



**DESOTO COUNTY PLANNING COMMISSION  
ORDER OF ITEMS  
September 30<sup>th</sup>, 2021**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – September 2<sup>nd</sup>, 2021**

5. **Rezoning**

- a. **Ross Meadows Revision (RZNE-000803-2021) –**  
Application is for the rezoning of 10.8 acres from R-30 to AR. Identified as Parcel #206521000 0001100 Subject property is located on the north side of Williamson Dr and west of Jones Rd in Section 21, Township 2, Range 6 (District 5)  
**Applicant: M & R Associates**

6. **Preliminary Subdivision**

- a. **The Pines at Stonewall, Ph. 2 (SUB-007638-2021) –**  
Application is for Preliminary approval of 6 lots on 13.97 acres and is located on the south side of Byhalia Road and west of Louise Road, in Section 5, Township 3, Range 5 and is zoned A (District 5)  
**Applicant: WEN, LLC**
- b. **Sunset Creek Farms (SUB-007641-2021) –** Application is for Preliminary approval of 4 lots on 7.69 acres and is located on the west side of Hwy 305 and south of Holly Springs Road, in Section 26, Township 3, Range 6 and is zoned A (District 5)  
**Applicant: Bynum Enterprises, LLC**
- c. **Foxwood West Subdivision –** Application is for Preliminary approval of 6 lots on 16.94 acres and is located on the west side of Getwell Rd and south of Byhalia Road, in Section 4, Township 3, Range 7 and is zoned A (District 5)  
**Applicant: Mike Bailey**

## 7. Final Subdivision

- a. **Sunset Creek Farms (SUB-007641-2021)** – Application is for final approval of 4 lots on 7.69 acres and is located on the west side of Hwy 305 and south of Holly Springs Road, in Section 26, Township 3, Range 6 and is zoned A (District 5)  
**Applicant: Bynum Enterprises, LLC**
- b. **Short Fork PUD Phase 1 (Sub-007651-2021)** – Application is for Final approval of 67 lots on 23.43 acres and is located on the east side of Getwell Road and north of Holly Springs Road, in Section 15, Township 3, Range 7 and is zoned PUD (District 5)  
**Applicant: Short Fork Development LLC**
- c. **Hidden Grove Phase 2 (SUB-007652-2021)** – Application is for Final approval of 22 lots on 38.02 acres. Subject property is located on the north side of Byhalia Road, north of Byhalia Creek Farms Road in Section 33, Township 2, Range 5 and is zoned A (District 1)  
**Applicant: Miller Farms, LLC**
- d. **Camp Creek PUD Phase 1 (SUB-007653-2021)** – Application is for final approval of 22 lots on 24.86 acres and is located on the east side of Laughter Road and south of Byhalia in Section 1 Township 3 Range 7 and is zoned A (District 5)  
**Applicant: Miller Farms, LLC**

## 8. Minor Lot Subdivision

- a. **Redding Acres (SUB-007645-2021)** – Application is for final approval of Approval of 2 lot(s) on 10 acre(s). Identified as Parcel #305306000 0000700 Subject property is located on the west side of Red Banks Rd S and south of Byhalia Rd in Section 6, Township 3, Range 5 (zoned A) (District 1)  
**Applicant: Bob Farley**

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, September 30, 2021, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Julius Cowan, Selena Baker, Ron McCluskey, Jeanne Shannon, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Jim Holland, Murry Haslip and Scott Ferguson. Staff members present included Bennie Hopkins, Ashley Hendricks, Taylor Rivera and Sam Barber, 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 September 2, 2021. No changes were suggested. Mr. Fiveash made a Motion to approve the minutes as presented. Mr. Ferguson seconded the Motion. The Motion passed with a unanimous vote.

#### **9. Minor Lot Subdivision**

- a. Redding Acres (SUB-007645-2021) – Application is for final approval of Approval of 2 lot(s) on 10 acre(s). Identified as Parcel #305306000 0000700 Subject property is located on the west side of Red Banks Rd S and south of Byhalia Rd in Section 6, Township 3, Range 5 (zoned A) (District 1)  
Applicant: Bob Farley**

Mr. Hopkins presented the Redding Acres application for final approval of Approval of 2 lots on 10 acres. Mr. Carrie Redding was present to represent the application.

Mr. Redding stated that the lots are narrow because of the lake and two homes would share the same driveway. Mr. Haslip agreed with the survey because of the topography.

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

Mr. Arnett made a Motion and Mr. Ferguson seconded the Motion to approve the Redding Acres application for final approval of Approval of 2 lots on 10 acres. The Motion passed with a unanimous vote.

