



**DESOTO COUNTY PLANNING COMMISSION**  
**ORDER OF ITEMS**  
**April 1, 2010**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – February 25, 2010

**CONSENT**

**Minor Lots**

**Revised Glenworth Minor Lot (6787)** - Application is for vacation of the Glenworth Minor Lot (6636) and final subdivision approval of three (3) lots of 2 acres each, one (1) lot of 2.04 acres and one (1) lot of 3 acres out of 11.04 acres. Subject property is located on the east side of Tulane Road and south of Starlanding Road in Sections 21 and 22, Township 2, Range 8 and is zoned Agricultural-Residential (A-R). (District 4)

**Teuscher Minor Lot (6788)** - Application is for final subdivision approval of one (1) lot of 2.29 acres and one (1) lot of 37.71 acres out of 40 acres. Subject property is located on the north side of Days Road and east of Fogg Road in Section 17, Township 2, Range 8 and is zoned Agricultural-Residential (A-R). (District 4)

**Burgess Minor Lot (6789)** - Application is for final subdivision approval of one (1) lot of 5 acres, two (2) lots of 3.63 acres, one (1) lot of 2.5 acres and two (2) lots of 1.5 acres and out of 17.76 acres. Subject property is located on the south side of Ingrams Mill Road and east of Highway 305 South in Section 23, Township 3, Range 6 and is zoned Agricultural (A). (District 5) **\*\*\*MUST BE PLATTED AND RECORDED\*\*\***

**Clint Gowen Minor Lot (6790)** - Application is for final subdivision approval of one (1) lot of 2.1 acres and one (1) lot of 11.2 acres out of 13.3 acres. Subject property is located on the south side of Highway 304 and east of Scott Road in Section 14, Township 3, Range 8 and is zoned Agricultural (A). (District 5)

**Keller Minor Lot (6791)** - Application is for final subdivision approval of one (1) lot of 2 acres. Subject property is located on the east side of Steele Road and north of Myrtle Wood Drive in Section 3, Township 3, Range 7 and is zoned Agricultural (A). (District 5)

**Chris Lamb Minor Lot (6792)** - Application is for final subdivision approval of two (2) lots of 5.32 acres each and one (1) lot of 6.28 acres and out of 16.92 acres. Subject property is located on the south side of Byhalia Road and east of Getwell Road in Section 3, Township 3, Range 7 and is zoned Agricultural (A). (District 5)  
**\*\*\*MUST BE PLATTED AND RECORDED\*\*\***

**Other Items:**

1. I-69/I-269 International Trade Corridor Study - Update

The DeSoto County Planning Commission met at 7:00 p.m. on Thursday, April 1, 2010 in the Third Floor Board Room of the Administration Building of DeSoto County located at 365 Loshier Street, Hernando, MS. Commissioners present included: Randy Jones, Julius Cowan, Wade Carter, Pat Hefley, Charles McNemar, Joe Forsythe, Joan Robertson, Frank Calvi, Greg Ryan, David Henley, Jimmy Maxwell and Robin James. Planning Commission Staff present included Jim McDougal, Gina Tynan, Ashley Hendricks and Mr. Jody Neyman, DeSoto County Attorney.

After the invocation and roll call, Chairman Robin James asked if there were any necessary additions to or deletions from the Minutes of the Planning Commission meeting held on February 25, 2010. Hearing none, Ms. Robertson made a Motion to approve the minutes as presented. Mr. Ryan seconded the Motion. The Motion was passed by a unanimous vote.

## **CONSENT**

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Ms. Gina Tynan presented the above Consent Agenda to include Revised Glenworth Minor Lot (6787), Teuscher Minor Lot (6788), Burgess Minor Lot (6789), Clint Gowen Minor Lot (6790), Keller Minor Lot (6791), and Chris Lamb Minor Lot (6792) and stated the applications appear to conform to the DeSoto County Zoning and Subdivision Ordinance regulations subject to dedication of road right-of-way, Health Department approvals and platting and recording of Chris Lamb Minor Lot and Burgess Minor Lot. Ms. Tynan stated Chris Lamb Minor Lot (6792) and Burgess Minor Lot (6789) will need a waiver for the length of the easements by the Board of Supervisors.

Mr. Carter asked if the lots of Revised Glenworth Minor Lot along Tulane Road will cause a safety issue due to limited sight because of located in the curve of the road. Ms. Tynan stated staff does not anticipate the curve to be an issue.

Mr. Carter asked how long the easement is for the Burgess Minor Lot. Ms. Tynan stated the easement for Burgess Minor Lot is 50-foot wide and 650-foot long. She also stated staff worked with the applicant to reduce the length of the easement. Mr. James stated he is concerned with the number of lots the easement serves. Ms. Tynan clarified that lots 1, 5, and 6 will have direct access to Ingrams Mill Road and only lots 2, 3, and 4 will be served by the access easement.

Mr. Carter asked if the Planning Commission will have any say in the type of road installed on the easement. Mr. McDougal stated this case is a family situation and the staff's expectation is that the applicant will bring the road up to acceptable standards.

Mr. Carter asked if staff is okay with the Planning Commission recommending the Board of Supervisors approve the waiver of the length of the easement for Chris Lamb Minor Lot. Ms. Tynan stated staff is fine with the Planning Commission recommending the Board of Supervisors approve the waiver of the length of the easement for Chris Lamb Minor Lot.

Mr. Calvi made a Motion to approve the Consent Agenda subject to the following:

1. Staff recommendations;
2. Chris Lamb Minor Lot and Burgess Minor Lot being platted and recorded; and
3. Recommendation to the Board of Supervisors to waive the length requirement of the easements for Chris Lamb Minor Lot and Burgess Minor Lot.

Mr. Cowan seconded the Motion. The Motion was passed by a unanimous vote.

### **Other Items:**

#### **1. I-69/I-269 International Trade Corridor Study – Update**

Mr. McDougal presented recent demographic data for DeSoto County. He then went over the Planning Commission's role in the Corridor study process.

Mr. McDougal went through S.W.O.T. analysis with the Planning Commission.

The meeting adjourned at 8:40 p.m. These minutes were recorded and transcribed by Ashley Hendricks.