

The DeSoto County Planning Commission met at 7:00 p.m. on Thursday, March 13, 2003, in the Third Floor Boardroom of the Administration Building of DeSoto County located at 365 Loshier Street, Hernando, MS. Commissioners present were Paul Whitfield, Claudia Niebanck, Mitch Mitchell, Ed Williams, Jimmy Maxwell, Robin James, Charles McNemar, Larry Sykes, Julius Cowan, Leonard Lindsey, and Mike Robison. Planning Commission Staff included Merritt Powell, Director of the DeSoto County Planning Commission, Michael Garriga, DeSoto County Planner, Jim McDougal, DeSoto County Transportation Coordinator, and Tony Nowak, County Attorney.

Chairman Mike Robison called the meeting to Order at 7:00 p.m. He stated that this was a specially called meeting of the Planning Commission and that the only purpose of tonight's meeting was to review and to consider the application of Memphis Stone and Gravel to develop its property known as **Madison Lakes** – A Planned Community (Madison Lakes). The application is to rezone 483.81 acres from Agricultural-Residential to Planned Unit Development and is located in Section 5, Township 2, and Range 6. After a prayer and calling of the roll, Mr. Robison recognized Michael Garriga, the County Planner.

Mr. Garriga began by distributing a letter regarding the project, the DeSoto County Planning Office received from the City of Hernando, MS – he also read the letter aloud. The letter contained three requests by the City regarding the application including 1) reducing the area of some of the commercial areas, 2) eliminating the retirement area, and 3) increasing some lot sizes. In addition, the letter stated that the Hernando Mayor and Board of Aldermen would review this application on March 18, 2003 to determine the conditions under which sewer service would be provided to the development. Whereupon, some discussion ensued between the Staff and the Commission regarding whether or not the DeSoto County Planning Commission should hear this application this evening. The consensus was that the Commission should hear this application this evening because if no sewer is provided by the City of Hernando, or the State authorities do not approve a central sewer system, there would be no development anyway.

At this point, Mr. Robison recognized Mr. Bob Dalhoff, a principal in the firm DalhoffThomasDaws, the designers of this project. Mr. Robison asked Mr. Dalhoff if he was seeking approval of the project this evening, or merely the input of the Commission. Mr. Dalhoff replied that he was seeking a vote on the application this evening, and that he was there to address the staff comments and other issues.

Mr. Robison then recognized Mr. Garriga, and Mr. Garriga read and explained the Staff Report for this application.

At the conclusion of the presentation of the Staff Report, Mr. Robison asked the Commission if anyone thereon had any questions of the Staff. Mr. Robison began the questioning by asking about the confluence of Green T Road and this project. Mr. Garriga responded by saying that there had been some discussions with the County Supervisor for this district and that the County would request that 53' from the center of Green T Road of right-of-way be dedicated to the County. Ms. Niebanck asked the next

question by suggesting that Mr. Garriga review the permitted uses columns. Mr. Garriga reviewed these columns and answered that the only permitted use that had been struck to date was "Service Repair Shop." Mr. Williams asked the next question of Mr. Dalhoff regarding the disposition of the property that lays just east of the Ready property. Mr. Dalhoff acknowledged that those lots had been removed from the project. Mr. Lindsey asked whether or not "pinball machines and arcades" had been stricken from the permitted uses, and then asked whether or not a Kinko's type shop would qualify as a "print shop." Mr. Garriga responded by saying that "pinball machines and arcades" had not been stricken. Mr. Powell added that a Kinko's type establishment would qualify as a "print shop." Since there were no other questions from the members of the Planning Commission at this time, Mr. Robison recognized Mr. Bob Dalhoff to address the Commission.

Mr. Dalhoff introduced himself to the Commission and explained his theories of planned residential developments. He said that he was about "creating neighborhoods, not zoning districts," and that he studied and implemented principles of "smart growth" as put forth by the American Planning Association and others. He then said that he had some overhead slides he wanted to show the Commission and proceeded to do same. There were a total of nine (9) slides that exhibited pictures of residential developments that employed principles of "smart growth" and contained lots ranging in area from 4500 to 6000 square feet. He concluded this portion of his presentation by saying that what we have here is land that is/has been used for mining operations, but is now ready for its next phase of use. He added that this project was his second mining reclamation/design project, with Halle Plantation in Collierville, TN being his first.

