



**DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
September 1th, 2022**

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

5. **Rezoning**

- a. **Hamilton Storage (Butler/Averette) (RZNE-000811-2022)**
Application is for a rezoning amendment of a C-4 rezoning. Subject property is located on the north side of Pleasant Hill and east of Getwell Rd, identified as parcel # 207827000 0001001 in Section 27, Township 2, Range 7 (District 5)
Applicant: Stanley Trezevant, III/Ben W. Smith

6. **Preliminary Subdivision**

- a. **Treadway Creek Sec C & D (SUB-007759-2022) –**
Application is for preliminary subdivision of 26 lots on 49.63 acres. Identified as Parcel #306827000 0001000. Subject property is located on the west side of Treadway Road and south of Holly Springs Rd in Section 27, Township 3, Range 6 and zoned A (District 5)
Applicant: FSB & Company

7. **Final Subdivision**

- a. **Treadway Creek Sec C (SUB-007760-2022) –** Application is for final subdivision of 23 lots on 41.83 acres. Identified as Parcel #306827000 0001000. Subject property is located on the west side of Treadway Road and south of Holly Springs Rd in Section 27, Township 3, Range 6 and zoned A (District 5)
Applicant: FSB & Company

- b. Treadway Creek Sec D (SUB-007761-2022)** – Application is for final subdivision of 3 lots on 7.8 acres. Identified as Parcel #306827000 0001000. Subject property is located on the west side of Treadway Road and south of Holly Springs Rd in Section 27, Township 3, Range 6 and zoned A (District 5)
Applicant: FSB & Company
- c. Ingrams Mill Sub. 1st Rev. of Lot 26 (SUB-007753-2022)** – Application is for final subdivision of 2 lots on 6.0 acres. Identified as Parcel #306827000 0001000. Subject property is located on the east side of Jason Way and north of Fairview Rd, identified as Parcel # 205828030 0002600 in Section 28 Township 2 Range 5 and zoned A (District 1)
Applicant: Lynn Adams

8. Minor Lot

- a. Rowell Minor Lot (SUB-007755-2022)** – Application is for final subdivision of 2 lots on 14.52 acres to include a waiver of the 4 to 1 ratio. Identified as Parcel # 308419000 0000101. Subject property is located on the south side of W. Oak Grove Rd and west of Fogg Rd in Section 19, Township 3, Range 8 and zoned A (District 5)
Applicant: Trey Rowell

The Desoto County Planning Commission met at 6:30 p.m. on Thursday, August 29, 2022, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Commission members were present: David Arnett, Julius Cowan, Randy Denton, Scott Ferguson, Floyd Fiveash, Murry Haslip, Jim Holland, Amelia Lovorn, Steve Reeves, Jeanne Shannon and B. G. Smith. Staff members present included Bennie Hopkins, Ashley Hendricks, Celeste Sanders and Sam Barber, 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 July 28, 2022. 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.

9. Rezoning

- a. Hamilton Storage (Butler/Averette) (RZNE-000811-2022)** Application is for a rezoning amendment of a C-4 rezoning. Subject property is located on the north side of Pleasant Hill and east of Getwell Rd, identified as parcel # 207827000 0001001 in Section 27, Township 2, Range 7 (District 5)
Applicant: Stanley Trezevant, III/Ben W. Smith

Mr. Fiveash made a Motion to open the public hearing for the Hamilton Storage rezoning and Mr. Haslip seconded the Motion. The Motion passed with a unanimous vote.

Mr. Smith recused himself.

Mr. Hopkins presented the application for Hamilton Storage rezoning amendment of a C-4 rezoning.

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

Mr. Ben Smith of 2700 Stonebrook Drive was present to represent the application along with Mr. Chance Walker. Mr. Smith stated the following:

- mini storage facility
- started in the 90's
- site plan only included what is out there now
- would like to amend the site plan to add more storage units
- the proposed building will improve the site
- simply expanding the site plan
- no outside storage
- will only have 3 employees at any given time
- probably only 1 person working at a time during business hours because everything is done on the phone now

Mr. Denton asked if there were any plans to upgrade the existing facility. Mr. Smith replied no.

Mr. Fiveash asked what kind of fence would be installed on this new part. Mr. Smith stated that it would be a security, chain link fence. He stated that this storage facility was there before the surrounding neighborhoods. Mr. Fiveash asked if there were lots that backed up to this site. Mr. Smith replied yes, there would probably be double fences – one on their site and one on the neighborhood lots. He stated that there would be a large landscaped area between the fences. Mr. Ferguson asked who would maintain the space between. Mr. Smith stated the owner of the storage facility would handle that.

Mr. Holland asked why this was a rezoning and Mr. Hopkins responded because they were amending the original C-4 zoning.

Mrs. Shannon asked if there were any other questions. There were none. Mrs. Shannon asked if there was anyone present to speak for or against this application. There was no one.

Mr. Ferguson made a Motion and Mr. Cowan seconded the Motion to approve the application for Hamilton Storage rezoning amendment of a C-4 rezoning. The Motion passed with a unanimous vote.

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

Mr. Smith rejoined the meeting.

10. Preliminary Subdivision

- a. **Treadway Creek Sec C & D (SUB-007759-2022) – Application is for preliminary subdivision of 26 lots on 49.63 acres. Identified as Parcel #306827000 0001000. Subject property is located on the west side of Treadway Road and south of Holly Springs Rd in Section 27, Township 3, Range 6 and zoned A (District 5) Applicant: FSB & Company**

Mr. Hopkins presented the application for Treadway Creek Sec C & D preliminary subdivision of 26 lots on 49.63 acres.

