

Agenda
City of Olive Branch
Planning Commission Meeting
6:00 PM
January 13, 2026

This meeting will be live-streamed and recorded on the City's YouTube channel at <https://www.youtube.com/@cityofob>.

Call to Order:

Roll Call:

Approval of Minutes:

1. Minutes from Meeting of December 9, 2025

Old Business:

New Business:

1. Consideration of application for a Preliminary Plat for Hamilton Place Subdivision, Ph 3, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of property owner Lloyd Miller, Jr. The request is to create 19 residential lots and 2 common open spaces on 6.73+/-acres. The subject property is zoned R-3, Planned Residential District, and is located at the northwest corner of Terry Chase and Craft Rd, known as 7295 Craft Rd N. (File # SD-25-0041).
2. Consideration of application for the Final Plat for Harvest Church of Desoto, submitted by Caleb Gill, Civil-Link, LLC., on behalf of Stephen Roberts, Harvest Desoto Church, property owner. The request is to create a single lot of 5.46+/-acres. The subject property is zoned A-R, Agricultural-Residential District and is located at the northeast corner of Polk Lane, and HWY 302, known as 12050 Old Goodman Rd. (File # SD-25-0040).

Adjournment

**MINUTES FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION
REGULAR MEETING DECEMBER 9, 2025**

The Olive Branch Planning Commission meeting was held on Wednesday, December 9, 2025, in the Municipal Court Room located at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mr. Dorr, Chairman of Planning Commission, at 6:00 p.m.

ROLL CALL

Janice Lewis, Dion Jones, Diane Senger, Pat Dorr, Donny Singh, Steve Stratton and Mark Long were present, and a quorum was established. Venard Asongayi, Director, Kevin Norman, Senior Planner, Jeremiah McCroskey, Associate Planner, and Heather James, Planning Technician, were present from the Planning and Development Department.

APPROVAL OF THE MINUTES OF THE NOVEMBER 12, 2025 MEETING

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the November 12, 2025 meeting. **Mr. Stratton made a motion to approve the minutes as presented. Ms. Senger made the second and the motion was approved as follows:**

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

CONSENT AGENDA

OLD BUSINESS

1. Application for a Preliminary Plat for Fox Paw Creek Subdivision, submitted by Chance Walker, Smith-Walker LLC, on behalf of property owner Cynthia Fox, Trustee. The request is to subdivide 108.0+/-acres into 262 lots and 6 Common Open Spaces. The subject property has an accompanying application request to rezone from A-R, Agricultural-Residential District, to R-2, Single-Family Residential District and is located on the west side of Davidson Rd, approximately 0.25 mile south of Goodman Rd. **(Tabled at Meeting of November 12, 2025)**. (File # SD25-0034).

- **APPLICATION SUMMARY**

Chance Walker P.E., Smith-Walker Engineering, on behalf of the property owner, Cynthia Fox, Trustee, requests approval of a preliminary plat for Fox Paw Creek Subdivision. The subdivision is proposed to be developed in two phases. An associated re-zoning application has also been submitted.

The complete subdivision is proposed to consist of a total of 262 detached single-family residential lots with 22 ac of common open space. Phase 1 is proposed to consist of 121 lots. Phase 2 is proposed to consist of 141 lots. The City of Olive Branch Department of Engineering has reviewed the preliminary plat and the submitted traffic impact study in conjunction with the Comprehensive Plan 2040, and made recommendations regarding the scope of necessary improvements on Davidson Rd. The delineation of stream buffers is pending by the US Corp of Engineers. If the property were re-zoned to R-2, the plat would meet zoning and subdivision regulation requirements; thus, may be approvable subject to various conditions.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD25-0034).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Chance Walker, Smith-Walker Engineering, 8180 Airways Blvd, Southaven, MS – He asked for clarification on Condition #4. He wanted to know if the city would grant a maintenance easement.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

Mr. Asongayi advised the city could take care of the small sections of easements out of the right-of-way.