Mr. Dalhoff directed his attention to explaining the "change in the neighborhood" requirement for zoning changes. He said that the extension of McIngvale Road north to Green T Road, along with the construction of Highway 304/Interstate 69 just north of this property combined to create the infrastructure for population growth in the northeast part of the City of Hernando and adjoining areas of the County. He added that the City of Hernando had approved and had experienced new residential development just to the west of this subject property, and that those developments contained lots as small as 6,000 square feet. Moreover, the electrical substation just north of this property and located on Green T Road showed that the utility companies were seeing and preparing for population growth in this area. He concluded this portion of his presentation by saying that there is always a need for well-planned residential communities and neighborhoods, and that the time was now to begin the reclamation process for this property.

Mr. Dalhoff began the next part of his presentation by addressing the project attributes themselves. He said that the density measurements of this project were well below the allowed density for the area, i.e., 2.2 units per acre vs 3.5 per acre. He continued by saying that this project would contain 851 single family houses that would comprise approximately \$170M in housing value. Another constituent of this project is the retail/office commercial space that would cause the entire project to be valued at more than \$200M. Mr. Dalhoff then presented a series of overhead slides to illustrate various aspects of the project.

The first overhead slide was the Boundary Plot Plan, which represented the outlines of the project per the roads that surround it, i.e., Byhalia Road to the south and east, McIngvale Road to the west, Green T Road to the north, and Tchulahoma Road to the northeast. This overhead slide was followed by the exhibition of an aerial photo slide. Mr. Dalhoff noted that observation of the aerial photo indicated that the neighborhood around this project contained a mix of people and income levels.

The next slide illustrated the Land Use Plan for the project. Mr. Dalhoff commented that the project was designed to accommodate seven residential markets. He added that some comments from the City of Hernando said that the 30,000 square feet lots along the eastern edge of the project should be incorporated into the remainder of the development, and that neither he, nor the developer, objected to this suggestion. In response to a question that wanted clarification of this issue, Mr. Dalhoff said that some discussions had suggested either that the lots be incorporated into the remainder of the development or that some of the lots in that location be removed such that only five lots would remain. Continuing his presentation, Mr. Dalhoff said that the remaining lot sizes along with the proposed minimum house square footage of heated space would be as follows:

Square Feet of Lot	Minimum House Size – Heated Space
30,000	2,200
15,000	2,200
12,000	2,000
10,000	1,800
8,000	1,800
6,000	1,800

In concluding this portion of his remarks, Mr. Dalhoff stated that all houses would have two car garages. He responded to a question about the general size of square footage in houses on 6,000 square feet in Hernando by saying that such houses generally contained 1,800 square feet.

The next item addressed by Mr. Dalhoff was the park areas. In discussions with representatives of the City of Hernando, it was learned that the City was in need of, and wanted public facilities such as parks. In response to this need, the developers of this project decided to donate a park to the City of Hernando and that the park would contain approximately 16 acres and be located on the western side of the project. The City expressed concerns about the water located on this 16 acres, and so the developers agreed to remove the water.

Mr. Dalhoff then explained the office buildings and retail center areas of the project and said that both were similar to other structures of the same type located elsewhere in the County and City. He continued his comments by saying that the houses were designed in such a way as to look onto open spaces and render the viewer with a serene and peaceful psychological disposition. He said that golf courses, well-built and designed houses, and

open spaces attracted people, and that this project contained approximately 35% of open space.

Mr. Dalhoff took a few minutes to explain the theory of “smart growth” planning by saying that the primary idea behind “smart growth” planning is that developments are neighborhoods that encourage residents to walk throughout the area and to use extensively the “village commercial” areas and the common open areas. Typically, he continued, “village commercial” areas contain coffee houses, flower shops, small grocery stores, ice cream shops, etc. that encourage the local population to mix and mingle within the development. Mr. Dalhoff then displayed some “architectural images” to illustrate some design concepts for buildings within these types of areas.

