



DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
May 3, 2012
6:30 p.m.

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – March 29, 2012

NEW BUSINESS

Final Subdivision

Hidden Hills Subdivision, First Revision (6847) – Application is for final subdivision plat approval including 12 lots on 38.84 acres. Subject property is located on the west side of Baldwin Road and south of Highway 301 North in Section 34, Township 2, Range 9 and is zoned Agricultural-Residential (A-R). (District 4)

Minor Lot

Lee Stewart Minor Lot (6848) – Application is for final subdivision approval of one (1) lot of 4 acres, one (1) lot of 3 acres, and one (1) lot of 3.42 acres out of 10.42 acres. Subject property is located at 9776 Woolsey Road, on the north side of Woolsey Road and east of Nolan Road, in Section 22, Township 2, Range 6 and is zoned Agricultural-Residential (A-R). (District 1) ****MUST PLAT AND RECORD****

Other Items:

1. Steering Committee Meeting: I-69/I-269 International Trade Corridor Study

The DeSoto County Planning Commission met at 6:30 p.m. on Thursday, May 3, 2012 in the Third Floor Board Room of the Administration Building of DeSoto County located at 365 Loshier Street, Hernando, MS. Commissioners present included: Len Lawhon, Randy Jones, Julius Cowan, Pat Hefley, Charles McNemar, James Oliver, Joe Forsythe, Joan Robertson, Jeanne Shannon, Greg Ryan, David Arnett, Bill Sexton, and Wade Carter. Planning Commission staff present included Ted Garrod, Gina Tynan, Ashley Hendricks and Mr. Jody Neyman, DeSoto County Attorney.

After the invocation and roll call, Chairman Robertson asked if there were any necessary additions to or deletions from the Minutes of the Planning Commission meeting held on March 29, 2012. Hearing none, Mr. Oliver made a Motion to approve the minutes as presented. Ms. Shannon seconded the Motion. The Motion was passed by a unanimous vote.

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Ms. Gina Tynan presented the application for Hidden Hills Subdivision, First Revision for final subdivision plat approval including 12 lots on 38.84 acres. She stated there will not be a change in the number of lots; the only changes are the orientation of the lots and the size of some of the lots to better accommodate building on the lots due to the terrain. She presented Mr. Don Loosier as being present to represent the application.

Mr. Don Loosier stated he is rearranging the lots lines so that the lots are more buildable.

Mr. Carter and Mr. Lawhon both agreed that the new plat being presented was an improvement over the original plat that was approved.

Mr. Lawhon made a Motion to approve the application for final subdivision approval of Hidden Hills Subdivision, First Revision subject to staff recommendations and requirement of the developer executing a Residential Development Agreement. Mr. Carter seconded the Motion. The Motion was passed by a unanimous vote.

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zoned Agricultural-Residential (A-R). (District 1) **MUST PLAT AND RECORD**

Ms. Tynan presented the application for Lee Stewart Minor Lot for final subdivision approval of one (1) lot of 4 acres, one (1) lot of 3 acres, and one (1) lot of 3.42 acres out of 10.42 acres. Ms. Tynan stated the applicant is also asking for recommendation to waive the maximum easement length of 600 feet and minimum easement width of 40 feet.

Mr. Carter asked if the applicant spoke with the owner of the lot to the south of his property that has an access easement to Mr. Stewart's property to advise him there will be an increase in the traffic on the access easement. Ms. Tynan stated the Planning Office did not receive documentation concerning this matter from the applicant.

Mr. Lawhon stated he did not feel comfortable waiving two requirements. He then stated he feels there may be a way to divide the property that may not require two waivers.

Mr. Lawhon made a Motion to carry over the application for Lee Stewart Minor Lot to the May 31, 2012 meeting with direction to staff to work with the applicant to explore an alternative that would reduce the easement length. Mr. Forsythe seconded the Motion. The Motion was passed by a unanimous vote.

Other Items:

1. Steering Committee Meeting: I-69/I-269 International Trade Corridor Study

Ms. Tynan discussed potential dates for a bus tour of the I-69/I-269 International Trade Corridor Study area. She stated that the bus tour is voluntary, but would be considered a public meeting and the public would need to be allowed to attend. She then stated the Planning Office will also need to give public notice of the tour so the May 12, 2012 date would not allow enough time to give notice to the public.

Ms. Emily Crowe and Ms. Lindsey Puckett gave a presentation of scenario created from the results of the information gathered at the scenario workshop held during the March 29, 2012 meeting of the Steering Committee.

Ms. Crowe stated the scenarios created from the information gather from the group maps would accommodate approximately ten years of growth based on the estimated growth trend.

There was discussion of the river port on the Mississippi River in DeSoto County and how it could attract more industries to locate in DeSoto County.