#### **10. Rezoning**

Mr. Fiveash made a Motion and Mr. Cowan seconded the Motion to open a Public Hearing. The Motion passed with a unanimous vote.

- a. Ross Meadows Revision (RZNE-000803-2021) –  
Application is for the rezoning of 10.8 acres from R-30 to AR. Identified as Parcel #206521000 0001100 Subject property is located on the north side of Williamson Dr and west of Jones Rd in Section 21, Township 2, Range 6 (District 5)  
Applicant: M & R Associates**

Mr. Hopkins presented the Ross Meadows Revision application for the rezoning of 10.8 acres from R-30 to AR. Mr. Nick Kreunen was present to represent the application.

Mr. Kreunen stated that the property would not yield small lots due to the lake. He stated that all driveways would be required to be accessed from Williamson Drive.

Mr. Ferguson asked how many lots are being created. Mr. Kreunen stated the request is for 2 five acre lots.

Mr. Haslip asked if the applicant would be willing to strike all uses for this zoning district except for single family residential. Mr. Hopkins reminded the Planning Commission that any Conditional Uses would have to be heard by the Board of Adjustment. Mr. Kreunen stated that he did not want to limit the homeowners of uses other homeowners are allowed in the same zoning district. Ms. Shannon asked if they could eliminate any of the items besides residential. Mr. Kreunen said he only wanted residential homes with a 2400 square footage minimum.

There was discussion of whether the covenants for the previous Ross Meadows Subdivision phases. Mr. Kreunen stated they will adhere to the 2,400 sqf home minimum.

There was discussion that there was a mistake in the zoning.

Mrs. Shannon asked if there was anyone to speak for or against this item. There was no one.

Mr. Arnett made a Motion and Mr. Haslip seconded the Motion to approve the Ross Meadows Revision application for the rezoning of 10.8 acres from R-30 to AR due to a mistake in the original zoning, conditioned on striking all conditional uses. The Motion based in an 11-0 roll call vote.

Mr. Fiveash made a Motion and Ms. Baker seconded the Motion to close the Public Hearing. The Motion passed with a unanimous vote.

## **11. Preliminary Subdivision**

- a. The Pines at Stonewall, Ph. 2 (SUB-007638-2021) – Application is for Preliminary approval of 6 lots on 13.97 acres and is located on the south side of Byhalia Road and west of Louise Road, in Section 5, Township 3, Range 5 and is zoned A (District 5)  
Applicant: WEN, LLC**

Mr. Hopkins presented the Pines at Stonewall, Ph. 2 application for Preliminary approval of 6 lots on 13.97 acres. Mr. Joe Lauderdale was present to represent the application.

Mr. Lauderdale stated that they would like to add 6 more lots to the preliminary plan originally approved. Mr. Ferguson asked if the lots will be a continuation of the lots already there. Mr. Lauderdale stated they would be.

Mr. Holland asked if the same restricted covenants and house size would apply to these lots. Mr. Lauderdale stated they will.

Mrs. Shannon asked if there was anyone to speak for or against this item. There was no one.

Mr. Haslip made a Motion and Mr. Fiveash seconded the Motion to approve The Pines at Stonewall, Ph. 2 application for Preliminary subdivision approval of 6 lots on 13.97 acres. The Motion passed with a unanimous vote.

- b. Sunset Creek Farms (SUB-007641-2021) – Application is for Preliminary approval of 4 lots on 7.69 acres and is located on the west side of Hwy 305 and south of Holly Springs Road, in Section 26, Township 3, Range 6 and is zoned A (District 5)  
Applicant: Bynum Enterprises, LLC**

Mr. Hopkins presented the Sunset Creek Farms application for Preliminary approval of 4 lots on 7.69 acres. Mr. Brennan Bynum was present to represent this application.

Mr. Bynum stated that there would be a 2400 square foot minimum on the homes. Mr. Fiveash asked if the lots will share driveways and if there would be a turn around. Mr. Bynum said they would have one entrance off of the county road, but they will have their own driveways. Mr. Bynum stated there will be a turn around because they are not sure how the remainder of the property will develop due to the creek.

There was discussion of a County road being installed. Mr. Hopkins stated the applicant does have MDOT approval.

Mrs. Shannon asked if there was anyone to speak for or against this item. There was no one.

Mr. Fiveash made a Motion and Ms. Baker seconded the Motion to approve the Sunset Creek Farms application for approval of Preliminary approval of 4 lots on 7.69 acres. The Motion passed with a unanimous vote.

**c. Foxwood West Subdivision – Application is for Preliminary approval of 6 lots on 16.94 acres and is located on the west side of Getwell Rd and south of Byhalia Road, in Section 4, Township 3, Range 7 and is zoned A (District 5)  
Applicant: Mike Bailey**

Mr. Hopkins presented the Foxwood West Subdivision application for preliminary approval of 6 lots on 16.94 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Haslip asked if they had Health Department approval the lots. Mr. Kreunen stated they do not have approval yet but will before Final subdivision approval.