Commissioner Mitchell began to ask some questions of Mr. Dalhoff beginning with what guarantees the County would have that the designs Mr. Dalhoff was showing would, in fact, manifest in this development. Mr. Dalhoff replied that the way these designs could be protected would be that design guidelines would be incorporated into the text of the rezoning document so that they would therefore be enforceable. Mr. Dalhoff explained his experience in writing design guidelines by saying that he had authored the design guidelines for the City of Collierville, TN. Further, Mr. Dalhoff responded to a question from Commissioner James by saying that the pictures he was showing were of developments that were approximately ten years old, and that this development would house about 2700 residents.

The presentation continued with the exhibition of pictures depicting residential developments designed according to “smart growth” standards. The first series of pictures was of houses in the Bailey Station area of Shelby County, TN. These houses contained minimum square footage of 1800, were generally about forty-five feet in width, had rear service drives, and ranged in price in the \$200K. The next series of pictures showed houses in the Bailey Station area of Shelby County, TN, and depicted 2200 square feet homes on 7000 square feet lots. The last series of pictures illustrated retail centers located in Germantown, TN, including the Forest Hill Center, et al.

The next part of the presentation centered around explanation of the retail center in this project. Mr. Dalhoff explained the concept of community retail in these types of developments, and said that community retail is just what it says it is, i.e., it should be a part of the neighborhood itself. In response to a question about the likeness of the community retail proposed in this project to other commercial development along McIngvale Road in Hernando, Mr. Dalhoff stated that the community retail proposed for this project would not resemble at all the other commercial development along McIngvale Road. To emphasize this point, Mr. Dalhoff showed some pictures of office/professional building development in upscale parts of the City of Memphis, and indicated that these structures resembled the structures that would be proposed for this project.

There was some discussion about dedication of road right-of-way, with the conclusion being that the owners of this project would dedicate the requested 53 feet from centerline.

This discussion concluded with Mr. Dalhoff explaining that one of the principles of “smart growth” was that land use should design the roadways, not the other way around.

The next item for presentation was the proposed retirement community. The discussion began by Mr. Dalhoff saying that this aspect of the proposal included a density average of ten units per acre, which was, Mr. Dalhoff said, well below the industry average of fifteen to twenty-two units per acre. Further explanation included the statement that elderly assisted living, as proposed here, was not the stereotypical one building structure. Rather, the theory of this development is transitional housing units, i.e., a series of residential structures ranging from small cottage type houses that would be for minimal care residents to a structure that could accommodate maximum care residents. An example of this type of development was a development of four-plexes that exists in Bailey Station and Schilling Farms in Shelby County, TN. Further discussion of this proposal included statements regarding the fact that the retirement community part of the proposal was designed to service multiple markets within the assisted living community. Mr. Dalhoff added that this type of community can easily be regulated by an “Elderly Living Ordinance” similar to the one that is in use in Germantown, TN.

Mr. Dalhoff concluded this part of his presentation by addressing issues such as the sidewalk plan within the community, the road network within the project, and that the lake within that portion of the project that will be dedicated to the City of Hernando will be removed. Comments about these issues included the fact that the sidewalk circulation was designed to facilitate walking within the neighborhood, and that the road network was designed to reduce traffic speed for the safety of both drivers and pedestrians.

At this point, Mr. Dalhoff told the Commission he had concluded his initial presentation and would now begin to address the Staff Concerns and Recommendations contained in the Staff Report. He began by discussing the Site Review Committee Comments section of the Staff Report. Under Item No. 1 regarding the need for the retirement community, Mr. Dalhoff stated that in 2030, the Census Bureau projects that 20% of the population will be older than the age of 55. He continued by saying that DeSoto County today has a population of 122,000, and therefore, if one simply multiplies that 122,000 by the 20% projection, there would be a need for assisted living for over 20,000 persons.

