



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
June 3rd, 2021**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – April 29th, 2021**

5. **Public Hearing 6:30pm**
 - a. **Bakersfield West (REZ000801-2021)** – Application is for rezoning of 9.8 acres from A to R-20. Identified as parcel # 2077260000000300 located on the south side of Bakers Trail, west of Laughter Rd in Section 26, Township 2, Range 7 and is zoned A (District 5)
Applicant: RR Bridgforth Heirs, LLC

6. **Preliminary Subdivision**
 - a. **Treadway Creek Section C Subdivision (SUB-000027-2021)** – Application is for preliminary subdivision of 26 lots on 49.63 acres. Identified as Parcel # 3-06-8-27-00-0-00010-00, located on the west side of Treadway Road, south of Holly Springs Road in Section 27, Township 3, Range 6 is zoned A (District 5)
Applicant: FSB and Company

 - b. **Jordan Valley Subdivision (SUB-000053-2021)** – Application is for preliminary subdivision of 34 lots on 76.05 acres. Identified as Parcel #3-06-5-21-00-0-00-0-00004-00, located on the north side of Holly Springs Road and east of Edwards Place Road in Section 20 & 21, Township 3, Range 6 is zoned A (District 5)
Applicant: William Hawks

 - c. **Hundred Acre Woods Subdivision (SUB-000056-2021)** – Application is for preliminary subdivision of 7 lots on 38.45 acres. Identified as Parcel #4-08-6-14-00-0-00003-00,

located on the south side of Wheeler Road and east of Robinson Gin Road in Section 14, Township 4, Range 8 is zoned A (District 5)

Applicant: Joseph Whitfield/R&H Engineering

7. **Final Subdivision**

- a. **Rowsey Crossing (SUB000031-2021)**- Application is for subdivision of 28 lots on 94.6 acres Property is located on the east side of Fogg Rd and south of Oak Grove Rd, identified as parcel # 308420000 0000501 in Section 20, Township 3, Range 08 (District 5)
Applicant: Eagle Land Co

- b. **Williams Ridge, Ph. 2 (SUB-000057-2021)** – Application is for final subdivision plat approval of 56 lot of 24.84 acres. Subject property identified as Parcel # 2-07-5-22-00-0-00001-00, located east of the intersection of Starlanding Road and Getwell Road in Section 22, Township 2, Range 7 and is zoned PUD. (District 5)
Applicant: Kreunen Farms, LLC

- c. **Watson Place, Section C (SUB-000059-2021)** – Application is for final subdivision plat approval of 69 lot of 27.94 acres. Identified as Parcel #2-07-6-24-00-0-00008-02. Subject property is located on the east side of Laughter Road and east side of Pleasant Hill Road in Section 24, Township 2, Range 7 and is zoned PUD. (District 5)
Applicant: Bridgforth Properties

8. **Minor Lot**

- a. **Willie Cook Minor Lot (SUB-007601-2021)** - Final Approval of 2 lots on 3.00 acres to include a waiver of easement width. Identified as Parcel # 2066130000001300. Subject property is located on the north side of Miller Road and east of Bethel Rd in Section 13, Township 2, Range 6 and is zoned A-R (District 1)
Applicant: Willie Cook

- b. **Cermeno Minor Lot, Second Rev (SUB-000055-2021)** - Final Approval of 4 lots on 23.88 acres to include a waiver of easement width. Identified as Parcel # 2-09-1-01-00-0-00015-00. Subject property is located on the east side of Poplar Corner Road and north of Church Road in Section 01, Township 02, Range 09 and is zoned A-R (District 3)
Applicant: Raquel Cermeno

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, June 3, 2021, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: Amelia Lovorn, Julius Cowan, Selena Baker, Randy Denton, Ron McCluskey, Jeanne Shannon, Greg Ryan, Floyd Fiveash, B.G. Smith, Steve Reeves, David Arnett, Murry Haslip and Scott Ferguson. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks and Sam Barber, Board Attorney.

Planning Commission Chairman Mrs. Shannon called the meeting to order and asked whether any member of the Commissioners recommended changes to the Minutes dated April 29, 2021. No changes were suggested. Mr. Ryan made a Motion to approve the minutes as presented. Mr. Ferguson seconded the Motion. The Motion passed with a unanimous vote.

