



BOARD OF ADJUSTMENT
ORDER OF ITEMS
May 8, 2023

CALL TO ORDER: 7:00
APPROVAL OF MINUTES: April 10, 2023

NEW BUSINESS

Variance

Application by Brock Williams/L.I.F.E. House (VAR-001773-2023) for a variance to allow a philanthropic institution on less than 5 acres in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7675 Holly Springs Road on the south side of Holly Springs Road and west of Hwy 305 Parcel #3064200000000403 Section 20 Township 3 Range 6 and is zoned A (District 5)

Application by Brock Williams (VAR-001774-2023) for a variance to allow an accessory building in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7675 Holly Springs Road on the south side of Holly Springs Road and west of Hwy 305 Parcel #3064200000000403 Section 20 Township 3 Range 6 and is zoned A (District 5)

Application by Brad Lott (VAR-001775-2023) for a variance to allow an accessory building in the designated side yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 13535 Byhalia Road on the south side of Byhalia Road and east of Red Banks Road Parcel #3053050600000200 Section 5 Township 3 Range 5 and is zoned A (District 1)

Application by Erica Johnson Ingram (VAR-001776-2023) for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 8085 Williamson Drive on the south side of Williamson Drive and west of Hwy 305 Parcel #206521100008700 Section 21 Township 2 Range 6 and is zoned R-30

(District 5)

**Application by Brian Hutt (VAR-001777-2023) for a variance to allow an accessory building to be larger than 50% the square footage of the primary structure in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 4325 Jenny Lane on the west side of Jenny Lane and south of Holly Springs Road Parcel #3068270300001200 Section 27 Township 3 Range 6 and is zoned A
(District 5)**

**Application by Bynum Enterprises/Prestige Builder (VAR-001778-2023) for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 5145 Watson View Drive on the south side of Watson View Drive and east of Pleasant Hill Road N Parcel #2076240400012600 Section 24 Township 2 Range 7 and is zoned PUD
(District 5)**

Conditional Use

**Application by Brock and Amber Williams/L.I.F.E House (CU-001629-2023) for a conditional use to allow a philanthropic institution to be housed in a mobile home with more than 5 residents in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7675 Holly Springs Road on the south side of Holly Springs Road and west of Hwy 305 Parcel #3064200000000403 Section 20 Township 3 Range 6 and is zoned A
(District 5)**

The DeSoto County Board of Adjustment met at 7:00 p.m. on Monday, May 8, 2023, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Board members were present: Phillip Steward, Mike Hancock, Earl Ward and Mike Duncan. Staff members present included Bennie Hopkins, Ashley Hendricks, Celeste Sanders and Mauri Staten. Board of Adjustment attorney Mr. Sam Barber was also present.

Board of Adjustment Chairman Mr. Duncan called the meeting to order and asked whether any member of the Board recommended changes to the Minutes dated April 10, 2023. Mr. Hancock made a Motion to approve the minutes as presented. Mr. Duncan seconded the Motion. The Motion was passed with a unanimous vote.

Mrs. Celeste Sanders explained the meeting process and the appeal process. She stated the deadline to file an appeal on items heard at this meeting is May 18, 2023, at 5:00 p.m. She then stated any appeals filed will be heard by the Board of Supervisors on June 19, 2023.

NEW BUSINESS

Conditional Use

Application by Brock and Amber Williams/L.I.F.E House (CU-001629-2023) for a conditional use to allow a philanthropic institution to be housed in a mobile home with more than 5 residents in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7675 Holly Springs Road on the south side of Holly Springs Road and west of Hwy 305 Parcel #306420000000403 Section 20 Township 3 Range 6 and is zoned A (District 5)

Mr. Hopkins presented the application by Brock and Amber Williams/L.I.F.E. House to allow a philanthropic institution to be housed in a mobile home with more than 5 residents. Mr. Brock and Mrs. Amber Williams were present to represent the application.