At this point, Chairman Robison directed Mr. Dalhoff’s attention to Item No. 1 under the General Section of the Staff Concerns and Recommendations and asked Mr. Dalhoff to address the change or mistake rule required for all rezonings. Mr. Dalhoff replied to this request by citing the population growth just mentioned, along with the recent subdivision addition of approximately one hundred houses to the west and northwest sides of this project. More specifically, Mr. Robison asked Mr. Dalhoff to explain the need for the commercial developments proposed in this project. Mr. Robison further stated that the City of Hernando wanted some of the commercial currently slated for the southwest portion of the project to be shifted to the northwest corner of the project. Mr. Dalhoff stated that further evidence of the need for this commercial development was the fact that the substantial residential construction taking place in the area was being done with little or not commercial development in order to service those residences. Mr. Dalhoff added

that there was additional residential development along McIngvale Road, and that those residents did not have any local commercial services available to them either.

Mr. Robison then directed Mr. Dalhoff's attention back to the retirement community discussion, and Mr. Dalhoff continued by saying that the projected population for DeSoto County in the year 2030 was 208,012, with approximately 41,602 of those persons being "seniors." Typically, Mr. Dalhoff said, seniors do not want to concern themselves with the upkeep of a large house and property, and therefore, look to situations that allow or call for much less maintenance. He added that if in the event that there was not a market for senior or assisted living, this area would be converted to standard residential homes. In reply to a question about this phase, Mr. Dalhoff explained that this retirement community was designed to service different markets by offering differing standards of care. He explained the density measurements by citing the City of Germantown, TN's Ordinance. Concluding this portion of the discussion, Mr. Dalhoff said that the phasing of this project, including the elderly care portion, will be a response to the market.

Mr. Dalhoff then moved to Item No. 2 of the Site Review Committee Comments Section of the Staff Report regarding removal of the 6,000 square foot lots, and asked the Commission why the 6,000 square foot lots should be removed when they would contain homes valued at \$200K. Mr. Dalhoff was informed that the Planning Commission policy was that the minimum square footage of lots in the unincorporated part of the County was 7,500 to 8,000. While acknowledging that some of the 6,000 square foot lots in the County were not very attractive, Mr. Dalhoff stated that the 6,000 square foot lots proposed here would be in the town center area, and would contain backyards in the 30 to 40 feet in length category. In responding to a comment from Mr. Robison, Mr. Dalhoff said that an alderman for the City of Hernando had positive comments for the existence of 6,000 square foot lots in this development. At this point, discussion moved to the village retail part of the project, and Mr. Dalhoff and the Commission engaged in a discussion about the uses permitted therein, with Mr. Dalhoff explaining the concepts of vehicular retail and pedestrian retail.

The next Item for discussion was No. 4 in the Site Review Committee Comments portion of the Staff Report regarding water. Mr. Dalhoff stated that two homeowner's associations would be created – one would be a master homeowners' association for the entire project, and then there would be sub-homeowners' associations. He continued by saying that these homeowners' associations would be responsible for maintaining the grass and the water, and that a dues structure for membership would be designed. He acknowledged that all water ponds/lakes in subdivisions are somewhat problematic, but that their difficulties were out-weighed by the amenity they provided to the area. Responding to a question from Mr. Robison, Mr. Dalhoff said that the ally-ways in the project would be maintained on a private-individual basis.

The next Item discussed was No. 5 in the Site Review Committee Comments portion of the Staff Report regarding the use of the mining pits as lakes. Mr. Dalhoff replied to this Item by showing a graphic that illustrated how the sloping of the pits would occur.

The next Items for discussion were Nos. 5, 6, and 7 of the Site Plan portion of the Staff Report. With regard to Item No. 5, Mr. Dalhoff agreed to reduce the commercial square footage on the southwest corner of the project if the market demand was not there and add office development as the market demanded, and move same to the northwest corner of the project, and to do so on an acre for acre basis. In addition, Mr. Dalhoff agreed to turn Area 18 of the project into office space rather than retail space (Item No. 6), and further, he agreed to have only three curb cuts in the office location on the southwest side of the project (Item No. 7).