5. Public Hearing 6:30pm

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

- a. Bakersfield West (REZ000801-2021) – Application is for rezoning of 9.8 acres from A to R-20. Identified as parcel # 207726000000300 located on the south side of Bakers Trail, west of Laughter Rd in Section 26, Township 2, Range 7 and is zoned A (District 5)
Applicant: RR Bridgforth Heirs, LLC**

Mr. Hopkins presented the Bakersfield West application for rezoning of 9.8 acres from A to R-20. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Lauderdale stated there was a mistake in the survey presented at the original rezoning of the property of this area. He stated the mistake left a gap between the two sections that was not rezoned.

Mr. Ryan asked if there are any houses built on the property in question. Mr. Lauderdale stated there are no homes built on the proposed site. Mr. Ryan asked if any lot prep has been done on the site. Mr. Lauderdale stated there hasn't been any prep work done on this site.

Mr. Lauderdale stated there has been a change in the neighborhood to include increased residential growth, approved subdivisions, opening of I-269 and new schools.

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

Mr. Fiveash made a Motion and Mr. Arnett seconded the Motion to approve the Bakersfield West application for rezoning of 9.8 acres from A to R-20. The motion passed with a roll call vote of 13-0.

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

6. Preliminary Subdivision

- a. Treadway Creek Section C Subdivision (SUB-000027-2021) – Application is for preliminary subdivision of 26 lots on 49.63 acres. Identified as Parcel # 3-06-8-27-00-0-00010-00, located on the west side of Treadway Road, south of Holly Springs Road in Section 27, Township 3, Range 6 is zoned A (District 5)
Applicant: FSB and Company**

Mr. Hopkins presented the Treadway Creek Sec. C application for preliminary approval of 26 lots on 49.63 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Ryan asked if the previous section of the development is built out. Mr. Cardosi stated the previous phase is not built out but there are homes being built in the phase. Mr. Lauderdale stated this is the third phase and a continuation of Phase 2. He stated there is a stub road to the north for future development if needed. He then stated this phase will have the same covenants as the previous phases. Mr. Lauderdale stated they have spoken to the Fire Department and are aware that sprinkler systems will be required for the homes in this phase of the development.

Mr. Ryan asked what the minimum home size is for the development. Mr. Trent Ross stated the minimum house size is 2,500 sqf. Mr. Ryan asked what the typical home size is built in the development. Mr. Ross stated the typical home size built in the development is 3,000 sqf.

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

Mr. Charles White – 8701 Holly Springs Rd - came forward and stated he is concerned with the creek running through the property.

Ms. Lovorn made a Motion and Mr. Cowan seconded the Motion to approve the Treadway Creek Sec. C application for preliminary approval of 26 lots on 49.63 acres conditioned upon the homes on Lots 15-40 be sprinkled. The Motion passed with a unanimous vote.

- b. Jordan Valley Subdivision (SUB-000053-2021) – Application is for preliminary subdivision of 34 lots on 76.05 acres. Identified as Parcel #3-06-5-21-00-0-00004-00, located on the north side of Holly Springs**

**Road and east of Edwards Place Road in Section 20 & 21, Township 3, Range 6 is zoned A (District 5)
Applicant: William Hawks**

Mr. Hopkins presented the Jordan Valley Subdivision application for preliminary subdivision of 34 lots on 76.05 acres. Mr. Michael Hawks and Mr. Adam Hawks were present to represent the application.

Mr. Ryan asked what the setbacks are for this property. Mr. Cardosi stated the setbacks are 50 ft for the front, 40 ft for the rear and 15 ft for the sides.

Mr. Arnett asked if anything needs to be done about the ditch on the property. Mr. Cardosi stated the floodplain will need to be revised either via a LOMR-F or homes built 2 ft above base flood elevation.

There was discussion about floodplain, LOMR-F and base flood elevations.

Mr. Ryan asked how the developer will address the floodplain issues. Mr. Hawks stated they will do a cost study and will do whatever is most feasible.

Mr. Haslip asked what the minimum square footage of the homes will be. Mr. Hawks stated the homes will be 2,300 sqf heated.

Mr. Haslip asked what type of covenants the adjoining subdivision, Edwards Place, has. Mr. Hawks stated Edwards Place Subdivision has 3 acre lots and allows for mobile homes. Mr. Ryan asked if mobile homes be allowed in the proposed development. Mr. Hawks stated that mobiles will not be allowed.