Mrs. Amber Williams of 3303 Cleveland Road stated the following:

- wants to start a home to help expecting mothers in hardship situations
- the need for this came to her attention while volunteering at a care center
- want to help these women who might not have a home
- want to provide a safe, stable environment for these women to choose life for their babies

Mr. Brock Williams added that they want to provide a safe place for babies to be raised and the gospel to be shared.

Mr. Duncan said that he commends the Williams' for wanting to do this. He asked how many residents would be in the home. Mrs. Williams answered with the following statements:

- mobile home has 5 bedrooms, 3 bathrooms
- want to help as many women as they can
- with 5 bedrooms thinking that 5 women will be able to come stay
- would be 5 women and their 5 babies
- one mother per room in the home
- if they have a child already, that child would be allowed to come stay with the mother on a case by case basis
- want to help provide resources to become a productive member of the community while being a mother
- will help them get their GED and job skills
- want to help in a positive way, help them excel in life
- want to present them with the gospel and let them know that God loves them, will provide for them and help them
- hoping to change and transform their spiritual lives, help them eternally and show God's love and example

Mr. Duncan asked about offering training and classes to get GED. Mrs. Williams stated that there is a lady at their church that was a high school counselor that can help them get their GED, or help with paperwork to go to college, or with resumes. Mrs. Williams stated that she has had so many people from their church and their family offer to help with this mission.

Mr. Hancock asked how this operation would be funded. Mrs. Williams said right now it would be funded by private donations and by church support. She said that at some point they are hoping to apply for grant money.

Mr. Duncan asked what kind of medical accessibility would be provided for the women in the shelter. Mrs. Williams replied that the Care Center would provide and needs – ultrasounds, check ups, etc. – and would also help once the baby is born. Mr. Hancock asked where the Care Center was located. Mrs. Williams said the Care Center was located on Stateline Road in Southaven. Mr. Steward asked if they were partnering with the Care Center. Mrs. Williams replied that they do not have a partnership per se but that the Care Center serves the public and this is where they would take the expecting mothers for care.

Mr. Steward asked about the funding and budget for this project. Mrs. Williams replied that there was no specific budget yet. Mr. Duncan asked if this application got approved, when they hoped to have this facility open. Mrs. Williams said they would love to open as soon as possible but realistically they will probably open in July or August. Mr. Duncan stated that Mrs. Williams could come up with a budget by the time they open. Mr. Steward commented that there would be a lot of expense with something like this and that they needed to be able to sustain the operation. Mrs. Williams replied that she had talked to Heartland Hands who said they would help with food needs.

Mr. Steward asked what the length of each residents stay would be. Mrs. Williams said that the timeframe would vary depending on when the mother got there but typically they could stay 12 weeks after the baby is born.

Mr. Steward asked what the plan was if a mother had a child already. Mrs. Williams stated that they would not want to split a family up so the child could come with the mother. She said they realize that the home will only hold a certain capacity and once that limit is reached they would try to find another facility for anyone they did not have room to help. Mrs. Williams said she has reached out to other places to help.

Mr. Steward stated that he was trying to get ahead of this and get a detailed plan. He said he wanted to make sure the facility will work and that the operation will not go under or fail.

Mr. Williams stated that he has done a projected budget of \$4000 a month and has set aside a year's worth of funding.

Mr. Hancock asked how feeding the residents would work and who would do the food prep. Mrs. Williams replied that everyone would be in charge of their own meals. She said that if there were issues that she would help prepare meals.

Mr. Duncan asked if there would be any kind of state or county monitoring for a facility like this. Mr. Sam Barber replied that he is not aware of anything but would check with the state health department.

