



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
April 27, 2023**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – March 30, 2023
5. **Final Subdivision**
 - a. Cane Creek Subdivision (SUB-007818-2023) – Application is for final subdivision of 44 lots on 85.42 acres. Identified as Parcel # 308735000 0000500, located on the east side of Robertson Gin Road and north of Robertson Gin Road in Section 35, Township 3, Range 8 and is zoned A (District 5)
Applicant: Johnny Coleman Builders
6. **MINOR LOT**
 - a. Bullard 3 Lot Minor Lot (SUB-0007816-2023)– Application is for final subdivision of 3 lots on 12.0 acres to include a waiver of the easement length. Located on the south side of Starlanding Road and east of Tulane Dr, identified as parcel # 208623000 0002300 in Section 23, Township 2, Range 8 and is zoned A-R (District 4)
Applicant: Wanda Bullard

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, April 27, 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, Amelia Lovorn, Ron McCluskey, and Steve Reeves. Staff members present included Bennie Hopkins, Mauri Staten, Celeste Sanders and Sam Barber, Board Attorney.

Planning Commission Co-Chairperson Mr. Murry Haslip called the meeting to order and asked whether any of the Commissioners recommended changes to the Minutes dated March 30, 2023. 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.

7. Final Subdivision

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Applicant: Johnny Coleman Builders**

Mr. Hopkins presented the Cane Creek Subdivision application for final subdivision of 44 lots on 85.42 acres.

Mr. Fiveash asked about the fencing on the north boundary. Mr Hopkins stated that issue had been addressed.

Mr. Andy Richardson of 231 West Center Street Hernando, MS was present to represent the application. Mr. Richardson stated that there were 43 residential lots with 1 common open space at the entrance for mailboxes and signage.

Mr. Ferguson asked about the 6 lots that back up to the creek and if the creek flooded. Mr. Richardson replied that the creek did not flood. He stated that it was a sizable creek and that there was a 100' wide drainage easement.

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

Ms. Lovorn made a Motion and Ms. Baker seconded the Motion to approve the Cane Creek Subdivision application for final subdivision of 44 lots on 85.42 acres. The Motion passed with a unanimous vote.

8. MINOR LOT

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Applicant: Wanda Bullard**

Mr. Hopkins presented the application for Bullard 3 Lot Minor Lot for final subdivision of 3 lots on 12.0 acres to include a waiver of the easement length. Mr. Ben Smith of 2700 Stonebrook Drive was present to represent the application.

Mr. Smith stated the following:

- family property
- existing concrete drive coming off road
- property on the east is Ms. Bullard's daughter
- splitting property to give to son and other daughter some land
- property on section line so giving 40 feet on west side for section road
- need to make a change: 20' egress easement – it should follow the driveway but will be a 40' easement all the way to back lot
- will submit this change to the Planning Department
- have agreed to put all mailboxes in one spot and make one area to put trash cans

Mr. Ferguson asked if Mr. Smith allowed space for a future road if they ever decide to sell. Mr. Smith replied yes, allowed 80 feet for future road if needed.

Mr. Smith stated that they were also asking for a waiver for the easement length. He said the easement is between 1100 and 1200 feet long. He said the west property line is 1620 feet long.

Mr. Haslip asked if that was a field or a pond on the back of the property. Mr. Smith stated that it was a field.

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

Mr. Arnett made a Motion and Mr. Denton seconded the Motion to approve Bullard 3 Lot Minor Lot application is for final subdivision of 3 lots on 12.0 acres to include a waiver of the easement length. The Motion passed with a unanimous vote.

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