



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
July 28, 2016**

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

PUBLIC HEARING

Rezoning

Crosswinds PUD (747) - Application is for approval of revision of Rezoning of property from R-30 to PUD and a revision to the text, identified as Parcel #306-3-05-00-0-00015-01 and 3-06-3-05-00-0-00014-00, located on the east side of Craft Road and south of Byhalia Road in Section 5, Township 3, Range 6 and is zoned PUD and R-30 (District 5)

Applicant: Short Creek, LLC

MINOR LOT

Rustic Rose Minor Lot (7071) – Application is for final subdivision approval of one (1) lot on 2.6 acre(s) and one (1) lot on 11.05 acre(s). Subject property is identified as Parcel(s) #2-06-4-17-00-0-00022-04. Subject property is located on the south side of Dunn Lane and east of Craft Road in Section 17, Township 2, Range 6 and is zoned Agricultural-Residential (A-R). (District 5) **Applicant:** George Kisner

Lynlee Smith Minor Lot (7073) – Application is for final subdivision approval of one (1) lot on 2.6 acre(s) and one (1) lot on 6.92 acre(s). Subject property is identified as Parcel(s) #2-06-8-27-00-0-00009-00. Subject property is located on the east side of Hwy 305 and south of Bethel Road in Section 27, Township 2, Range 6 and is zoned Agricultural-Residential (A-R). (District 1) **Applicant:** William Smith

John Sartain Minor Lot (7077) – Application is for final subdivision approval of one (1) lot on 2.0 acre(s). Subject property is identified as Parcel(s) #2-09-6-13-00-0-00005-03. Subject property is located on the north side of Starlanding Road and east of Old Poplar Corner Road in Section 13, Township 2, Range 9 and is zoned Agricultural-Residential (A-R). (District 4) **Applicant:** John Sartain

FINAL

Kyle's Creek Subdivision Section "D" (7074) - Application is for final 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

Barton Ridge Subdivision Section "C" (7075) - Application is for final 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.

Red Banks Road Subd., Section B (7076) - Application is for final subdivision approval 24 lot(s) on 64.6 acre(s), identified as Parcel #3-05-3-07-00-0-00001-00, located on the east side of Red Banks Road and south of Byhalia Road in Section 7, Township 3, Range 5 and is zoned Agricultural (A) (District 1) **Applicant:** EBI Red Banks, LLC

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, June 28, 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, BG Smith, Steve Reeves, David Arnett, John Arnold and Tom Hunt. 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 June 2, 2016. No changes were suggested. Mr. Arnett made a Motion to approve the minutes as presented. Mr. Ryan seconded the Motion. The Motion passed with a unanimous vote.

PUBLIC HEARING

Rezoning

**Crosswinds PUD (747) - Application is for approval of revision of Rezoning of property from R-30 to PUD and a revision to the text, identified as Parcel #306-3-05-00-0-00015-01 and 3-06-3-05-00-0-00014-00, located on the east side of Craft Road and south of Byhalia Road in Section 5, Township 3, Range 6 and is zoned PUD and R-30 (District 5)
Applicant: Short Creek, LLC**

Mr. Ryan made a Motion to open a Public Hearing in regards to the Crosswinds PUD Revision rezoning. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

Mr. Hopkins presented the Crosswinds PUD Revision application for approval of a revision to the rezoning of property from R-30 to PUD. He stated this application would include an additional 5 acres of property being rezoned and a change in the layout of the subdivision lots. Mr. Bob Barber was present to present the application.

Ms. Robertson asked if the application meets subdivision regulations and if staff has a recommendation. Mr. Hopkins stated the new application is asking for an increased number of lots and at a higher density than the Comp Plan suggest for this area, but reminded the Planning Commission that the Comp Plan is a guideline and not the ordinance. Mr. Fiveashe asked how the proposed plan complies with the I-269 Corridor Study. Mr. Hopkins stated the placetypes for the I-269 study are included in the staff report. Mr. Fiveashe asked if the Comp Plan suggest 1 acre lots in this area. Mr. Hopkins confirmed that the Comp Plan does suggest 1 acre lots for this area. Mr. Hopkins stated this new plan compared to the original plan is better in staff's opinion. In the new plan there is usable open space and not all the open swells that were included in the original plan