Mr. Duncan asked about how they planned to secure the facility. Mrs. Williams replied with the following information:

- each resident would have to sign a confidentiality contract to not give out the address or any information about the facility
- would also be installing a gate on the property and have an app on the phones to open and close the gate, the app will give all the information and details about when the gate opens and closes, who uses the app, who is coming and going
- will also be installing cameras on the property – on the gate, on the outside of the house and in the common living spaces inside the house so that they can monitor the property

Mr. Hancock asked how this organization was being classified. Mr. Hopkins replied as a philanthropic institution. Mr. Hancock stated the following concerns:

- would like to understand the classification of the building/home
- concerned about people cooking & fire suppression in the kitchen
- concerned about people coming and going
- concerned about this being housed in a mobile home and not a brick and mortar house
- only 1 ambulance that serves the area

Mr. Duncan asked if there was anyone present to speak against the application.

Mr. Jason Morgan of 4121 Jordan Creek Drive, Hernando has the following concerns:

- authorized to speak on behalf of residents of Jordan Creek subdivision
- have concerns about this being a non-profit and about the security of the mothers and children in the home
- would like there to be a hard cap placed on the number of residents

Mr. Duncan stated that the number had been discussed and that there would be 5 women with 1 or maybe 2 children each and that he would also like to put a limit on residents at the facility.

Mr. Morgan continued:

-would it be possible to add that variance at a later date, could they increase the number of residents at another time. Mr. Hopkins stated that they are asking for up to 10 people at this time.

-so 10 people, one mother and one child per mother

-if there is a problem later can this be appealed

Mr. Hopkins stated that if conditions are not being met they can be brought back in to either rectify the situation or the conditional use can be revoked

-is there currently a waiting list for the facility

Mrs. Williams stated that there is not a written waiting list but there is a need

-no one had heard of this non-profit until we received the notification cards in the mail and want to confirm this is a 501(c) 3. Mr. and Mrs. Williams stated that it was.

-I am pleased with this mission and I know the community would like to help

Mrs. Angela Goode of 4372 Charleston Place Drive had the following concerns:

-very commendable idea

-concerned about medical resources for residents

-no transportation

-how will they get to the hospital if needed

-how to get to the care center when needed

-when new wears off and support changes what happens

-how do the residents get where they need to go

Mr. Williams replied that both he and his wife will be available and their schedules are flexible. He stated that there will be volunteers, fellow church members and family to help. Mrs. Williams said that the next door neighbor, Linda Oaks, wants a gate to be put in the fence so she can help if needed.

Mrs. Goode also had concerns about safety and gate access. Mrs. Williams said that it isn't a code system on the gate, that they would permit access and then delete access for mothers that moved out.

Mrs. Goode also asked if there would be a resident manager on site to make sure things are running smoothly. She asked about how they intend to deal with mothers who are addicts or come from abusive relationships. Mrs. Williams replied with the following:

- on the intake form they have to proclaim if they have alcohol or drug addictions and they will be tested
- if they have substance issues they will find another facility to place the women that is better suited to meet their needs
- this facility will not be equipped to handle addiction issues

Mrs. Goode asked what the plan is if the mothers have school age children. Would they transfer their kids to local schools? Mrs. Williams replied that she thinks they would transfer any school age children and line up transportation for them to get to school.

Mr. Duncan asked on the topic of transportation, would some of the residents have their own vehicles and would there be enough parking. Mr. Williams stated that there would be enough parking.

Mr. Duncan asked if there was going to be someone there with them in the facility and are you going to monitor them. Mrs. Williams replied yes, there will be cameras to monitor. She also stated that they live close and would be stopping by occasionally. Mr. Steward asked if there would be set inspections and monitoring occasionally. Mr. Williams said yes and that they are planning on being strategic in selecting residents.

Mrs. Leslie Knighten of 7959 Remington Cove stated the following concerns:

- think this is a great idea but don't hear a solid plan
- property sits on a steep hill
- who will monitor small children on property
- mentioned training but if there are 5 families there won't be any quiet place to train or study

Mr. Steward asked if the training could be done off site. Mrs. Williams replied that the training could be done at their church if needed.

Mrs. Knighten said there is still no plan and no budget.

