



**DESOTO COUNTY PLANNING COMMISSION  
ORDER OF ITEMS  
JULY 28, 2005**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – June 30, 2005

**CONSENT AGENDA  
MINOR LOTS**

**Ray Laughter/Cedarview (6358)** – Application is to revise 4 lots on 6 acres three lots of 1.50 acres each and one of 1.89 acres. Subject property is located on the south side of Dunn Lane and east of Craft Road in Section 17, Township 2, Range 6 and is zoned Agricultural-Residential. (District 5)

**Allen Toney (6374)** – Application is for 2 lots, one of 3 acres and one of 1.50 acres. Subject property is located on the north side of Pleasant Hill Road and east of Baptist Road, in Section 29, Township 2, Range 8 and is zoned Agricultural-Residential. (District 4)

**Bruce Niebanck (6375)** – Application is for 4 lots, one of 2.58 acres, one of 3.20 acres, one of 6.54 acres and one of 7.13 acres. Subject property is located on the south side of Austin Road and west of Fogg Road, in Section 18, Township 2, Range 8 and is zoned Agricultural-Residential. (District 4)

**William Rosenberg (6376)** – Application is for one lot of 1.50 out of 125 acres. Subject property is located on the west side of Bluff Road and south of Sullivan Road in Section 29, Township 3, Range 9 and is zoned Agricultural. (District 4)

**Dyer, Michael (6378)** – Application is for one lot of 9.77 acres out of 33.90 acres. Subject property is located on the north side of Chamberlin and west of Laughter Road, in Section 14, Township 3, Range 7 and is zoned Agricultural. (District 5)

**Looney Road Estates (6382)** – Application is for 6 lots out of 40 acres. Each lot is 6.70 acres each. Subject property is located on the south side of Looney Road and west of Center Hill Road in Section 20, Township 1, Range 5 and is zoned Agricultural-Residential. (District 1)

**Muse, Latasha (6384)** – Application is for one lot of 2.38 acres out of 123 acres. Subject property is located on the south side of Sunset Road and west of Laughter Road in Section 35, Township 2, Range 7 and is zoned Agricultural-Residential. (District 5)

**CONSENT AGENDA CONTINUED**  
**FINAL SUBDIVISIONS**

**Flowering Meadows (6377)** – Application is for final subdivision approval of 10 lots on 16.16 acres. Subject property is located on the south side of Newell Road and west of Baldwin Road, in Section 10, Township 3, Range 9 and is zoned Agricultural-Residential. (District 4)

**Forest Bluff Estates (6383)** -Application is for final subdivision approval of 9 lots on 37.87 acres. Subject property is located on the north side of Williams Road and east of Bluff Road, in Section 31 & 32, Township 3, Range 9 and is zoned Agricultural. (District 4)

**OLD BUSINESS**  
**REZONING**

**Walker’s Ridge (658)** – Application is to rezone 25.85 acres from Agricultural-Residential to Planned Unit Development (PUD). Subject property is located on the west side of Center Hill Road and south of Goodman Road, in Section 32, Township 1, Range 5, and is zoned Agricultural-Residential. (District 1)

**NEW BUSINESS**  
**REZONINGS**

**The Villages at Scenic Hollow (657)** – Application is to rezone 203.59 acres from Agricultural-Residential & Agricultural-Residential Overlay to PUD Overlay. Subject property is located on the south side of Goodman Road and west of Poplar Corner Road, in Section 35, Township 1, Range 9 and is zoned Agricultural-Residential. (District 3)

**Robison Crossing Amendment (659)** – Application is to amend the Robison Crossing rezoning to incorporate a rear service drive and remove driveway access along Malone Road. In addition, the minimum lot width of 110’ be reduced to 85’ and lot sizes be reduced from 20,000 square feet to 12, 000 square feet along Malone Road and allow setbacks to be changed.

**Northcentral Electric Power Association (660)** – Application is to rezone 20 acres from Agricultural-Residential to Planned Commercial District (C-4). Subject property is located on the south side of Highway 178 and east of Hacks Cross Road, in Section 12, Township 2, Range 6 and is zoned Agricultural-Residential. (District 1)

**Emery Hills Subdivision (661)** - Application is to rezone 40.73 acres from Agricultural-Residential and Agricultural-Residential Overlay to Planned Unit Development (PUD).

Subject property is located on the east side of Getwell Road and north of Pleasant Hill Road, in Section 27, Township 2, Range 7 and is zoned Agricultural-Residential and Agricultural-Residential. (District 5)

### **PRELIMINARY SUBDIVISIONS**

**Miller Farms (6379)** – Application is for preliminary subdivision approval of 50 lots on 91.62 acres. Subject property is located on the south side of Highway 78 and east of Miller Road, in Section 18, Township 2, Range 5 and is zoned Agricultural-Residential. (District 1)

**Chapel Ridge (6380)** – Application is for preliminary subdivision approval of 70 lots on 43 acres. Subject property is located on the east side of Center Hill Road and south of Goodman Road, in Section 4, Township 2, Range 5 and is zoned R-20 Low Density. (District 1)

