



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
July 28th, 2022**

1. **Call to Order**
2. **Invocation**
3. **Roll Call**
4. **Approval of Minutes – June 30th, 2022**

5. **Preliminary Subdivision**

- a. **The Reserves at Lee Corner (SUB-007749-2022) –**
Application is for preliminary subdivision of 10 lots on 19.95 acres. Identified as Parcel #308112000 0000500. Subject property is located on the west side of Lee Rd and south of Hidden Acres Dr in Section 12, Township 3, Range 6 (District 1)
Applicant: John 3:17 Properties, LLC

6. **Final Subdivision**

- a. **Reserves at Camp Creek, Ph 2 Subdivision (SUB-007747-2022) -** Application is for approval of final subdivision of 25 lots on 23.99 acres, identified as Parcel # 307101000 0000800, located on the east side of Laughter Road and south of Byhalia Road in Section 1, Township 3, Range 7 and is zoned PUD (District 5)
Applicant: Miller Farms, LLC
- b. **Crosswinds, Ph 1 Subdivision (SUB-007751-2022) -** Application is for approval of final subdivision of 45 lots on 21.43 acres, identified as Parcel #306305000 0001501 East side of Craft Rd and south of Byhalia Rd in Section 5, Township 3, Range 6 and is zoned PUD (District 5)
Applicant: M & R Associates

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, July 28, 2022, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: David Arnett, Selena Baker, Julius Cowan, Scott Ferguson, Floyd Fiveash, Len Lawhon, Steve Reeves, Greg Ryan, Jeanne Shannon and B. G. Smith. Staff members present included Bennie Hopkins, Ashley Hendricks, Mauri Staten and Tony Nowak, Board Attorney.

Planning Commission Chairperson Mrs. Shannon called the meeting to order and asked whether any of the Commissioners recommended changes to the Minutes dated June 30, 2022. No changes were suggested. Mr. Ferguson made a Motion to approve the minutes as presented. Mr. Fiveash seconded the Motion. The Motion passed with a unanimous vote.

7. Preliminary Subdivision

- a. The Reserves at Lee Corner (SUB-007749-2022) – Application is for preliminary subdivision of 10 lots on 19.95 acres. Identified as Parcel #308112000 0000500. Subject property is located on the west side of Lee Rd and south of Hidden Acres Dr in Section 12, Township 3, Range 6 (District 1)
Applicant: John 3:17 Properties, LLC**

Mr. Hopkins presented The Reserves at Lee Corner application for preliminary subdivision of 10 lots on 19.95 acres. Mrs. April Perkins of 3765 Bright Rd. Hernando, MS was present to represent application.

Mr. Fiveash asked about the common open space on the North side of the property. Mrs. Perkins stated that the North side of the property was wooded and that she intends to leave it as a noise buffer.

Mr. Fiveash asked if a “stub out” road would be installed and maintained as a county road. Mrs. Perkins stated that property to the south is agricultural land and is not suited for residential development and the owner of the property to the north has no desire to ever subdivide. She stated the only spot that would make sense for the stub road would be to the north by the culdesac.

Mr. Arnett asked if this was a county road. Mr. Hopkins stated it is but will require a waiver because of the length with it being a culdesac.

Mr. Lawhon stated he had concerns with the length of the culdesac, but didn't feel it would be an issue if there was a stub road.

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

Mr. Lawhon made a Motion to approve The Reserves at Lee Corner application for preliminary subdivision of 10 lots on 19.95 acres, with the requirement that the “stub out” road be reflected on the Plat, either to the North or South, as a condition before final approval. Mr. Ryan seconded the Motion. The Motion passed unanimously.

8. Final Subdivision

- a. **Reserves at Camp Creek, Ph 2 Subdivision (SUB-007747-2022) - Application is for approval of final subdivision of 25 lots on 23.99 acres, identified as Parcel # 307101000 0000800, located on the east side of Laughter Road and south of Byhalia Road in Section 1, Township 3, Range 7 and is zoned PUD (District 5)
Applicant: Miller Farms, LLC**

Mr. Hopkins presented Reserves at Camp Creek, PH 2 Subdivision application for Final Approval of 25 lots on 23.99 acres. He stated the application substantially conforms to the preliminary plat.

Mr. Ryan made motion to approve Reserves at Camp Creek, PH 2 Subdivision application for Final Approval of 25 lots on 23.99 acres. Ms. Baker seconded motion. Motion passed unanimously.

- b. **Crosswinds, Ph 1 Subdivision (SUB-007751-2022) - Application is for approval of final subdivision of 45 lots on 21.43 acres, identified as Parcel #306305000 0001501 East side of Craft Rd and south of Byhalia Rd in Section 5, Township 3, Range 6 and is zoned PUD (District 5)
Applicant: M & R Associates**

Mr. Hopkins presented Crosswinds, Ph 1 Subdivision application for final subdivision of 45 lots on 21.43 acres. He stated the application substantially conforms to the preliminary plat. The application was represented by Nicolas Kreunen of 3629 college Rd.

Mr. Ryan made a Motion to approve Crosswinds, Ph 1 Subdivision application for final subdivision of 45 lots on 21.43 acres. Mr. Lawhon seconded the Motion. The Motion passed unanimously.

Mr. Ferguson made a Motion and Mr. Fiveash seconded the Motion to adjourn the meeting. The Motion passed unanimously.