Shantery Lomax of 4147 Charleston Place Drive stated the following:

- concerned about turn-over rate
- 12 weeks is not enough time
- bring in crime to our area
- there will be uninvited guest, more traffic, commercializing a residential area
- risk of abusive partners – can't insure safety
- worried about mental state of the mothers
- concerned about safety of children getting off the school bus
- against this proposal

Mr. Ward said that this is not a business so it can't be considered commercializing the area.

Mr. William Leach of 7826 Ellis Anthony Cove stated the following:

- commendable program

- no solid plan in place
- lack of partnerships
- confused on budget, didn't sound like there was one at first
- safety issues if mothers are victims of domestic violence
- controversy surrounding Roe v. Wade being overturn
- this is in an isolated residential area
- do not support this facility in this area

Brooks Swanquist of 4191 Jordan Creek had the following concerns:

- concerns about lack of budget
- location concerns
 - Big bend in road
 - School buses stopping in blind curve is dangerous
- dangerous area, people speeding
- support the idea but not at this location

Tashmia Brown of 4181 Charleston Place Drive stated the following concerns:

- support the goal and objective
- maternity starts at age 12 or 13 sometimes
- this is a security risk for parents
- high traffic area up on a hill
- don't think this is a good area for this organization
- against this application

Mrs. Williams stated that there will be an age limit, must be 16 or older.

Mr. Duncan asked if there was anyone present to speak for the application.

Jimmy Sykes of 2250 College Road spoke in support by stating the following:

- He is Brock and Amber Williams' pastor at Oak Grove Baptist Church
- they always try to do things the right way
- have been involved in conversations with them
- church is willing to support this mission
- so much wrong going on out there, asking residents of DeSoto county to give them a chance
- help them set up 501c3
- church has already budgeted money for this mission
- church has a lump sum to donate to this organization
- will provide money monthly
- will provide supplies, food and prayers
- the church is 100% committed to helping this organization

Terry Ford of 2725 Baldwin Road stated the following:

- have served with Amber and Brock at church
- they are devoted to God and his call
- asked the board to prayerfully consider this application
- they are just trying to be obedient to God

Amy Higginbotham - Amber Williams' sister from Colorado spoke on their behalf:

-Amber's sister

-came to support Amber and Brock

-own a business so understand budgeting

-will provide financial support

-understand safety because I own a childcare facility

-there is so much support from so many people for this project

Mr. Ward said that he had known Amber and Brock for several years. He stated that the land is not ideal but they had used their own money to purchase the land and it was all they could find. He said that these ladies they are wanting to help had made mistakes but have chosen life and should have a safe place to go if needed.

Mr. Duncan said that the board needed to look at the number of residents, the budget concerns and the safety issues. Mr. Steward asked if they could just start off with allowing 4 residents. Mr. Duncan replied that they could allow 5 but limit the number of children. He said they could allow 5 adults and the children being born, not allow additional children.

Ms. Hendricks stated that the board could request to monitor the application for a number of years by asking them to come back to give updates/reports annually.

Mr. Steward stated that he was not sure about limiting to just mother and baby being born. He said that these mothers might have hard circumstances and there might be a small child involved. He stated that considering the total number in the house might be a better way to decide – have a maximum number allowed in the house.

Mr. Hopkins stated the following:

-16 year olds are under age, need to think about housing minors

-could require they come back and give an annual report

-need to check on state requirements on group homes and/or other similar facilities

-this is a different kind of facility with different circumstances

Mr. Duncan asked for clarification on visitation policies. Mrs. Williams replied with the following:

-each potential resident will have to put down names of any potential visitors

-will not be able to just have friends over

-if the residents do not comply then they will have to move to a different facility

Mr. Hancock stated he thinks this is a good idea but not a good location. He thinks the following items are needed in the house:

1) Fire alarm system to be monitored

2) Residential vent-a-hood system in the kitchen

3) Two fire extinguishers – a Class K in the kitchen and a 10lb. ABC fire extinguisher in the hallway

He stated that the closest fire departments are all volunteer stations. His concerns are if there is a stove fire and just a fire anywhere in the house. Mr. Hancock said that this is basically a transient boarding house. He restated that he thinks this is a good idea, just in the wrong place.