At this point, a general discussion ensued between and among various Commission members and the representatives of the developer regarding the commercial acreage and the curb cuts along the southwest portion of the project, as well as the pedestrian access to that commercial area. Discussion was heard that the commercial area in the southwest portion of the project needed to be greater than three acres, and that even fourteen acres would not really be sufficient. The proposal suggested that there be at least twelve acres of commercial on the southwest corner of the project, with another sixteen acres of commercial on the northwest corner of the project. It was agreed that there would be three curb cuts accessing the office on the southwest part of the project, with an additional one curb cut to be shared by the office and the commercial acreage. Additional discussion centered around pedestrian access to the commercial acreage on the southwest corner of the project. Some Commissioners expressed their opinions that there should be pedestrian access to the commercial acreage from the interior of the project, but Mr. Dalhoff mentioned that the design of the commercial was such that the developers wanted pedestrians to enter the commercial from its frontage. Another discussion point was whether or not the lots in the northwest part of the project that contained front and rear access could perhaps share driveway access, in order to cut down on the number of curb cuts.

The next Item discussed was No. 12 in the Site Plan Section of the Staff Report regarding a site plan for the assisted living/retirement homes. Mr. Dalhoff responded by displaying his site plan for this area.

The next Item discussed was No. 15 of the Infrastructure Section of the Staff Report regarding underground utilities. Mr. Dalhoff agreed that the utilities for this project would go underground.

Item No. 19 of the Miscellaneous Section of the Staff Report was discussed next, and this Item was in regard to assurances about the filling/reclamation of the gravel pits. Mr. Dalhoff stated that all areas where the gravel pits are/were must be tested for compaction (Mr. Powell noted that the Federal Emergency Management Agency requirement is for 95% compaction) and adherence to the slope requirements of the County Ordinances.

Regarding Item No. 22 of the Engineering Department Comments, Mr. Dalhoff agreed that the eastern intersection would function better if it were moved farther north and away from the "Y" intersection of Tchulahoma Road and Byhalia Road. There was then a brief discussion about cove distances in the project, with the agreement that the cove in

the northwesterly part of the development would remain. At this point, Mr. Dalhoff said the remainder of the Staff Report Comments were agreeable to him.

At this point, there was a brief discussion of the commercial uses allowed in Areas 16, 17, and 18, with the conclusion that Nos. 19 and 20, "Recreation center, arcade with video, pinball games" and "Repair and service shops for repair and servicing bicycles, electrical, radio, television, appliances, keys and similar articles" would be removed. Mr. Dalhoff also confirmed that the bays in the village commercial area would contain approximately 1,200 square feet each.

The Planning Commission took a break at this point, the time was 9:30 p.m.

Upon returning from the break, Commissioner Niebanck stated that she wanted to make sure the a permitted use for "houses of worship" was included in the text. Mr. Dalhoff agreed.

Chairman Robison, noting that there were no more questions or comments from the Planning Commission membership, asked whether or not there was anyone from the audience who wished to speak for or against this application.

The first person to address the Commission was George Ready. Mr. Ready and/or his family own the property that is surrounded by the project. He praised his working relationship with Memphis Stone and Gravel, Inc. and said that he believed they would do a good job with this project. He expressed his concerns as including the small lots inasmuch as the "character" of this area contained large lots and large houses. In addition, he said that he opposed an ingress/egress to the church because such an access would burden his property with both traffic and noise. Mr. Ready continued by saying that he would hope to see restrictive covenants for this project, as well as an architectural design committee established. He continued by saying that he was generally accepting of the commercial areas, although, in his experience, commercial areas tended to attract criminal activity. He suggested that streets and cul-de-sacs be sized so as to accommodate service trucks, and that barricades be constructed on the stub streets in order to half traffic. He stated that his restrictive covenants require 3000 square foot minimum house sizes, and he asked that this standard be upheld with regard to the houses surrounding his property, and that a minimum of 2000 square foot houses be required throughout the rest of the subdivision. He also liked the idea of side-loading garages.

Mr. Pope Tillman spoke next and said that he was concerned about the lack of infrastructure to handle the traffic that would be generated from 1000 lots with approximately 2000 cars. He added that he would like to see a drainage plan for the project because the east side of the project drains across Byhalia Road.

