



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
June 2nd, 2022**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – April 28th, 2022**

1. **Final Subdivision**

- a. **Woodland Heights (SUB-007725-2022)** –Application is for final subdivision of 21 lots and 1 COS on 35.99 acres. Property is located on the north side of Miller Road and east of Bethel Road, in Section 13, Township 2, Range 6 (District 1)
Applicant: Miller Farms, LLC

- b. **Williams Ridge, Ph 3 (SUB-007727-2022)** –Application is for final subdivision of 41 lots and 2 COS on 12.95 acres. Property is located east of the intersection of Starlanding Road and Getwell Road in Section 22, Township 2, Range 7 (District 5)
Applicant: Kreunen Farms, LLC

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, June 2, 2022, 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, David Arnett, Greg Ryan, Amelia Lovorn and Scott Ferguson. Staff members present included Bennie Hopkins, Ashley Hendricks, Celeste Sanders 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 April 28, 2022. No changes were suggested. Mr. Ferguson made a Motion to approve the minutes as presented. Ms. Baker seconded the Motion. The Motion passed with a unanimous vote.

2. Final Subdivision

- c. Woodland Heights (SUB-007725-2022) –Application is for final subdivision of 21 lots and 1 COS on 35.99 acres. Property is located on the north side of Miller Road and east of Bethel Road, in Section 13, Township 2, Range 6 (District 1)
Applicant: Miller Farms, LLC**

Mr. Hopkins presented the Woodland Heights application for final subdivision of 21 lots and 1 COS on 35.99 acres. Mr. Greg Smith was present to represent the application.

Mrs. Shannon asked if anyone had questions for the staff. Mr. Ryan asked if there was private sewer on the site to which Mr. Smith stated yes, there was a septic system.

Mr. Arnett asked if there was a flood zone running through the property. Mr. Hopkins stated that there was an utility easement on the property and also a blue line that was not being crossed at this time.

Mr. Fiveash asked if homeowners would be able to put fences up on their property in the utility easement. Mr. Smith responded that yes, they would be able to put up a fence and that it was his understanding that the homeowners could do anything but pour concrete on the easement.

Mr. Ryan made a Motion and Mr. Fiveash seconded the Motion to approve the Woodland Heights application for final subdivision of 21 lots and 1 COS on 35.99 acres. The Motion passed with a unanimous vote.

- a. Williams Ridge, Ph 3 (SUB-007727-2022) –Application is for final subdivision of 41 lots and 2 COS on 12.95 acres. Property is located east of the intersection of Starlanding Road and Getwell Road in Section 22, Township 2, Range 7 (District 5)**

Applicant: Kreunen Farms, LLC

Mr. Hopkins presented the Williams Ridge Phase 3 application for final subdivision. Mr. Nick Kreunen was present to represent the application.

Mrs. Shannon asked if anyone had any questions for the staff. There were none.

Mr. Ferguson asked Mr. Kreunen if the property this subdivision was on had been annexed or if there were intentions for it to be annexed. Mr. Kreunen stated it had not been annexed yet but would probably be at some time in the future.

Mr. Ferguson asked if the size of the homes ranges from 1600 to 2000 square feet. Mr. Kreunen stated that yes, the 1600 square feet homes were part of the 55 and older section which would be gated.

Mr. Ferguson made a Motion and Mr. Fiveash seconded the Motion to approve the Williams Ridge Phase 3 for final subdivision of 41 lots and 2 COS on 12.95 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.