Mr. Steward recommended that the residents be trained on how to use the fire extinguishers.

Mr. Hancock stated that the gate design needs to be approved by emergency services so they can access the property if necessary. He said there are height and width requirements so an ambulance or fire truck can get to the house. He said it was important to follow the codes to make sure the gate(s) are the right size. Mr. Williams said the gate would be done like the gate they had at their house. Mr. Hancock asked if his gate had been approved by emergency services when they put it in. Mr. Williams said he was not sure.

Mr. Duncan stated that they needed to come up with a number of residents allowed in the home. Mr. Hancock said 5 mothers and their children – 1.5 children per mother. Mrs. Williams replied that if the number allows the mothers could bring other children. She said they would prefer to find another location that would be better able to accommodate families.

Mr. Duncan asked what timeframe should be allowed. Mr. Steward stated that one year was a short amount of time considering all the work and improvements to the property they were making. Mr. Duncan said that they could report back in a year but give more time. Mr. Steward suggested a 5 year term for the conditional use with them reporting back to the Board of Adjustment after one year. Mr. Ward said give them 5 years, if no issues when they come back to report in a year the time could be extended.

Mr. Ward made a Motion and Mr. Steward seconded the Motion to approve the application by Brock and Amber Williams/L.I.F.E House for a conditional use to allow a philanthropic institution with no more than 5 adults and 1.5 children per adult with the following conditions:

- 1) Fire alarm system monitored by the county EMS
- 2) Residential vent-a-hood system in the kitchen
- 3) Two fire extinguishers – a Class K in the kitchen and a Class 10 in the hallway
- 4) Shall be for 5 years, until May 8, 2028
- 5) Shall appear before the Board of Adjustment in 1 year to give a report regarding operations of the philanthropic institution

The Motion passed with a 3 to 1 vote. Mr. Hancock voted to deny the application.

Variance

Application by Brock Williams/L.I.F.E. House (VAR-001773-2023) for a variance to allow a philanthropic institution on less than 5 acres in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7675 Holly Springs Road on the south side of Holly Springs Road and west of Hwy 305 Parcel #306420000000403 Section 20 Township 3 Range 6 and is zoned A (District 5)

Mr. Hopkins presented the application by Brock Williams/L.I.F.E. House for a variance to allow a philanthropic institution on less than 5 acres. Mr. Brock and Mrs. Amber Williams were present to represent the application.

Mr. Hopkins stated that they need 5 acres but only have 3.36 acres.

Mr. Ward said they do not need a lot of parking.

Mr. Duncan asked if there was anyone present to speak for or against the application.

Mr. Jason Morgan of 4121 Jordan Creek Drive, Hernando has the following concern:

-would the variance be tied to the non-profit status

Mr. Hopkins replied that they only need a variance request for the non-profit request.

Mrs. Angela Goode of 4372 Charleston Place Drive asked if the conditional use would transfer if this charitable organization closes or stops operating. Mr. Hopkins replied that someone would have to come back in to apply for another variance. This variance is for this conditional use only, if this conditional use goes away, the variance goes away also.

Mr. Ward made a Motion and Mr. Steward seconded the Motion to approve the application by Brock Williams/L.I.F.E. House for a variance to allow a philanthropic institution on less than 5 acres. The Motion passed with a 3-1 vote. Mr. Hancock voted to deny.

Application by Brock Williams (VAR-001774-2023) for a variance to allow an accessory building in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7675 Holly Springs Road on the south side of Holly Springs Road and west of Hwy 305 Parcel #306420000000403 Section 20 Township 3 Range 6 and is zoned A (District 5)

Mr. Hopkins presented the application by Brock Williams for a variance to allow an accessory building in the designated front yard. Mr. Brock Williams was present to represent the application.

