



**DESOTO COUNTY PLANNING COMMISSION  
ORDER OF ITEMS  
March 2, 2023**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – January 5, 2023
5. Public Hearing - Rezoning
  - a. OLD BUSINESS
    - i. **Holly Springs Rd Market Place Rezoning (RZNE-000814-2023)** – Application is for rezoning of 2.75 acres from Agricultural (A) to Planned Commercial (C-4), Located on the north east corner of Getwell Rd and Holly Springs Rd, identified as parcel # 307522000 0000411 in Section 22, Township 3, Range 7 (District 5)  
**Applicant: Amanullah Devji/Ben Smith**
  - b. NEW BUSINESS
    - i. **Rhoda Rezoning (RZNE-000815-2023)**– Application is for rezoning of 1.42 acres from Neighborhood Commercial (C-1) to Highway Commercial (C-2), Located on the north east corner of Hwy 305 and Byhalia Rd, identified as parcel # 206833000 0002101 & 206833000 0002103 in Section 33, Township 2, Range 6 (District 1)  
**Applicant: Ronnie Rhoda**
    - ii. **Williams Ridge Rezoning Amendment (RZNE-000816-2023)**– Application is for amending a PUD rezoning, Located on the east of Getwell Rd and south of Starlanding Rd, identified as parcel # 207522000 0000100 in Section 22, Township 2, Range 7 (District 5)  
**Applicant: Kreunen Farms/Nick Kreunen**

iii. **Stevenson C-2 Rezoning (RZNE-000812-2023)**– Application is for rezoning of 3.00 acres from Neighborhood Commercial (C-1) to Highway Commercial (C-2), Located on the north west corner of Hwy 305 and Coryelle Rd, identified as parcel # 306522000 0001701 & 306522000 0001702 in Section 22, Township 3, Range 6 (District 5)  
**Applicant: Jon Stevenson**

iv. **Valley Crossing Rezoning Amendment (RZNE-000813-2023)**– Application is for amending a PUD rezoning, Located on the west of Getwell Rd and south of Bright Rd, identified as parcel # 307209000 0000800 & 307209000 0000802 in Section 9, Township 3, Range 7 (District 5)  
**Applicant: Chris Montesi/Nick Kreunen**

c. **MINOR LOT**

a. **Shadow Minor Lot (SUB-0007807-2023)**– Application is for final subdivision of 5 lots on 144 acres to include a waiver of the easement length. Located on the north side of Green River Road and east of American River Dr, identified as parcel # 209932000 0000510 in Section 32, Township 2, Range 9 and is zoned A-R Overlay (District 3)  
**Applicant: Robert Hodge/Bob Farley**

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, March 2, 2023, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: David Arnett, Selena Baker, Julius Cowan, Randy Denton, Scott Ferguson, Floyd Fiveash, Murry Haslip, Jim Holland, Amelia Lovorn, Greg Ryan, Jeanne Shannon and B. G. Smith. Staff members present included Ashley Hendricks, Celeste Sanders, Mauri Staten and Sam Barber, Board Attorney.

Planning Commission Chairperson Mrs. Shannon called the meeting to order and asked whether any of the Commissioners recommended changes to the Minutes dated January 5, 2023. No changes were suggested. Mr. Ferguson made a Motion to approve the minutes as presented. Mr. Fiveash seconded the Motion. The Motion passed with a unanimous vote.

## **6. Public Hearing - Rezoning**

### **a. OLD BUSINESS**

- i. Holly Springs Rd Market Place Rezoning (RZNE-000814-2023) – Application is for rezoning of 2.75 acres from Agricultural (A) to Planned Commercial (C-4), Located on the north east corner of Getwell Rd and Holly Springs Rd, identified as parcel # 307522000 0000411 in Section 22, Township 3, Range 7 (District 5)  
Applicant: Amanullah Devji/Ben Smith**

Mr. Fiveash made a Motion and Ms. Lovorn seconded the Motion to open the public hearing. The Motion passed unanimous vote.

Mr. Hopkins presented the application and stated that the applicant had requested that the application be tabled indefinitely.

Mr. Ferguson made a Motion and Mr. Arnett seconded the Motion to table the application for Holly Springs Rd Market Place Rezoning of 2.75 acres from Agricultural (A) to Planned Commercial (C-4). The Motion passed with a unanimous vote.