- **MOTION**

Mr. Jones made a motion to recommend approval of the preliminary plat for Fox Paw Creek Subdivision, Phases 1 and 2 subject to the following conditions:

1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. The developer shall submit construction plans to the City Engineer for approval widening the west side of Davidson Road along the entire eastern street frontage of the parcel to be developed to accommodate a road width of 24-30 feet. The Davidson Rd improvements must be constructed before recordation of the final plat of Phase 1, unless a letter of credit of sufficient amount, plus 25% contingency, is provided to the City to cover any uncompleted public improvements.
3. The heated square footages of proposed homes and the overall ratio (percentagewise) of lots shall be placed upon the preliminary plat.
4. The portion of the walking trail lying along the Davidson Rd right-of-way and within the area of Phase 1 of this subdivision must be constructed before recordation of the final plat of Phase 1. The final plat should provide for this trail segment to be used by the public, though maintained by the Fox Paw Creek Homeowners Association until such time that the City may assume at its discretion, ownership and responsibility for its maintenance.
5. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road(s) construction, trail and pavilion(s), landscaping, fencing and other applicable recreational measures, and all other

subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.

6. Upon construction plan approval, the developer shall install any and all applicable drainage pipe, erosion control material, water mains, sewer, fire hydrants and service, streetlights, and gravel or soil cement base and asphalt for access roads, recreational facilities, and subdivision signs. If the developer wishes to record the final plat before completion of all required public and common infrastructure, the following minimum improvements must have been completed: all proposed roads must be graded, have the appropriate gravel or soil cement base and binder, and water, sewer, and drainage improvements must be in place. Upon the completion of these minimum improvements, the developer may provide a performance guarantee in an amount set by the City Engineer to the City for the completion of remaining required subdivision infrastructure prior to recording the plat to ensure the installation of all of the improvements.
7. At least 1 street tree 2½ - 3½ inch caliper at time of planting shall be planted in front of each lot before a house on the lot may pass final inspection. Two such trees shall be planted on corner lots, one on each street frontage.
8. All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.
9. All street medians and traffic circles (as applicable) shall be designed and constructed with appropriate street trees as shall be approved by the Director of Planning and Development or designee.
10. At final plat submittal, the developer shall submit the draft Declaration of Covenants, Conditions & Restrictions for the Homeowners Association. These shall include provisions for the management of all Common Open Space areas and the minimum heated area of houses.
11. The developer and/or property owner shall secure completed delineation of the stream buffers by the United States Army Corp of Engineers (USACE) before approval of the final plat of this Phase 1, and shall show the designated floodplain limits, floodway boundary, and Base Flood Elevation (BFE) of all lots on the final subdivision plat.
12. Should MDEQ determine that the western stream(s) will not require 60 ft. wide protection buffers, an additional 8 lots are authorized to be added to Phase 2, increasing the total lots from 262 to 270.

Mrs. Lewis made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

2. Application for a Zoning Map Amendment, submitted by Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner. The request is to rezone 2.06+/- acres from M-2, Heavy Industrial District, to C-2, Highway Commercial District, for the purpose of establishing a medical clinic at this location. The subject property is at the

northeast corner of Hacks Cross Rd and Airport Rd, known as 8274 Hacks Cross Rd. (Tabled at Meeting of November 12, 2025). (File# ZP25-0012).

- **APPLICATION SUMMARY**

This application requests the rezoning of approximately 2.06 acres from M-2, Heavy Industrial District to C-2, Highway Commercial District. The subject property is located on the east side of Hacks Cross Road, north of Airport Road. No error in the existing zoning is claimed. The Comprehensive Plan 2040, Future Land Use Map designates the property as Industrial Distribution. Staff recommends approval based on the findings that over the years, the character of development along Hacks Cross Rd. has evolved from agricultural to a mixture of commercial and industrial uses, and that commercial uses of the sort permitted in the C-2 District would serve the public need for services and commodities along the corridor.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # ZP25-0012).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC HEARING**

Mr. Dorr asked if anyone was present to speak about the application.

- **Proponents:**

- Bob Farley, Farley Surveying, 235 W Chulahoma Ave, Holly Springs, MS – he had nothing to add to the report.

- **Opponents:**

- None

- **PLANNING COMMISISON DISCUSSION**

None

- **MOTION**

Mrs. Lewis made a motion, based on the findings that the rezoning criteria have been met, namely, that the character of the Hacks Cross Road Corridor has changed in the last three decades from agricultural to a mixture of commercial and light industrial land uses, and rezoning the property to C-2 would serve the public need for services and commodities along the corridor, to approve the application and recommend that the Board of Aldermen rezone the 2.06 +/- acres property at 8274 Hacks Cross Rd., from its current zoning designation of M-2, Heavy Industrial, to C-2, Highway Commercial zoning District.

Mr. Stratton made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

3. Application for a Final Plat for Prasad Rheumatology Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner. The request is to subdivide 2.06+/-acres into a single lot. The subject property is at the northeast corner of Hacks Cross Rd and Airport Rd, known as 8274 Hacks Cross Rd. (Tabled at Meeting of November 12, 2025). (File# SD25-0031).