**Shetland Gardens (6381)** – Application is for preliminary subdivision approval of 117 lots on 78.54 acres. Subject property is located on the east side of Baptist Road and south of Star Landing Road, in Section 20, Township 2, Range 7 and is zoned R-20, Single Family Low Density. (District 5)

The DeSoto County Planning Commission met at 7:00 p.m. on Thursday, July 28, 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, Eddie O'Bannon, Robin James, Jimmy Maxwell, Julius Cowan, Frank Calvi, Pat Hefley, Wade Carter, Leigh Graves, Joe Forsythe, Mike Robison. Planning Commission Staff present included Merritt Powell, Jim McDougal, Bill White, 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 June 30, 2005. Mr. Carter made a Motion to approve the minutes as written. Mr. Lindsey seconded the Motion. The Motion passed by a unanimous vote.

### **CONSENT AGENDA** **MINOR LOTS**

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Mr. McDougal then announced the Consent Agenda. Mr. McDougal announced the above items and stated that 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. Lindsey made a Motion to approve the consent agenda. Mr. James seconded the Motion. The Motion was approved with a unanimous vote.

**OLD BUSINESS**  
**REZONING**

**Walker’s Ridge (658)** – Application is to rezone 25.85 acres from Agricultural-Residential to Planned Unit Development (PUD). Subject property is located on the west side of Center Hill Road and south of Goodman Road, in Section 32, Township 1, Range 5, and is zoned Agricultural-Residential. (District 1)

Mr. McDougal presented the application and the staff report to the Planning Commission. He stated this application was carried over from the June 30, 2005 Planning Commission meeting. He then recognized Mr. Vince Thilen and Carson Looney as being present to represent the application.

Mr. Thillen began his presentation by explaining each exhibit located in the PUD Book.

Exhibits -

1. Aerial Photo
2. Property Survey
3. Existing Zoning Map
4. Soil Map
5. Drainage Map
6. Lot Layout Plan
7. Roadway Plan

8. Typical Roadway Sections
9. Site Amenities
10. Architectural Home Renderings

Mr. Tillen then talked about the changes in the area.

Mr. Robison asked if there was anyone here for or against this application, there was none. He then entertained a Motion.

Mr. James made a Motion to approve this application based on the changes in the area, with staff recommendations and to waive the curb & gutter and the emergency exit. Mr. Carter seconded the Motion. The Motion was approved by a roll call vote of 11 – 0.

### **NEW BUSINESS** **REZONINGS**

**The Villages at Scenic Hollow (657) – Application is to rezone 203.59 acres from Agricultural-Residential & Agricultural-Residential Overlay to PUD Overlay. Subject property is located on the south side of Goodman Road and west of Poplar Corner Road, in Section 35, Township 1, Range 9 and is zoned Agricultural-Residential. (District 3)**

Mr. McDougal presented the application and the staff report to the Planning Commission. He then recognized Mr. Bob Dalhoff and Dale Morrow as being present to represent the application.

Mr. Dalhoff began his presentation by talking about the change in the neighborhood. He said there has been growth along Goodman Road/Highway 304, and the surrounding area. He then talked about each exhibit in the PUD book.

Exhibits discussed –

- A. Location Map
- B. Area location map
- C. Boundary plot plan
- D. Property description
- E. Aerial Photo
- F. Existing site conditions
- G. Outline Plan
- H. Minimum home sizes
- I. Preliminary site plan
- J. Open space
- K. Master plan
- L. Land use plan
- M. Vehicular circulation plan
- N. Road cross sections
- O. Streetscape and buffer plates
- P. Plan data density chart

- Q. Preliminary phasing plan
- R. Recommended plant material

Mr. Robison asked if there was anyone opposed to this application.

Herb Johnson, Tim Durham, Charlie McCarson, Jerry Strafford, Carson Calver were all opposed to this application. They do not want their neighborhood to change and they don't think this development fits into the area. They believed this development is out of character with the area and the growth has just not happened yet. Mr. Strafford stated an R-30 subdivision would fit this area better than this Planned Unit Development.

At this time Mr. Robison asked if there was anyone in favor of this application.

Judy Halliman, Monica Westmoreland, Georgeann Johnson, Elizabeth Gonzaldes, Betty Van Valpen. They spoke stating this project will increase the property values in the area, they also believe the area needs this type of quality growth and thinks it is a wonderful plan.

At this time there was some discussion among Board members, staff and the representatives regarding the commercial areas. They discussed the types of commercial developments located inside this development along with the size of buildings. They also talked about the commercial area in the north/west corner of the development and its location. It is located in the Scenic Hollow Subdivision and something will need to be done with it before this project can be recorded.

There was also discussion about the lot size and size of homes located in the 6,000 square foot area (Area 8). Mr. Morrow agreed that 1/3 of the homes in the R-6 area be a minimum of 1,800 square feet, 1/3 to be 2,000 square feet and 1/3 to be 2,400 square feet or larger.

Ms. Dorothy Christine Gray spoke stating she has seen Mr. Morrow's other developments and they have all been nice and believes this one will also be nice.

Mr. Robison entertained a Motion.