### **b. NEW BUSINESS**

- i. Rhoda Rezoning (RZNE-000815-2023)– Application is for rezoning of 1.42 acres from Neighborhood Commercial (C-1) to Highway Commercial (C-2), Located on the north east corner of Hwy 305 and Byhalia Rd, identified as parcel # 206833000**

**0002101 & 206833000 0002103 in Section 33,  
Township 2, Range 6 (District 1)  
Applicant: Ronnie Rhoda**

Mr. Hopkins presented the Rhoda Rezoning application for rezoning of 1.42 acres from Neighborhood Commercial (C-1) to Highway Commercial (C-2).

Mrs. Shannon asked if anyone had questions of staff. There were none at the time.

Mr. Ronnie Rhoda of 4650 Davis Road, Southaven stated the following:

- want to put in a storage building lot to sell small wood and metal storage buildings
- will display buildings on the lot so people can look at them
- people will order custom buildings but he will occasionally sell the ones on the lot
- asking for a zoning change because of change in neighborhood and all of the development/growth in the area
- there is an existing building on the property that they want to repair and renovate They want to keep it, just improve it because it has existing sewer and water
- currently have a lot in Horn Lake with the same business
- just want to help the residents in this area

Mrs. Shannon asked if the board had any question for the applicant.

Mr. Ferguson asked if Mr. Rhoda was selling storage buildings or this was going to be a storage unit facility. Mr. Rhoda replied that he is selling storage buildings.

Mrs. Shannon asked if there was anyone present to speak for or against the application. There was no one present.

Mr. Arnett made a Motion and Mr. Ryan seconded the Motion to approve the Rhoda Rezoning application for rezoning of 1.42 acres from Neighborhood Commercial (C-1) to Highway Commercial (C-2) based on a change in the character of the neighborhood. The Motion passed with a unanimous roll call vote.

- ii. **Williams Ridge Rezoning Amendment (RZNE-000816-2023)– Application is for amending a PUD rezoning, Located on the east of Getwell Rd and south of Starlanding Rd, identified as parcel # 207522000 0000100 in Section 22, Township 2, Range 7 (District 5)  
Applicant: Kreunen Farms/Nick Kreunen**

Mr. Hopkins presented the application for Williams Ridge Rezoning Amendment application to amend a PUD rezoning.

Mr. Ryan stated that this was already a PUD and was staying a PUD? Mr. Hopkins replied yes. Mr. Ryan asked if they were just wanting to change a part of the PUD.

Mr. Nick Kreunen of 3629 College Road was present to represent the application. Mr. Kreunen stated the following:

- they were only wanting to change the gated, 55 and older section of the neighborhood to traditional
- there is already a gated 55 and older section in the neighborhood
- want to change due to less demand in the market for this type of housing
- had to change the layout due to some environmental issues and lost some lots so want to change this area to traditional housing

Mr. Fiveash asked if they were changing the square footage of the housing in this area. Mr. Kreunen responded yes, the square footages would match the rest of the neighborhood.

Mr. Ferguson asked who is in charge of the upkeep for the community parks. Mr. Kreunen stated that the HOA is responsible for upkeep. He said that the HOA due were to pay for amenities.

Mr. Haslip said that there was not a layout of phases of this neighborhood and if this area was the next phase. Mr. Kreunen replied that this was the next phase. Mr. Haslip then asked if the community park was part of this next phase. Mr. Kreunen stated that it was and the park will be larger.

Mrs. Shannon asked if there was anyone present to speak for or against the application. There was no one present.

Mr. Ryan made a Motion and Mr. Ferguson seconded the Motion to approve the Williams Ridge Rezoning application to amend the PUD . The Motion passed with a unanimous roll call vote.

**iii. Stevenson C-2 Rezoning (RZNE-000812-2023)–  
Application is for rezoning of 3.00 acres from  
Neighborhood Commercial (C-1) to Highway  
Commercial (C-2), Located on the north west  
corner of Hwy 305 and Coryelle Rd, identified as  
parcel # 306522000 0001701 & 306522000 0001702  
in Section 22, Township 3, Range 6 (District 5)  
Applicant: Jon Stevenson**

Mr. Hopkins presented the Stevenson C-2 Rezoning application for rezoning of 3.00 acres from Neighborhood Commercial (C-1) to Highway Commercial (C-2).

Mrs. Shannon asked if there were any questions of the staff. There were none.