- **APPLICATION SUMMARY**

The applicant, Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner, requests approval of a final plat for the Prasad Rheumatology 1 Lot subdivision. The subject property is ±2.06 acres and is currently improved with a single-commercial structure and drive thru. The subdivision will create one lot. The plat meets the regulatory zoning and lot requirements. Any needed utility extension shall be the responsibility of the developer. Staff recommends approval of the final plat subject to multiple conditions.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD25-0031).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Singh asked about the sidewalk waiver and asked if there was anything on either side of the street with sidewalks. Mr. McCroskey advised that there were not.

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Bob Farley, Farley Surveying, 235 W Chulahoma Ave, Holly Springs, MS – he had nothing to add to the report.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Singh made a motion to approve the final plat and recommend same to the Board of Aldermen, subject to the following:

1. All lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. The requirement for the property owner to construct a 5' wide sidewalk along Hacks Cross Rd and Airport Rd. is waived.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
4. Future development on the lot shall comply with the applicable requirements of the City's various land development regulations.
5. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.

6. The final plat must be recorded before a building permit may be issued for any development on the proposed lot.

Mr. Jones made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

NEW BUSINESS

1. Application to amend Preliminary Plat Approval Condition number 6 of Rosewood Subdivision, submitted by Chance Walker, Smith-Walker Engineering, on behalf of property owner Jon Reeves. The request is to reduce the minimum heated area of houses in the Agricultural-Residential District (A-R) zoned areas in the north of the subdivision from 3000 sq. ft. to 2800 sq. ft. and to decrease the minimum heated area of houses in all other areas of the subdivision from 3000 sq. ft. and 2800 sq. ft. to 2400 sq. ft. The 82.37+/- acre subject property is zoned A-R and R-1, (Single-Family Residential District) and is located on the east side of Craft Road and north of College Road, known as 7200 College Road. (File # SD-25-0039).

- **APPLICATION SUMMARY**

The Preliminary Plat of Rosewood Subdivision was approved on January 21, 2025. The conditions of the Preliminary Plat approval set forth the design, density, placement, and sizes of the 118 lots. This application proposes to amend approval condition # 6. It seeks to reduce the minimum heated square footage of future houses on the 17 preliminary lots located in northern 22.05+/- acres area, "Phase III" from 3000 sq. ft. to 2800 sq. ft. It also seeks to reduce the minimum heated area of future houses in the remainder 76 lots from 3000 sq. ft. and 2800 sq. ft. to 2400 sq. ft. The applicant submits that the relatively smaller house sizes would better meet market demand; thus, fulfilling a public need.

The current application does not propose changes in lot sizes, the general layout of the subdivision, buffers and/or accessibility (transportation). The proposed minimum heated area of houses would generally align with houses in the property's surrounding. Therefore, staff recommends approval.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD-25-0039).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Chance Walker, Smith-Walker Engineering, 8180 Airways Blvd, Southaven, MS- he had nothing to add to the report.

- **Opponents:**
 - None

- **PLANNING COMMISISON DISCUSSION**
None

- **MOTION**

Ms. Senger made a motion, based on a finding that the proposed amendment would not be misaligned with the house sizes character of the area, to amend the Rosewood Subdivision preliminary plat condition no. 6 as follows:

6. For Final Plat submittal, the Declaration of Covenants Conditions & Restrictions will need to be submitted and customized for the Rosewood Subdivision. The Declaration language should include the intent to ~~impose a 2800 heated sq. ft. minimum house size on lots in the R-1 zone and a 3,000 heated sq. ft. minimum~~ 70% brick content on all sides of buildings and address the garage orientation by requiring side entry.

6. For Final Plat submittal, the Declaration of Covenants Conditions & Restrictions will need to be submitted and customized for the Rosewood Subdivision. The Declaration language should include the intent for the minimum heated area of houses in the A-R zoned area north of the R-1 District to be 2,800 sq. ft., and the minimum heated area of houses in the rest of the subdivision to be 2,400 sq. ft. A minimum 70% brick content on all sides of buildings and address the garage orientation by requiring side entry.

Mr. Singh made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

2. Application for a Final Plat for Ansley Point Subdivision, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of Sunset Creek Farms, LLC, Kevin Bynum, property owner. The request is to create two residential lots totaling 0.82+/-acres. The subject property is zoned R-1, Single-Family Residential District. The property is located at the northeast corner of Hamilton Cir N and Hamilton Cir W, known as 6602 Hamilton Cir N. (File # SD-25-0036).