Mr. Christian Goldner spoke next and said that he did not believe the infrastructure for the project had been adequately addressed, particularly the road system.

Mr. Anthony Andries spoke next and also was concerned about infrastructure. He added that he was concerned about the water and drainage, especially in light of the West Nile Virus and other diseases. He finished his statement by saying that he was surprised the County allowed 6000 square foot lots, and that he was bothered that the roads and the schools could not adequately handle the increases in traffic/students that would occur because of this project.

Mr. Jim Rohn was the next person to speak and he said that he did not believe that the need for change requirement had been sufficiently addressed by the applicant. He said that he came to DeSoto County because of the big lots and big houses, and that it was not a mistake that he and others came to DeSoto County for those big houses and big lots. He ended his presentation by saying that he thought there should be minimum three acre lots with minimum 3000 square foot houses.

The next person to speak was Mr. Richard Dunlap. Mr. Dunlap said that he would prefer that the area be a gravel pit rather than this development. He added that 6000 square foot lots were not appropriate in this area, that the lots should be from three to five acres in area, that 1800 square foot homes are not in character with this neighborhood, and that the water ponds/lakes were dangerous for children.

Mr. James Ellis was the next person to speak. Mr. Ellis' primary concern was the runoff from the development inasmuch as there is floodplain in this area.

Mr. Larry Bellflower spoke next and said that he did not believe he had heard adequate discussion about the change in the neighborhood requirement. He argued that growth should be compatible with the neighborhood. He asked why the County was going to vote on this proposal tonight when the City of Hernando was about to annex it. He then questioned whether or not the school system would be able to accommodate the increase in child population that would result from this development.

The next speaker was Mr. Ray Jolly and he stated his concerns as being drainage, compatibility of lot and house sizes, and infrastructure – including roads.

The next speaker was Mr. Mort Abramson. He said that his concerns centered around the fact that emergency vehicles needed more room on the interior streets, and that he believed the density was much too high.

The next speaker was Mr. Bruce Niebanck. Mr. Niebanck stated that he was concerned with the growth of DeSoto County in general, and that he had learned some information that may be helpful to the Commission in making better decisions. He quoted from Page 8 of the application regarding the impact of the development on public facilities. He revealed some information he had learned that said that the national average of trips per day from a household was 9.6, and that the statistic for car trips per day per commercial acre was 81. He continued by saying that the average three bedroom house contained .67 school age children or two children per three units, which, in this project's case, would add approximately 570 kids to the school system. He concluded his remarks by

discussing the fact that school taxes in the County were about .45/100 whereas County taxes were approximately .90/100.

The last speaker was Mr. Winston Hoover. He said that his concerns were the lots bordering Byhalia Road, as well as the church, and the right-of-way issues.

Since no one else identified him/herself as wishing to speak for or against this application, Mr. Robison closed the comments from the audience, and recognized Mr. Dalhoff to comment on what he had heard from the audience. Before recognizing Mr. Dalhoff, however, Mr. Robison asked Mr. Garriga to address the road and drainage issues.

Mr. Garriga spoke and said that with regard to the roads, the Staff recommended that the developers leave Byhalia Road alone for now and pay in money in lieu of construction. He added that the City of Hernando wanted to maintain the “tree canopy” along Byhalia Road, and that it would be a good idea to add acceleration/deceleration lanes to the entrances of the property.

When Mr. Garriga completed his remarks, Mr. Dalhoff began to speak. He said that his understanding of the agreement with Mr. Ready was that only four lots would have minimum house sizes of 3000 square feet – he added that he thought they would have to agree to disagree because the economics simply will not work if all of the house sizes in that area are a minimum of 3000 square feet. Mr. Dalhoff continued by saying that the agreement also called for minimum square footage of houses on the east side of the Ready property to be 2000, and 1800 square feet on the west side of the Ready property.

There was some general discussion about the economics of an 1800 square feet house on a 6000 square feet lot versus a 3000 square feet house on a 6000 square feet lot. In addition, there was some general discussion about the meaning of the term “compatibility” with Mr. Dalhoff’s answer being that it meant “the future.”