Mr. Bob Barber came forward and stated the site is located approximately ½ mile south of Byhalia Road in a rapidly growing area that is urbanizing in his opinion. He presented a map show newly approved or developing sites in the area. He then stated there has been a change in the neighborhood and based it on the construction of I-269 and New Craft Road, expansion of DCRUA, rapid development in the area, approved proposed commercial in the area and construction of schools. Mr. Barber stated he feels with the new plan the floodplain and blue line stream are being left as common open space and is a better plan for the site.

Mr. Barber stated he has met with the Fire Marshall's office concerning using pervious pavers as a second emergency access and they are on board.

He stated with this proposal they are utilizing the Conservation Subdivision place type from the I-269 Corridor Study. He then stated the homes will have rear access garages. Mr. Denison asked how the alley access lots will work. Mr. Barber the alley access lots will either face Craft Road or the common open space and access the garage via the alley.

Mr. Fiveashe asked if the homes will have to be raised that are located within the floodplain. Mr. Barber stated they would. Mr. Hopkins stated they will have to be 2 feet above base flood elevation.

Mr. Fiveashe asked who will be responsible for maintaining the common area. Mr. Barber stated the developer will until a HOA is formed.

Mr. Ryan asked if the trees shown in the renderings are existing trees or will they be new plantings. Mr. Barber stated it will be a mixture of both. Mr. Ryan asked if the water feature and the gazebo shown in the renderings will be included in the development. Mr. Barber stated the water feature is an option if allowed for detention if needed.

Ms. Shannon asked if there was anyone to speak for or against this item.

Jody McRee – 7597 Vaiden Road – came forward and is concerned with the following:

- Did not receive notice of the meeting
- The proposal is not in character of the neighborhood
- Schools in area are at maximum capacity

He asked the Planning Commission to please consider the residents of Lewisburg when making their decision.

Murray Haslip – 290 Ross Road – came forward and is concerned with the following:

- Did not receive notice of the meeting
- Does not meet character of neighborhood
- Does not meet the density for rural-residential
- Does not fit in with what is in the area

- Is against the I-269 Corridor Plan
- Flooding in the area
- The proposed with the smaller lot sizes proposed

He stated he knows growth is coming, but feels the proposed development is too dense for this area.

Mr. Barber stated the site is already approved with a plan that he feels is a sprawl subdivision. He then stated the new plan gives 40% open space and he feels this plan is more in line with the I-269 Corridor Plan. He stated the density is 2.3 units per acre and this is more in keeping with the area than the original plan.

Ms. Robertson asked what kind of buffer is between the homes in Section A and Craft Road. Mr. Barber stated there will be street tree plantings.

Mr. Fiveashe asked if this will be phased development. Mr. Barber stated it will be developed in one phase. Mr. Ryan asked what the anticipated build out period. Mr. Mike Bailey stated he anticipates it will take 3-4 years to build out depending on the market demand.

Mr. Arnett stated he feels it is a nice design but not right for this neighborhood. Mr. Ryan stated he understands the concerns that have been voiced. He then stated he likes this design better than the original plan that is approved.

Mr. Ryan made a Motion to approve Crosswinds PUD Revision application for approval of a revision to the rezoning of property from R-30 to PUD due to change in neighborhood, complies with the I-269 Corridor Plan and development in the area. Mr. Reeves seconded the Motion. The Motion carried in a 10-3 roll call vote.

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

MINOR LOT

Rustic Rose Minor Lot (7071) – Application is for final subdivision approval of one (1) lot on 2.6 acre(s) and one (1) lot on 11.05 acre(s). Subject property is identified as Parcel(s) #2-06-4-17-00-0-00022-04. Subject property is located on the south side of Dunn Lane and east of Craft Road in Section 17, Township 2, Range 6 and is zoned Agricultural-Residential (A-R). (District 5) Applicant: George Kisner

Mr. Hopkins presented the Rustic Rose Minor Lot for final subdivision approval of one lot on 2.6 acres and one lot on 11.05 acres to include a waiver of the maximum easement length.