Mr. Lindsey made a Motion to approve this application based on the changes in area and with the following stipulations:

- The home sizes in the R-6 area (Area 8) to be as follows: minimum of 1,800 square feet, 1/3 to be 2,000 square feet and 1/3 to be 2,400 square feet or larger;
- The north/west corner of the development to be cleared up;
- A stub road to be placed into the Ford Property.

Mr. Maxwell seconded the Motion. The Motion was approved with a roll call vote of 8-4.

**Robison Crossing Amendment (659) – Application is to amend the Robison Crossing rezoning to incorporate a rear service drive and remove driveway access along Malone Road. In addition, the minimum lot width of 110’ be reduced to 85’ and lot sizes be reduced from 20,000 square feet to 12, 000 square feet along Malone Road and allow setbacks to be changed.**

Mr. McDougal presented the application and the staff report to the Planning Commission. He then recognized Mr. Jay Easter as being present to represent the application.

Mr. Easter asked that there be an amendment to incorporate a rear service drive and to remove driveway access along Malone Road. In addition, the minimum lot width of 110’ be reduced to 85’ and lot sizes be reduced from 20,000 square feet to 12, 000 square feet along Malone Road and allow setbacks to be changed.

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

Mr. Carter made a Motion to approve the above amendments. Mr. Maxwell seconded the Motion. The Motion was approved by a roll call vote of 12-0.

**Northcentral Electric Power Association (660) – Application is to rezone 20 acres from Agricultural-Residential to Planned Commercial District (C-4). Subject property is located on the south side of Highway 178 and east of Hacks Cross Road, in Section 12, Township 2, Range 6 and is zoned Agricultural-Residential. (District 1)**

Mr. Lindsey made a Motion to carry over this item. Mr. Cowan seconded the Motion. The Motion was approved by a unanimous vote.

**Emery Hills Subdivision (661) - Application is to rezone 40.73 acres from Agricultural-Residential and Agricultural-Residential Overlay to Planned Unit Development (PUD). Subject property is located on the east side of Getwell Road and north of Pleasant Hill Road, in Section 27, Township 2, Range 7 and is zoned Agricultural-Residential and Agricultural-Residential. (District 5)**

Mr. McDougal presented the application and the staff report to the Planning Commission. He then recognized Mr. Greg Russell as being present to represent the application.

Mr. Russell began his presentation by talking about the changes in the area and justification for the rezoning. The density would be 1.9 units per acre.

Mr. Robison asked if there was anyone here for or against this application.

Mr. Ed Williams and Judy Perkins spoke saying they were concerned about there being sewer problems and would Pleasant Hill Road be widened. Judy Perkins stated no need,

lots are larger in the area. Mr. Williams stated Bridgetown sewer now owned by Olive Branch is over capacity.

Mr. Robison entertained a Motion.

Mr. Clemmer made a Motion to approve this application based on the changes in the area proven by the applicant, and the development meets the current Comprehensive Plan. Mr. Cowan seconded the Motion. The Motion was approved by a roll call vote of 12-0.

### **PRELIMINARY SUBDIVISIONS**

**Miller Farms (6379) – Application is for preliminary subdivision approval of 50 lots on 91.62 acres. Subject property is located on the south side of Highway 78 and east of Miller Road, in Section 18, Township 2, Range 5 and is zoned Agricultural-Residential. (District 1)**

Mr. McDougal presented the application and the staff report to the Planning Commission. He then recognized Mr. Ben Smith as being present to represent the application.

Mr. Smith presented the application to the Board Members.

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

Mr. Robison entertained a Motion.

Mr. Carter made a Motion to approve this application with staff recommendations. Mr. Cowan seconded the Motion. The Motion was approved by a unanimous vote.

**Chapel Ridge (6380) – Application is for preliminary subdivision approval of 70 lots on 43 acres. Subject property is located on the east side of Center Hill Road and south of Goodman Road, in Section 4, Township 2, Range 5 and is zoned R-20 Low Density. (District 1)**

Mr. McDougal presented the application and the staff report to the Planning Commission. He then recognized Mr. Greg Russell as being present to represent the application.

Mr. Russell presented the application to the Board Members.

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

Mr. Robison entertained a Motion.

Mr. Carter made a Motion to approve this application with staff recommendations. Mr. Cowan seconded the Motion. The Motion was approved by a unanimous vote.

**Shetland Gardens (6381) – Application is for preliminary subdivision approval of 117 lots on 78.54 acres. Subject property is located on the east side of Baptist Road and south of Star Landing Road, in Section 20, Township 2, Range 7 and is zoned R-20, Single Family Low Density. (District 5)**

Mr. McDougal presented the application and the staff report to the Planning Commission. He then recognized Mr. Gerald Davis as being present to represent the application.

Mr. Davis presented the application to the Board Members.

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

Mr. Robison entertained a Motion.

Mr. Carter made a Motion to approve this application with staff recommendations. Mr. Cowan seconded the Motion. The Motion was approved by a unanimous vote.

There being no further business in front of the Planning Commission, this meeting adjourned at 12:15 a.m. These minutes were recorded by Bill White and transcribed by Denise Dingman.