Mr. Fiveash asked if Lot 8 would be large enough to build on and if lots 7 & 8 would be able to access the land behind the pond. Mr. Kreunen said a home would fit on Lot 8. There was discussion of the portions of Lots 7 & 8 that were behind the pond.

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

Amanda Hoggastrot- 327 Getwell Rd – came forward and had the following concerns:

- Water drainage
- Will there be a boundary fence
- Trespassing
- Is it a part of the subdivision to the west

Mr. Hopkins stated this is a stand-alone subdivision. He then explained the law about post construction vs. preconstruction run-off. He stated he is not sure whether the developer or individual homeowners will install the fence.

Mr. Kreunen stated that he would prefer the homeowner to make the decision about the fence because the lots are 1.5 to 1.9 acres. He then stated the developer would like to leave a natural buffer. Mr. Kreunen said they would leave a 20 foot buffer.

Mr. Ferguson made a Motion and Mr. Arnett seconded the Motion to approve the Foxwood West Subdivision application for approval of 6 lots on 16.94 acres conditioned there be a 20 ft. buffer around the north, south and west property boundaries. The Motion passed with a unanimous vote.

## **12. Final Subdivision**

- a. Sunset Creek Farms (SUB-007641-2021) –** Application is for final approval of 4 lots on 7.69 acres and is located on the west side of Hwy 305 and south of Holly Springs Road, in Section 26, Township 3, Range 6 and is zoned A (District 5)

**Applicant: Bynum Enterprises, LLC**

Mr. Hopkins presented the application for final approval of 4 lots on 7.69 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Holland asked if the plat substantially conforms to the preliminary plat. Mr. Hopkins stated it does.

Mr. Fiveash made a Motion and Mr. Cowan seconded the Motion to approve the request for a concurrence for Sunset Creek Farms for final approval of 4 lots on 7.69 acres. The Motion passed with a unanimous vote.

- b. Short Fork PUD Phase 1 (Sub-007651-2021) –**  
**Application is for Final approval of 67 lots on 23.43 acres and is located on the east side of Getwell Road and north of Holly Springs Road, in Section 15, Township 3, Range 7 and is zoned PUD (District 5)**  
**Applicant: Short Fork Development LLC**

Mr. Hopkins presented the Short Fork PUD Ph. 1 application for final approval 67 lots on 23.43 acres. Mr. Nick Kreunen was present to represent the application.

Mr. Holland asked if the plat substantially conforms to the preliminary plat. Mr. Hopkins stated it does.

Mr. Holland made a Motion and Mr. Haslip seconded the Motion to approve Short Fork PUD Ph. 1 application for final approval 67 lots on 23.43 acres. The Motion passed with a unanimous vote.

- c. Hidden Grove Phase 2 (SUB-007652-2021) – Application is for Final approval of 22 lots on 38.02 acres. Subject property is located on the north side of Byhalia Road, north of Byhalia Creek Farms Road in Section 33, Township 2, Range 5 and is zoned A (District 1)**  
**Applicant: Miller Farms, LLC**

Mr. Hopkins presented the Hidden Grove Ph. 2 application for final approval 22 lots on 38.02 acres. Mr. Greg Smith was present to represent the application.

Mr. Holland asked if the plat substantially conforms to the preliminary plat. Mr. Hopkins stated it does.

Mr. Holland made a Motion and Mr. Fiveash seconded the Motion to approve the Hidden Grove Ph. 2 application for final approval 22 lots on 38.02 acres. The Motion passed with a unanimous vote.

- a. Camp Creek PUD Phase 1 (SUB-007653-2021) –  
Application is for final approval of 22 lots on 24.86 acres  
and is located on the east side of Laughter Road and  
south of Byhalia in Section 1 Township 3 Range 7 and is  
zoned A (District 5)  
Applicant: Miller Farms, LLC**

Mr. Hopkins presented the Camp Creek PUD Phase 1 application for final approval of 22 lots on 24.86 acres. Mr. Greg Smith was present to represent the application.

Mr. Holland asked if the plat substantially conforms to the preliminary plat. Mr. Hopkins stated it does.

Mr. Holland made a Motion and Mr. Arnett seconded the Motion to approve the Camp Creek PUD Phase 1 application for final approval of 22 lots on 24.86 acres. The Motion passed with a unanimous vote.

Mr. Ferguson made a Motion and Mr. Fiveash seconded the Motion to adjourn. The Motion passed with a unanimous vote.