Mrs. Shannon asked if there will be a stub road to the property to the north. Mr. Cardosi stated it is not feasible to stub to that property because of how much fill would be required.

Mr. Ryan asked where the water will go if the property is raised to bring it out of the flood. Mr. Cardosi explained it will be modeled and engineered to be a no rise.

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

Gerald Smith – 7680 Holly Springs Road – came forward and stated he is concerned that he will lose land because of the cul-de-sac. Mr. Hawks stated the cul-de-sac will be entirely on the proposed site.

Mr. Ryan asked if they will know which way they will address the flood on the property by the time the development is presented for final approval. Mr. Cardosi stated they will as the roads will be in at that time. Mr. Haslip stated only 4-5 lots will need to be addressed due to flood issues.

Mr. Haslip asked if there will be a deceleration or turn lane. Mr. Cardosi stated after it is reviewed by engineering he expects one to be required.

Mr. Haslip made a Motion and Mr. Reeves seconded the Motion to approve the Jordan Valley Subdivision application for preliminary subdivision of 34 lots on 76.05 acres conditioned upon a deceleration lane be installed on both sides of the entrance. The Motion passed with a unanimous vote.

- c. Hundred Acre Woods Subdivision (SUB-000056-2021) – Application is for preliminary subdivision of 7 lots on 38.45 acres. Identified as Parcel #4-08-6-14-00-0-00003-00, located on the south side of Wheeler Road and east of Robinson Gin Road in Section 14, Township 4, Range 8 is zoned A (District 5)
Applicant: Joseph Whitfield/R&H Engineering**

Mr. Hopkins presented the Hundred Acre Woods Subdivision application for preliminary subdivision approval of 7 lots on 38.45 acres. Mr. Joe Whitfield was present to represent the application.

Mr. Fiveash asked if there is a stub road. Mr. Cardosi stated there is a stub road.

Mr. Joe Whitfield stated there was one access point on Wheeler Road. He stated Lot 7 will back up to the start of the Arkabutla Flowage Easement. He then stated there are some blue line streams on the property and they will have to do a study to see what can be done with that portion of the property. Mr. Whitfield stated he intended to do 30-35 lots in the entire development, but will have to wait and see what the study says. The current lots are no smaller than 3 acres, but if they can get water to the site they may have smaller sites in the future.

Mr. Ryan made a Motion and Ms. Lovorn seconded the Motion to approve the Hundred Acre Woods Subdivision application for preliminary subdivision approval of 7 lots on 38.45 acres. The Motion passed with a unanimous vote.

7. Final Subdivision

- c. Rowsey Crossing (SUB000031-2021)- Application is for subdivision of 28 lots on 94.6 acres Property is located on the east side of Fogg Rd and south of Oak Grove Rd, identified as parcel # 308420000 0000501 in Section 20, Township 3, Range 08 (District 5)
Applicant: Eagle Land Co**

Mr. Hopkins presented the application for the Rowsey Crossing for final subdivision of 28 lots on 94.6 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Ryan asked about the restrictions for developing in the wetlands. Mr. Cardosi stated Mr. Lauderdale could better explain that.

Mr. Lauderdale stated the roads are being constructed and have been approved by the County engineer. He then stated there is a wetlands issue and it is designated on the plat.

Mr. Fiveash asked if there are any issues with the driveways crossing the wetland. Mr. Lauderdale stated they have to mitigate any work done in the wetlands and the developer had to buy 1 acre of credit from the wetland bank to build the driveways and the road.

Mr. Ryan asked if they were able to retain all the lakes. Mr. Lauderdale stated that they were able to retain all the lakes.

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve the Rowsey Crossing for final subdivision of 28 lots on 94.6 acres. The Motion passed with a unanimous vote.

d. Williams Ridge, Ph. 2 (SUB-000057-2021) – Application is for final subdivision plat approval of 56 lot on 24.84 acres. Subject property identified as Parcel # 2-07-5-22-00-0-00001-00, located east of the intersection of Starlanding Road and Getwell Road in Section 22, Township 2, Range 7 and is zoned PUD. (District 5) Applicant: Kreunen Farms, LLC

Mr. Hopkins presented the Williams Ridge, Ph 2 application for final approval of 56 lots on 24.84 acres. Mr. Nicholas Kreunen was present to represent this application.

