minor Lot for final subdivision approval of one lot on 5.2 acres, to include a waiver of the 4 to 1 depth to width ratio. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

Ms. Robertson made a Motion to adjourn. Mr. Lawhon seconded the Motion. The Motion passed with a unanimous vote.