Mr. Williams stated the following:

-building is existing and currently being used for storage

- put it in place when we bought the property
- was no aware that we needed a permit or variance
- this is the only place the building can go due to gullies on the property

Mr. Hopkins stated that this property is zoned A and storage buildings are allowed in the A zone. He said the building is in the front yard and an inspector found it so the owners came in to follow the proper procedures.

Mr. Duncan asked if the building was behind trees. Mr. Williams responded yes, that he had to clear some trees to get the building in but he was going to plant more to hide the building.

Mr. Duncan asked if the only place to put the home was on the back of the property. Mr. Williams said yes. Mr. Hopkins stated that the property had a mobile home on it already with a septic system so they are removing the old mobile home and putting a new one on the property.

Mr. Duncan asked if there was anyone to speak for or against this application.

Mr. Jason Morgan of 4121 Jordan Creek Drive, Hernando has the following concern:

- this is the neighbors' biggest complaint
- this is not a building, it is a shipping container
- no one will be allowed to live there correct
- this lot is one of 3 that separates the Jordan Creek neighborhood from the Charleston Place neighborhood
- both surrounding neighborhoods have restrictions and covenants like storage buildings must be in the rear, behind the house
- we would like to keep things consistent in this area
- this is a new building and was put in place after the property was purchased

Mr. Steward asked if Mr. Williams put the building on the property. Mr. Williams replied yes. Mr. Steward asked Mr. Williams if he knew he needed a permit. Mr. Williams replied that he did not know he needed a permit. Mr. Steward asked what the building was being used for and Mr. Williams said storage.

Mr. Duncan asked if there was anywhere else to put the building. Mr. Morgan responded with the following:

- they are very restricted on where the building can be placed
- the building looks bad
- the county just spent a lot of money on Holly Springs Road

Mr. Hancock asked if Mr. Williams had not applied for the non-profit he would not even be here. Mr. Hopkins replied that sometimes when a property is subdivided lots get left out of subdivisions. He stated that there were no covenants on this property because it is not in a neighborhood. Mr. Hopkins said that the front yard is the only place the building can go. He stated that the A zone allows agricultural uses.

Mr. Steward asked Mr. Williams if he was willing to plant trees and shrubs to help conceal the building. Mr. Williams replied absolutely. He said that he was going to plant cedar trees because they grow fast. He stated that the building would also be used to store equipment to maintain the property and he would like to hide it for security purposes also.

Mr. Duncan stated that the storage building was not in the front yard until the mobile home was in place behind it.

Mr. Ward said that he had been out to the property and that the storage building was hard to see. Mr. Morgan replied that was not true, that the building was visible. Mr. Ward said that the building was sitting in a valley about 300 to 400 feet off the road. He said in the past the board had allowed buildings to be much closer to the road in some situations.

Mr. Morgan stated that there were half a million dollar homes in Charleston Place. He stated that the property would be nicer looking if the storage building was moved. He said that a fence was mentioned and wanted to know if the fence would be along Holly Springs Road. Mr. Williams replied that the fence would not be along Holly Springs Road. Mr. Morgan said that this is a big shipping container and he was not sure if it could be hidden by cedar trees. He said that he was concerned about the appearance.

Mr. Steward stated that he would like Mr. Williams to plant trees and/or shrubs to screen the building.

Mr. Ward made a Motion and Mr. Duncan seconded the Motion to approve application by Brock Williams for a variance to allow an accessory building in the designated front yard with the provisions that Mr. Williams plants trees and/or shrubs to help screen the building. The Motion passed with a 3-1 vote. Mr. Hancock voted to deny the application.

