



**DESOTO COUNTY PLANNING COMMISSION  
ORDER OF ITEMS  
MARCH 31, 2005**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – March 3, 2005

**CONSENT AGENDA**

**MINOR LOT SUBDIVISIONS**

**Sims, Stephen (6345)** - Application is for 3 lots on 10.91 acres. Two lots of 3 acres each and one lot of 4.916 acres. Subject property is located on the east side of Myers Road and south of French Road, in Section 33, Township 3, Range 5 and is zoned Agricultural. (District 1) **\*\*\*MUST BE PLATTED AND RECORDED\*\*\***

**Woolsey, Milton (6347)** – Application is for 1 lot of 6 acres. Subject property is located on the south College Road and west of Bethel Road, in Section 14, Township 2, Range 6 and is zoned Agricultural-Residential. (District 1)

**Easley, Michael (6346)** – Application is for 2 lots on 10.50 acres. One lot of 1 acre and one lot of 9.36 acres. Subject property is located on the west side of Ross Road and south of Bethel Road, in Section 29, Township 2, Range 6 and is zoned Agricultural-Residential. (District 5)

**Dixon, Cythia (6351)** – Application is for 2 lots on 5 acres. Each lot is 2.5 acres. Subject property is located on the west side of Louise Road and south of Byhalia Road, in Section 5, Township 3, Range 5 and is zoned Agricultural. (District 1)

**Barnett, Jeremy & Chandra (6352)** – Application is for 2 lots on 5 acres. One lot of 1.5 acres and one of 3.46 acres. Subject property is located on the south side Star Landing Road and west of Highway 301, in Section 24, Township 2, Range 9 and is zoned Agricultural-Residential. (District 4)

**OLD BUSINESS**

**REZONINGS**

**OAKWOOD TRAILS (650)** – Application is to rezone 155 acres from Agricultural-Residential to PUD, Planned Unit Development. Subject property is located on the south side of State Line Road and east of Highway 301. Section 19, Township 1, Range 8 (District 3)

**OTHER ITEMS**

Scott Young – Stormwater Update

The DeSoto County Planning Commission met at 7:00 p.m. on Thursday, March 31, 2005, in the Third Floor Board Room of the Administration Building of DeSoto County located at 365 Loshier Street, Hernando, MS. Commissioners present included: Dennis Clemmer, Leonard Lindsey, Wade Carter, Frank Calvi, Robin James, Jimmy Maxwell, Charles McNemar, Len Lawhon, Joe Forsythe, Julius Cowan, Mike Robison and Pat Hefley. Planning Commission Staff present included Merritt Powell, Denise Dingman, Andy Swims & Scott Young, County Engineers, and Mr. Jody Neyman, Commission Attorney.

After the invocation, Chairman Mike Robison asked if there were any additions or deletions from the Minutes of the Planning Commission meeting held on March 3, 2005. Mr. Lindsey made a Motion to approve the minutes. Mr. Carter seconded the Motion. The Motion passed by a unanimous vote.

## **CONSENT AGENDA**

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Mr. Powell then announced the Consent Agenda. Mr. Powell announced the above items and stated that all the minor lots conform to the DeSoto County Zoning and Subdivision Regulations and are ready for approval, subject to dedication of road right of way, and health department approval. Mr. Calvi made a Motion to approve the Minor lots with staff recommendations. Mr. Cowan seconded the Motion. The Motion was approved by a unanimous vote.

**OLD BUSINESS**  
**REZONINGS**

**OAKWOOD TRAILS (650) – Application is to rezone 155 acres from Agricultural- Residential to PUD, Planned Unit Development. Subject property is located on the south side of State Line Road and east of Highway 301. Section 19, Township 1, Range 8 (District 3)**

Mr. Powell presented the application and the staff report to the Planning Commission. This item was carried over from the February 3, 2005 Planning Commission meeting. He then recognized Mr. Al Yearwood as being present to represent the application.

Mr. Robison asked if there would be curb and gutter. Mr. Powell answered saying all lots that are at least 100' wide do not require curb and gutter, anything smaller require them. Either way, they need sidewalks unless they request a waiver. Mr. Powell added saying the drainage easements need to be noted on the plat.

