



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
JANUARY 4, 2018**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – November 2, 2017

PUBLIC HEARING

Rezoning

The Villages of Hawks Crossing (758) - Application is for approval of Rezoning/Amendment of PUD of property, identified as Parcel # 206931000 0000400 and 206932000 0001200, North side of Byhalia Road and west of Craft Rd. in Sections 29 and 30, Township 2, Range 6 and is zoned PUD (District 5)

Applicant: Boyle Hawks Crossing Partnerships

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, January 4, 2018, 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, B.G. Smith, Steve Reeves, David Arnett, Bill Brewer, Wade Carter and Tom Hunt. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, and Sam Barber, Board Attorney.

Planning Commission Chairman Mrs. Shannon called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated November 2, 2018. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mr. Arnett seconded the Motion. The Motion passed with a unanimous vote.

PUBLIC HEARING

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

Rezoning

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Mr. Hopkins presented the applicant Mr. Bob Ginn and stated he wished to address the Planning Commission.

Mr. Bob Ginn – 342 W. Valley Street – came forward and thanked the neighbors for coming out and expressing their opinions and concerns about this request. He stated the applicant Boyle Investment Group is requesting to the use of hotel/motel to the list of permitted uses for Villages at Hawks Crossing. He then stated that Mr. Cary Whitehead with Boyle Investments was not able to be present at this meeting due to a death in the immediate family. Mr. Ginn stated that the applicant is requesting that this item be tabled to allow the applicants to meet with the neighbors about concerns they may have about the request.

Steve Smith- 8320 Bethel Road – came forward and was concerned that there were numerous concerned citizens in the hall that are not able to come into the board room and be a part of the discussion.

There was discussion as to whether the item would need to be postponed or tabled.

Mr. Lawhon stated that in the past the Planning Commission has allowed the applicant to postpone a hearing to allow for time to meet with neighbors. He then stated that hotels were left out of the uses at an earlier hearing for this development on purpose as part of the I-269 Corridor Study.

Ms. Shannon suggested that Planning staff make a request to secure a court room in the Courthouse before the meeting to accommodate the number of people wishing to attend this hearing.

Mr. Ryan asked how long the applicant would need to postpone the hearing. Mr. Ginn stated they would prefer to postpone for 2 months if possible.

Members of the public asked if they would be able to speak to the Planning Commission tonight. Mr. Hopkins advised that the Planning Commission is a recommending body and once a recommendation is made by the Planning Commission it is taken before the Board of Supervisors for a decision at another public hearing. Mr. Lawhon stated the Planning Commission makes a recommendation to the Board of Supervisors who make the final decision. Mr. Lawhon then suggested that the neighbors meet with the applicants to address their concerns.

Ms. Shannon stated she feels the neighbors are here and prepared to voice their concerns but is concerned that all members of the public are not able to be in the room and thinks it may be better to postpone the hearing until a larger room can be available.

There was discussion of where the meeting could be heard.

The public stated they wanted to make that the neighbors are notified of the meeting between them and the developer.

Mr. Lawhon made a Motion and Mr. Arnett seconded the Motion to postpone the hearing for two months until the March 1, 2018 meeting at 6:30 p.m. to allow the applicant to meet with the neighbors and to secure a venue to accommodate the large number of people in attendance. The Motion passed with a unanimous vote.

Mrs. Robertson made a Motion and Mr. Lawhon seconded the Motion to close the public hearing. The Motion passed with a unanimous vote.

Ms. Shannon opened the floor for nominations for officers for 2018.

Mr. Arnett nominated Floyd Fiveashe to be the Chairman of the Planning Commission. The nomination passed by a unanimous vote.

Mr. Ryan nominated Randy Jones to be the Vice-Chairman of the Planning Commission. The nomination passed by a unanimous vote.

Mr. Carter nominated Joan Robertson to be the Secretary of the Planning Commission. The nomination passed by a unanimous vote.