Mr. Jon Stevenson of 1589 Johnston Road was present to represent the application. Mr. Stevenson stated the following:

- property currently zoned C-1
- it is currently a rental property
- most of the property in this area is C-1 or C-2
- there is a Dollar General, a convenience store, a gas station and some other Businesses in the area now
- there have been a lot of changes in the area over the last couple of years  
Lewisburg school in the area, Holly Springs Road expansion, Interstate 69
- increased traffic
- Holly Springs Road has several residential developments being constructed
- DCRUA access in this area
- there has been tremendous change in the area
- C-2 is a more appropriate zoning due to all the growth in the area
- C-2 is not a radical change
- no plans for this property right now, buying as an investment property  
a 5-10 year investment for whenever the area is more developed

Mr. Ryan asked if the 2 rental properties would remain for now. Mr. Stevenson stated yes.

Mrs. Shannon asked if there was anyone present to speak for or against the application.

Sarah Ricks of 3730 Highway 305 had the following concerns:

- lives directly across from the property in the application
- speaking on behalf of herself and several members of the Cockrum community
- my property is zoned C-1 in the front
- seen many changes in the area
- traffic is horrendous
- it is not a straight, flat road
- there is a blind hill in one direction and a blind curve in the other direction
- all property adjacent to the subject property is zoned C-1
- there is already community development in the area
- approving a C-2 rezoning is like giving a pass to do anything on the property
- there are wrecks in the area all the time
- it is a 25 mph speed zone that changes to 45 mph in this area and people come through going 55 to 60 miles per hour
- just built my house 3 years ago, my sister lives next door and there is more residential currently being built
- do not see why we need more commercial in the area
- representing the following residents:
  - Becky Noe 3750 Hwy 305
  - Berry Terrance 10275 Holly Springs Rd
  - David & Leah McWilliams 3559 Thornbridge Drive E
  - Kip Gaut 9410 Coryelle Road
  - Billy Hudson 3743 Hwy 305 S
  - Robert Boyle 10295 Holly Springs Rd
  - Josh Boyle 10187 Holly Springs Rd

Mr. Biff Marlow of 9341 Coryelle Road stated the following:

- own 5 different properties in this area
- lived in area over 15 years
- very rural and unique area
- area has gone through some changes
- things in the county need to be more carefully planned
- do not need this rezoning
- lots of residences next to this property
- community is already congested
- would like development in this area to be more spaced out
- county needs to be cautious in the rezoning of this property with no plans for property

Mr. Jon Stevenson replied to the concerns with the following statements:

- residence are concerned about traffic but traffic is going to increase no matter what and the county needs to address that
- you can't control what happens on a neighboring property - I bought a large piece land, built a house and within 6 months of building my house my neighbor built a large barndominium and an auto repair shop on his property
- going from C-1 to C-2 is not a big change
- the lot is small so can't put much there
- there is not a reason to say "I moved in so I can shut the door behind me" to all neighboring properties

Mr. Kip Gaut had the following concerns:

- he says he has no intention to change the property now
- if changed to C-2 what can be done on property

Mr. Hopkins replied that there is a list of allowed land uses in the zoning ordinance for C-2 zone, as well as a list of conditional uses.

Mr. Ferguson asked how many more uses get added by changing to C-2.

Mr. Hopkins reviewed the purpose of the C-1 zone which is Neighborhood Commercial and the purpose of the C-2 zone which is Highway Commercial.

Mr. Holland moved to make a Motion to deny the application due to a lack of need for more commercial in the area and the applicant has not met his burden of proof indicating a change in the character of the neighborhood supporting a rezoning. Mr. Arnett seconded. The Motion passed with a roll call vote of 7 to 5.

Ms. Hendricks stated that the recommendation of denial would be taken to the Board of Supervisors on March 20, 2023.

**iv. Valley Crossing Rezoning Amendment (RZNE-000813-2023)– Application is for amending a PUD rezoning, Located on the west of Getwell Rd and south of Bright Rd, identified as parcel # 307209000 0000800 & 307209000 0000802 in Section 9, Township 3, Range 7 (District 5)**

**Applicant: Chris Montesi/Nick Kreunen**

Mr. Hopkins presented the Valley Crossing Rezoning Amendment application for amending a PUD rezoning.

Mr. Ryan asked if the applicant was just amending an existing PUD. Mr. Hopkins stated yes, with a change in acreage and adding more homes.

Mr. Fiveash asked if they were going from 98 lots to 140.