Mr. Yearwood began by reiterating the changes in the area that had been discussed last month. He then stated this project was brought before this board a few months ago in a different form. The density has since been reduced. He then talked about the changes in the area. This project is in close proximity to major roadways, there is adequate infrastructure in place to handle proposed uses, he then talked about the topography. Mr. Yearwood further stated it could be argued that a mistake was made in the zoning. The only factor used to determine this zoning was the fact that a portion of the property was in the floodplain of Horn Lake Creek. Based on the development in the surrounding area over the past 10 years, 1 acre lots are no longer being built in this area. Most major zoning studies call for greater consideration of higher density developments adjacent to major roadways, such as Stateline Road. These higher densities and heavy commercial uses are present to the east along this major roadway. A major sewer line also crosses the tract of land. The drainage problems associated with Horn Lake Creek could have been an overriding factor restricting development within the floodplain areas of this entire drainage basin. This should not have been allowed. Mr. Yearwood continued saying before 1993 there were approximately 200 lots built with approximately 80% being one-acre or larger. Most of these were built before sewers were available. Since 1993 over 2,040 residential units have been built. About 120 of these lots were 1 acre or larger, but since 1995 there have been no new 1 acre lots. Most of these lots have been in the 10,000 – 12,000 square foot range with some zero lot lines. In addition two large power plants have been built to the east along Stateline Road as well as other industrial and commercial facilities. In conclusion this area is scheduled to be annexed by the City of Southaven early this year. There has been a change in the area. Mr. Yearwood then explained the following:

- Site area
- Aerial Photo
- Survey
- Topography

- Flood Area Study
- Site Analysis
- Master Plan
- Drainage
- Landscaping
- Open Space
- Homeowners Association/Architectural control
- Entrances
- Fences

Mr. Yearwood continued saying they will try to preserve as many trees as possible along the west property line. All lots are at least 100' wide so curb and gutter is not required, but they are placing sidewalks on both sides of the road. The homes will be brick below the eave's with a minimum of 1,800 square feet with 2 car side or rear loaded garages. He added saying Walls Water will provide the water and sewer. We will also build the required roads. As far as the flooding, we will be sure to complete a "no rise certificate".

The board members and applicant also discussed numbers 13, 14, 15, 16, 18, and 21 of the staff report. Mr. Yearwood stated the homeowners will have direct control over the fences. Mr. Powell added saying the fences cannot be over 3' in front of the homes. Mr. Yearwood said there will be 149 lots in this development and all lots will be 20,000 square feet or larger.

Mr. Carter asked if there will be any trouble with the setbacks for the houses. Mr. Yearwood said "no" all lots are large enough to meet the setbacks.

Mr. Robison asked about the streetscape along State Line Road. Mr. Yearwood answered saying there will be a 4' berm with 50' on center with a split rail fence (vinyl or wood). Mr. Lindsey added saying he wants to be sure that whatever type fencing is built, they are kept up.

Mr. Carter stated that the "no rise" is very important with this development. Mr. Yearwood agreed.

Mr. Lawhon also requested at the appropriate time the applicant will discuss the drainage issues with the county engineer and that there will be note placed on the plat regarding the open ditches and drainage.

Mr. Clemmer asked if there will be two exits to State Line Road. Mr. Yearwood answered saying "yes".

Mr. Robison asked if there was anyone here for or against this application, there was none.

Mr. Lawhon stated the applicants are new to the area and wanted to commend them on a job well done, we are not in the design business, but he did the work this board had requested.

Mr. Carter then made a Motion to approve this application based on the changes in the area proven by the applicant with staff recommendations and that a “no rise certificate” will be completed to assure there will be a “no rise” in the Base Flood Elevation and that any major changes to this development be brought back before the Planning Commission Board. Mr. Forsythe seconded the Motion. The Motion was approved with a roll call vote of 12-0.

### **OTHER ITEMS**

Scott Young – Stormwater Update

At this time Mr. Young, Assistant County Engineer gave a brief presentation regarding storm water.

The items included:

- What is Storm water
- The effects of Urbanization
- Development Impacts on Water Quality
- Stormwater Phase 11
- Control Measures
- What can be done

There being no further business in front of the Planning Commission, this meeting adjourned at 8:10 p.m. These minutes were recorded and transcribed by Denise Dingman.