Commissioner Whitfield spoke next and said that he would like to see a transition in house size starting from the south at the intersection with Byhalia Road that would begin at 3000 square feet and step down to 1800 square feet as the movement occurred toward the center of the project. Further, he said that if one looks at the Oak Dale Subdivision to the south of this project, minimum house sizes of 2800 square feet and minimum lot sizes of 20,000 square feet would be observed and that he believed there should be some degree of match between the house and lot sizes between these two subdivisions. More discussion commenced, and finally, it was decided that on the lots to the east of the Ready property, minimum house sizes would be 2800 square feet; houses along the north boundary line of the Ready property would be a minimum of 2200 square feet, houses along the western boundary of the Ready property would be a minimum of 2400 square feet, and houses along the western boundary of the church property would be a minimum of 2800 square feet.

Hereafter, several issues/items were discussed briefly and resolved.

Mr. Robison asked again what the need for the village commercial was, and Mr. Dalhoff replied that crime does not occur in these areas, and that this amenity was consistent with this type of development.

Mr. Lindsey asked about the sufficiency of the turnarounds in the roadways. Mr. Dalhoff replied that the road widths were sufficient and that the design of the roundabouts was sufficient.

Ms. Niebanck asked about the creation of a Board of Architectural Review. Mr. Dalhoff replied that a document that would create and organize one would be produced by his firm.

Mr. Robison stated that he wanted to be sure that the project eliminated the access to the project from the church property, and that the turnarounds and barricades would be sufficient and in place. Mr. Robison also said that he wanted to be sure it was clear that when the final plans for this project were submitted, the rules and regulations of the City of Hernando would apply to the project, and that if the retirement community area was not constructed as a retirement community, that area would revert to R-20 size lots, with houses containing a minimum square footage of heated space of 2800 square feet. Mr. Dalhoff assured him that all would be done according to the Commission's requirements.

With regard to the road system, Mr. Dalhoff stated that the developers would comply with all County Ordinances regarding same.

With regard to the drainage issues, Mr. Dalhoff stated that the developers would comply with all County Ordinances regarding same.

Mr. Robison asked Mr. Dalhoff to assure that the reclamation plans call for the designing the storage and drainage of the water because he wanted to be sure that the drainage structures would improve the area. Mr. Dalhoff agreed.

Mr. Merritt Powell spoke at this time and said that the construction materials for the houses had not been addressed in either the text or in the Commission discussion. He added that usually, construction of houses must contain at least 66% to 75% brick.

There was some general Commission discussion about how the area was and will change. In addition, some Commissioners expressed the opinion that school issues were matters for the Board of Education to resolve, not the County Planning Commission.

Mr. Whitfield stated that he believed the parking situation around the city park designated area needed to be addressed, but Mr. Dalhoff said that the City of Hernando said that they would resolve that issue.

In concluding the discussion, Mr. Dalhoff confirmed the addition of "houses of worship" to the permitted uses list, and, in reply to a question from Ms. Niebanck, said that the

only lighting in the project will be accent lighting, and that all signs will be ground-mounted.

At this point, Chairman Robison stated that he believed a planned unit development was better for this area than a straight zoning, and that he would like to see a revised document containing the changes made at this meeting, and then have some time to review it and think about it. Mr. Whitfield added that he would like to see the square footage of the houses placed on the lots as applicable.

Mr. Dalhoff then said that he would create a new document that contains the changes made this evening and would present the new document to the Commissioners.

Mr. Lindsey stated that he would like to see the changes and to review them, but that he did not see the need to rehear this case. In addition, he said that he still opposed 6000 square foot lots in the unincorporated part of the County.

Mr. Robison then proposed that a “straw vote” be taken with regard to this project, and there was no opposition to the project expressed in this vote. He added that he thought that when this application came before the Planning Commission on April 3, the only action that would need to be taken would be to vote on the application.

Mr. Lindsey offered a Motion to Carryover this case to the next Planning Commission meeting, and Mr. Mitchell seconded the Motion. The Motion passed unanimously.

There being no further business in front of the Commission, the Planning Commission adjourned at 11:30 p.m.

These Minutes were recorded and transcribed by Jim McDougal.