Mr. Nick Kreunen of 3629 College Road stated the following:

- changes in the area led to re-zoning
- current owner planned to build a church on this property but they are not building the church so it will be removed from the PUD and are reconfiguring the use of that space
- the original PUD does not meet the requirements – currently there is only 1 entrance and 1 crossing of the large ditch so we need to revise the plan to deal with these issues
- also plan to make improvements along the road frontage by adding a lane and a half
- not actually adding 50 lots, actually going from 125 to 140
- the new plan will exceed the common open space requirements, get the perimeter lots over 20,000 square feet, smaller interior lots, large lots will also be curb and gutter, upping density of lots to help pay for amenities (walking trail, playground, small pond) and make project feasible
- larger homes will be 2400 square feet or more, smaller lots will be 2200 sq. feet

Mrs. Shannon asked if there was anyone present to speak for or against the application.

Judy Zummach of 2665 Fountain Gate Drive South had the following concerns:

- this proposed neighborhood is directly behind my property
- do not see a need for a new neighborhood, two neighborhoods currently being built in the area
- Fountain Gate entrances are behind a hill and are dangerous
- people go 55-60 miles per hour on Getwell even though the speed limit is 40
- Getwell is a dangerous road
- think the county needs to slow down and get a handle on the growth and traffic before adding more neighborhoods
- so many houses being built, not sure the schools can handle increase in students
- traffic will get worse on Getwell
- already have sewer and water outages in my neighborhood due to development in area
- just think the county needs to slow down

Ryan Short of 2568 Thousand Oaks Drive stated the following:

- on the west side of the proposed development
- been in my house 7 years



- area is developing so quickly
- will this area stay in the county or will it be annexed
- would like to see an annexation plan
- county needs to slow down and manage growth

Mr. Kreunen had the following in response to the concerns:

- housing demand is high in the area
- there is a large lot shortage right now
- traffic demands will be different now since they are taking the church out of the plan, the existing PUD with the church had more traffic concerns

Mr. Haslip stated that he understands the concerns about a lot of change in the area.

Mr. Fiveash made a Motion and Ms. Baker seconded the Motion to approve the Valley Crossing Rezoning Amendment application for amending a PUD rezoning. The Motion passed unanimously with a roll call vote.

### **c. MINOR LOT**

- a. Shadow Minor Lot (SUB-0007807-2023)–  
Application is for final subdivision of 5 lots on 144 acres to include a waiver of the easement length. Located on the north side of Green River Road and east of American River Dr, identified as parcel # 209932000 0000510 in Section 32, Township 2, Range 9 and is zoned A-R Overlay (District 3)  
Applicant: Robert Hodge/Bob Farley**

Mr. Hopkins presented the Shadow Minor Lot application for final subdivision of 5 lots on 144 acres to include a waiver of the easement length.

Mr. Ryan asked how the easement length. Mr. Haslip stated it says 3,420 feet on the plan.

Mr. Bob Farley of 235 W Chulahoma Avenue and Mr. Robert Hodge of 10120 Green River Road were present to represent the application.

Mr. Hodge stated the following:

- own whole parcel, want to break into 5 lots
- 3 of the lots will be accessed by the existing driveway
- lot 3 will be 13.84 acres and is currently my residence
- lot 5 will be 10.23 acres on Green River Road
- lots in back border the lake
- asking for a waiver on the length of the driveway

-the driveway is 16-17' wide, CR610 the first 2000 feet and large gravel the last 1200+/- feet

-we will be restricting deeds, only 1 division allowed per lot

Ms. Hendricks stated that he would not be allowed to have one division per lot because you can only have 3 lots on one easement.

Mr. Ryan asked how the land was currently being used. Mr. Hodge replied that it is all wooded now with one residence on the property. He said it was just recreational land now.

Mr. Ryan asked if the staff had any concerns. Mr. Hopkins replied that this land is way out in the county and there wouldn't be any development on the property so he had no concerns at this time.

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve the Shadow Minor Lot application for final subdivision of 5 lots on 144 acres and include a waiver of the easement length. The Motion passed with a unanimous vote.

Ms. Hendricks stated that officers needed to be elected. She stated that the current officers had only served two terms and were allowed to serve three consecutive terms.

Ms. Lovorn made a Motion to elect the current officers to serve another term – Ms. Jeane Shannon as Chairman, Mr. Murry Haslip as Vice Chairman and Mr. Floyd Fiveash as Secretary. Mr. Ferguson seconded Motion and the Motion passed with a unanimous vote.

There was discussion regarding the ongoing concerns of residents about uncontrolled growth in the county. Mr. Hopkins discussed ways the county handles growth and planning.

Mr. Denton made a Motion to adjourn and Ms. Lovorn seconded the Motion. The Motion passed with a unanimous vote.