Mr. Ryan made a Motion to approve the Rustic Rose Minor Lot for final subdivision approval of one lot on 2.6 acres and one lot on 11.05 acres to include

a waiver of the maximum easement length. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

Lynlee Smith Minor Lot (7073) – Application is for final subdivision approval of one (1) lot on 2.6 acre(s) and one (1) lot on 6.92 acre(s). Subject property is identified as Parcel(s) #2-06-8-27-00-0-00009-00. Subject property is located on the east side of Hwy 305 and south of Bethel Road in Section 27, Township 2, Range 6 and is zoned Agricultural-Residential (A-R). (District 1) Applicant: William Smith

Mr. Hopkins presented the Lynlee Smith Minor Lot for final subdivision approval of one lot on 2.6 acres and one lot on 6.92 acres to include a waiver of the maximum easement length.

Ms. Robertson made a Motion to approve the Lynlee Smith Minor Lot for final subdivision approval of one lot on 2.6 acres and one lot on 6.92 acres to include a waiver of the maximum easement length. Mr. Ryan seconded the Motion. The Motion passed with a unanimous vote.

John Sartain Minor Lot (7077) – Application is for final subdivision approval of one (1) lot on 2.0 acre(s). Subject property is identified as Parcel(s) #2-09-6-13-00-0-00005-03. Subject property is located on the north side of Starlanding Road and east of Old Poplar Corner Road in Section 13, Township 2, Range 9 and is zoned Agricultural-Residential (A-R). (District 4) Applicant: John Sartain

Mr. Hopkins presented the John Sartain Minor Lot for final subdivision approval of one lot on 2.0 acres to include a waiver of the maximum easement length.

Mr. Denison made a Motion to approve the John Sartain Minor Lot for final subdivision approval of one lot on 2.0 acres to include a waiver of the maximum easement length. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

FINAL

Kyle's Creek Subdivision Section "D" (7074) - Application is for final 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 Subd., Sect D. for final subdivision approval of thirty one (31) lots on 19.96 acres. He stated the application substantially conforms to the preliminary application.

Mr. Ryan made a Motion to approve the Kyle's Creek Subd., Sect D. for final subdivision approval of thirty one (31) lots on 19.96 acres. Mr. Denison seconded the Motion. The Motion passed with a unanimous vote.

**Barton Ridge Subdivision Section “C” (7075) - Application is for final 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 Subd. Section C for final subdivision approval of twenty four (24) lots on 13.93 acres. He stated the application substantially conforms to the preliminary application.

Mr. Ryan made a Motion to approve the Barton Ridge Subd. Section C for final subdivision approval of twenty four (24) lots on 13.93 acres. Mr. Denison seconded the Motion. The Motion passed with a unanimous vote.

**Red Banks Road Subd., Section B (7076) - Application is for final subdivision approval 24 lot(s) on 64.6 acre(s), identified as Parcel #3-05-3-07-00-0-00001-00, located on the east side of Red Banks Road and south of Byhalia Road in Section 7, Township 3, Range 5 and is zoned Agricultural (A) (District 1)
Applicant: EBI Red Banks, LLC**

Mr. Hopkins presented the Red Banks Road Subd. Section B for final subdivision approval of twenty four (24) lots on 64.6 acres. He stated the application substantially conforms to the preliminary application. Mr. J.F. Lauderdale was present to represent the application.

Mr. Lauderdale stated the application substantially conforms to the preliminary application.

Mr. Ryan asked if the bike trail is addressed on the final plat. Mr. Lauderdale stated the bike trail is addressed with an easement along the northern property line of the development.

Mr. Lauderdale stated the developer would like to change the name of the subdivision to Pebble Ridge and add a subdivision entrance feature.

Mr. Ryan made a Motion to approve the Red Banks Road Subd. Section B for final subdivision approval of twenty four (24) lots on 64.6 acres, to include changing the name of the subdivision to Pebble Ridge and adding a subdivision entrance feature. Ms. Robertson seconded the Motion. The Motion passed with a unanimous vote.

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