Mr. Ferguson asked if there is space dedicated to allow for Starlanding Road to continue. Mr. Kreunen stated in phases 4, 5, and 6 they will coordinate with the County and City of Southaven for the continuance of Starlanding Road. Mr. Ryan asked if the Starlanding Extension will be a boulevard. Mr. Kreunen stated it will be a boulevard and their plan will put Starlanding Road back on the section line.

Mr. Ferguson asked if the development will connect to Windermere Subdivision. Mr. Kreunen stated it will not connect per a requirement of approval by the Board of Supervisors. Mr. Cardosi stated that staff is requesting a stub road should the decision to connect ever change.

Mr. Ryan made a Motion and Mr. Haslip seconded the Motion to approve Spring Hill Minor Lot application for Final Approval of 3 lots on 15.21 acres to include a waiver of the maximum easement length. The Motion passed with a unanimous vote.

e. Watson Place, Section C (SUB-000059-2021) – Application is for final subdivision plat approval of 69 lot of 27.94 acres. Identified as Parcel #2-07-6-24-00-0-00008-02. Subject property is located on the east side of Laughter Road and east side of Pleasant Hill Road in Section 24, Township 2, Range 7 and is zoned PUD. (District 5) Applicant: Bridgforth Properties

Mr. Hopkins presented the Watson Place, Sec. C application for final supervision of 69 lots on 27.94 acres. Mr. Joe F. Lauderdale was present to represent the application.

Mr. Fiveash asked if the lots on Laughter Road will have access to Laughter Road. Mr. Cardosi stated they will not.

Mr. Fiveash asked if there will be anymore phases to this development. Mr. Lauderdale stated this is the last phase of this development.

Mr. Ryan asked which lots are on the LOMR-F. Mr. Hopkins stated the lots in the rear of this section.

Mr. Ryan asked if the lake in the development is an old quarry. Mr. Lauderdale stated no, it was used for dirt to raise the land. Mr. Ryan asked if the HOA will maintain the lake. Mr. Lauderdale stated the HOA will maintain the lake.

Mr. Ryan asked what the minimum home size is for this development. Mr. Lauderdale stated he is not sure, the home sizes are different for different lots. Mr. Cardosi stated the home sizes range from 1600-2500 sqf.

Mr. Ryan made Motion and Mr. Arnett seconded Motion to approve the Watson Place, Sec. C application for final supervision of 69 lots on 27.94 acres. The Motion passed with a unanimous vote.

8. Minor Lot

- a. Willie Cook Minor Lot (SUB-007601-2021) - Final Approval of 2 lots on 3.00 acres to include a waiver of easement width. Identified as Parcel # 2066130000001300. Subject property is located on the north side of Miller Road and east of Bethel Rd in Section 13, Township 2, Range 6 and is zoned A-R (District 1)
Applicant: Willie Cook**

Mr. Hopkins presented the Willie Cook Minor Lot application for final approval of 2 lots on 3.00 acres to include a waiver of the easement. Mr. Willie Cook was present to represent the application.

Mr. Fiveash asked what the length of the easement is. Mr. Cardosi stated the easement is 1,044 ft.

Ms. Lovorn asked if this property is behind his property. Mr. Cook stated it is.

Mr. Ryan made a Motion and Mr. Cowan seconded the Motion to approve the Willie Cook Minor Lot application for final approval of 2 lots on 3.00 acres to include a waiver of the easement. The Motion passed with a unanimous vote.

- b. Cermeno Minor Lot, Second Rev (SUB-000055-2021) - Final Approval of 4 lots on 23.88 acres to include a waiver of easement width. Identified as Parcel # 2-09-1-01-00-0-00015-00. Subject property is located on the east side of Poplar Corner Road and north of Church Road in Section 01, Township 02, Range 09 and is zoned A-R (District 3)
Applicant: Raquel Cermeno**

Mr. Hopkins presented the Cermeno Minor Lot, Sec. Rev. application for final approval of 4 lots on 23.88 acres to include a waiver of the easement. Ms. Raquel Cermeno was present to represent the application.

Mr. Ryan asked what the length of the easement is. Mr. Cardosi stated the easement is 1,621 ft.

Mr. Ryan asked if the split is for family. Ms. Cermeno stated it is for family.

Ms. Lovorn made a Motion and Mr. Haslip seconded the Motion to approve the Cermeno Minor Lot, Sec. Rev. application for final approval of 4 lots on 23.88 acres to include a waiver of the easement. The Motion passed with a unanimous vote.

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