Application by Brad Lott (VAR-001775-2023) for a variance to allow an accessory building in the designated side yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 13535 Byhalia Road on the south side of Byhalia Road and east of Red Banks Road Parcel #305305060000200 Section 5 Township 3 Range 5 and is zoned A (District 1)

Mr. Lott stated the following:

- only place the building can go
- combined two lots to make one lot
- decided to face the house towards Byhalia Road due to utility lines running parallel to Louise
- property was a huge gully, had to fill a lot
- met with county officials years ago about building location
- built a pond on property since this photo

- would cost about \$140,000 to fill in with dirt to building further back on property
- this is the only place to put the building
- also put a levee on the back of the property
- the septic system sprinklers are behind the pool in the trees because that is where the state health department said they had to go
- checked with the neighbor to the east and he is good with the building location
- will put a path from his property over to the proposed building

Mr. Duncan asked what the dimensions of the building would be. Mr. Lott replied that it would be 38'x42'.

Mr. Duncan asked what the building would be used for and Mr. Lott said storage. He added that there would be a porch facing the pond.

Mr. Hancock asked about the materials of the building. Mr. Lott said it would be a metal building and that the concrete pad had already been poured. He said this would be a nice building that would be used every day and make his land better.

Mr. Steward made a Motion and Mr. Hancock seconded the Motion to approve the application by Brad Lott for a variance to allow an accessory building in the designated side yard of a corner lot. The Motion passed with a unanimous vote.

Application by Erica Johnson Ingram (VAR-001776-2023) for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 8085 Williamson Drive on the south side of Williamson Drive and west of Hwy 305 Parcel #206521100008700 Section 21 Township 2 Range 6 and is zoned R-30 (District 5)

Mr. Hopkins presented the application by Erica Johnson Ingram for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot. Ms. Erica Johnson Ingram was present to represent the application.

Mr. Duncan asked about fence materials. Ms. Ingram said it would be a 6 foot cedar fence.

Mr. Steward asked about sight issues. Mr. Hopkins said there were none.

Mr. Duncan made a Motion and Mr. Hancock seconded the Motion to approve the application by Erica Johnson Ingram for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner. The Motion passed with a unanimous vote.

Application by Brian Hutt (VAR-001777-2023) for a variance to allow an accessory building to be larger than 50% the square footage of the primary structure in accordance with the DeSoto County Zoning Ordinance. Subject

property is located at 4325 Jenny Lane on the west side of Jenny Lane and south of Holly Springs Road Parcel #3068270300001200 Section 27 Township 3 Range 6 and is zoned A (District 5)

Mr. Hopkins presented the application by Brian Hutt for a variance to allow an accessory building to be larger than 50% the square footage of the primary structure. Mr. Hutt was present to represent the application.

Mr. Hutt stated the following:

- creek behind property
- building turned other way, not like picture
- building will be used for storage and woodworking which is a hobby
- will have electricity but not plumbing
- have color samples that have been approved by the HOA
- changed the roof pitch to 4:12 as requested by the HOA
- neighbor down the street has almost the exact building in their backyard but theirs has 14' walls and mine will have 12' walls

Mr. Ward asked if it would be a metal building. Mr. Hutt said yes, rolled steel and the color will match the house.

Mr. Duncan asked if the house was already built. Mr. Hutt replied yes.

Mr. Steward made a Motion and Mr. Ward seconded the Motion to approve the application by Brian Hutt for a variance to allow an accessory building to be larger than 50% the square footage of the primary structure. The Motion passed with a unanimous vote.

Application by Bynum Enterprises/Prestige Builder (VAR-001778-2023) for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 5145 Watson View Drive on the south side of Watson View Drive and east of Pleasant Hill Road N Parcel #2076240400012600 Section 24 Township 2 Range 7 and is zoned PUD (District 5)

Mr. Hopkins presented the application by Bynum Enterprises/Prestige Builder for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot. Mr. Bynum was present to represent the application.

Mr. Hancock made a Motion and Mr. Ward seconded the Motion to approve the application by Bynum Enterprises/Prestige Builder for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot. The Motion passed with a unanimous vote.

Mr. Hancock made a Motion and Mr. Ward seconded the Motion to adjourn. The Motion passed with a unanimous vote.