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

Mr. Trent Ross of 10355 Holly Springs Road was present to represent the application. Mr. Ross stated the following:

- continuation of Sec A & B -acre and a half lots
- last of the 2 phases -largest lot almost 3 acres

Mr. Haslip asked if these homes would be the same size and have the same covenants. Mr. Ross replied yes and the average house size would be 2500 square feet.

Mrs. Shannon asked if there were any other questions of the applicant. There were none. Mrs. Shannon asked if there was anyone present to speak for or against the application. There was no one.

Mr. Fiveash made a Motion and Mr. Denton seconded the Motion to approve the application for Treadway Creek Sec C & D application for preliminary subdivision of 26 lots on 49.63 acres. The Motion passed with a unanimous vote.

11. Final Subdivision

- a. **Treadway Creek Sec C (SUB-007760-2022) – Application is for final subdivision of 23 lots on 41.83 acres. Identified as Parcel #306827000 0001000. Subject property is located on the west side of Treadway Road and south of Holly Springs Rd in Section 27, Township 3, Range 6 and zoned A (District 5) Applicant: FSB & Company**

Mr. Hopkins presented the application for Treadway Creek Sec C final subdivision of 23 lots on 41.83 acres. Mr. Trent Ross was present to represent the application.

Mr. Haslip asked if every house in section C & D had to have a sprinkler system. Ms. Hendricks replied yes.

Mrs. Shannon asked if any of this section was in a floodplain. Mr. Hopkins replied that none of this section was in the floodplain. Mr. Hopkins stated that a small part of Section D was in the floodplain. When part of a subdivision is in the floodplain they have to comply. He stated that the preliminary had a drainage ditch coming through the property/

Mrs. Shannon asked if there were any other questions for the staff. There were none. Mrs. Shannon asked if there was anyone present to speak on this application. There was no one.

Mr. Fiveash made a Motion and Ms. Lovorn seconded the Motion to approve the application for Treadway Creek Sec C final subdivision of 23 lots on 41.83 acres. The Motion passed with a unanimous vote.

- b. Treadway Creek Sec D (SUB-007761-2022) – Application is for final subdivision of 3 lots on 7.8 acres. Identified as Parcel #306827000 0001000. Subject property is located on the west side of Treadway Road and south of Holly Springs Rd in Section 27, Township 3, Range 6 and zoned A (District 5)
Applicant: FSB & Company**

Mr. Hopkins presented the application for Treadway Creek Sec D final subdivision of 3 lots on 7.8 acres. Mr. Trent Ross was present to represent the application.

Mr. Haslip asked why there was a Sec C & D. Mr. Ross stated that the road department and the county wanted it done that way because they have to put in a pipe and turnaround in this section for emergency access.

Mr. Haslip made a Motion and Mr. Fiveash seconded the Motion to approve the application for Treadway Creek Sec D final subdivision of 3 lots on 7.8 acres. The Motion passed with a unanimous vote.

- c. Ingrams Mill Sub. 1st Rev. of Lot 26 (SUB-007753-2022) – Application is for final subdivision of 2 lots on 6.0 acres. Identified as Parcel #306827000 0001000. Subject property is located on the east side of Jason Way and north of Fairview Rd, identified as Parcel # 205828030 0002600 in Section 28 Township 2 Range 5 and zoned A (District 1)
Applicant: Lynn Adams**

Mr. Hopkins presented the application for Ingrams Mill Sub. 1st Rev. of Lot 26 for final subdivision of 2 lots on 6.0 acres. Mr. Lynn Adams was present to represent the application.

Mr. Adams stated the following:
-both lots have wells

-both lots have treatment plants
-have been trying to contact adjacent property owners. One is vacant land and have been able to get that signature.

Mr. Fiveash asked if the easement went back to the second lot and how long is the easement. Mr. Adams replied that yes, the easement went back to the second lot and it was around 450 feet long.

Mr. Haslip asked if the second mobile home was going to remain. Mr. Adams said yes, the second one was approved in 2010. He said that his son was living in the mobile home in the front and that he planned to sell the one in the back.

Mrs. Shannon asked if there were any other questions. There were none. Mrs. Shannon asked if there was anyone present to speak for or against. There was no one present.

Mr. Haslip made a Motion and Mr. Cowan seconded the Motion to approve the Ingram Mill Sub. 1st Rev. of Lot 26 for final subdivision of 2 lots on 6 acres contingent on Board of Supervisor determination of who is directly affected – other property owners. The Motion passed with a unanimous vote.

12. Minor Lot

- a. Rowell Minor Lot (SUB-007755-2022) – Application is for final subdivision of 2 lots on 14.52 acres to include a waiver of the 4 to 1 ratio. Identified as Parcel # 308419000 0000101. Subject property is located on the south side of W. Oak Grove Rd and west of Fogg Rd in Section 19, Township 3, Range 8 and zoned A (District 5)
Applicant: Troy Rowell**

Mr. Hopkins presented the application for Rowell Minor Lot final subdivision of 2 lots on 14.52 acres to include a waiver of the 4 to 1 ration. Mr. Troy Rowell was present to represent the application.

Mr. Rowell stated he had no further comments. Mr. Fiveash asked if he was going to build or was he subdividing to sell. Mr. Rowell stated he was going to sell. He stated that he originally bought to build but his family moved so he is going to sell the property.

Mr. Holland made a Motion and Mr. Ferguson seconded the Motion to approve the application for Rowell Minor Lot final subdivision of 2 lots on 14.52 acres that includes a waiver of the 4 to 1 ratio. The Motion passed with a unanimous vote.

Mr. Ferguson made a Motion and Mr. Smith seconded the Motion to adjourn the meeting. The Motion passed with a unanimous vote.