- **APPLICATION SUMMARY**

The applicant, Andy Richardson, R&H Engineering, on behalf of Sunset Creek Farms, LLC, property owner submits for consideration the Final Plat for Ansley Point, a 2-lot subdivision of a vacant and un-platted 0.82± ac property located at the northeast corner of the intersection of Hamilton Cir N and Hamilton Cir W. The property is zoned R-2, Single-Family Residential, which requires that lots be at least 9,000 sf. Lot 1 and Lot 2 will be 20,248 sf and 15,594 sf respectively. The plat includes dedication of sufficient right-of-way for the extension of Hummingbird Dr to connect with Hamilton Cir N and Hamilton Circle W at a T-intersection in the future. Public utilities are available to service the proposed lots. The plat meets both zoning and subdivision regulation requirements, albeit with a waiver of sidewalks. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD-25-0036).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones asked if there was a reason the caliper was listed specifically as “2 ½” to 3” in size. Will this require the developer to remove all trees larger than this and replace them with the smaller size? Will this be for age or survivability? Mr. Asongayi said that no trees that size currently exist and this increases survivability. Mr. Norman said from a landscape perspective, this will increase survivability, and this is what the Ordinance requires.

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Andy Richardson, 231 W Center St, Hernando, MS – he agrees with staff’s presentation.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Jones made a motion to approve the Final Plat of Ansley Point Subdivision Lots 1 and 2, subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on Lots 1 and 2 shall comply with the applicable requirements of the City’s various land development regulations.
3. The requirement for the property owner to construct sidewalks along the Hamilton Cir W and along the future Hummingbird Dr extension is waived.
4. The property owner is required to dedicate right-of-way on Hummingbird Dr and Hamilton Cir W as shown on the plat, but not required to construct, extend, and/or re-align these roads.
5. At least 1 tree, which shall be 2½ - 3½ inches in caliper at time of planting, shall be planted in the street frontage of each lot before a house on the lot(s) may pass final inspection.
6. All stormwater improvements must be approved by the City Engineer and MDEQ.
7. The Final Plat must be recorded before a building permit may be issued.
8. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.

Mr. Long made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

3. Application for a Final Plat for Malco Olive Branch Subdivision, Phase 3, submitted by Caleb Gill, Civil-Link, on behalf of property owner Mike Bailey. The request is to create a single commercial lot of 3.22+/-acres. The subject property is zoned C-4, Planned Commercial District, and is located at the south end of Grandiflora Drive, and north of Goodman Road. (File #SD-25-0038).

- **APPLICATION SUMMARY**

The applicant, Caleb Gill, Civil Link, on behalf of property owner Mike Bailey, submits for consideration a Final Plat for Malco Olive Branch Subdivision, Phase 3, Lot 4, being a ±3.22 ac 1-lot subdivision within a vacant and un-platted ±21.82 ac parent tract. The property is located immediately west of the adjacent Malco Olive Branch Cinema and south of the right-of-way terminus of Grandiflora Dr. There are existing public sewer and water lines to service the lot. Staff recommends approval with the extension of sidewalks and other conditions.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD-25-0038).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Singh asked, regarding the 75' landscape easement, to make sure they wouldn't be able to pave into that easement and that Grandiflora would not extend. Mr. Norman advised that Ivy Trails has 3 entrances and no additional access points are needed.

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Chase Dabbs, Civil-Link 5779 Getwell Rd, Southaven, MS – he had nothing to add to the report.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Stratton made a motion to approve the Final Plat for Malco Olive Branch Subdivision, Phase 3 Lot 4, subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on Lot 4 shall comply with the applicable requirements of the City's various land development regulations.
3. All stormwater improvements must be approved by the City Engineer and MDEQ.
4. The developer shall extend and/or construct sidewalks along the east and south property lines of the proposed Lot 4.
5. The Final Plat must be recorded before a building permit may be issued.

6. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.

Mrs. Lewis made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

4. Application to Amend the Project Text for The Oaks at Parkview Heights PUD, submitted by David Baker, Fisher Arnold, Inc., on behalf of property owner, Trey Hart, Mainland MCA Olive Branch, LLC. The request is to change the permitted uses from Memory Care and Assisted Living Facility to detached Single Family Residential in Area 3B and to approve the associated preliminary development plan. The subject property is zoned PUD, Planned Unit Development. The 6.99+/-acre Area 3B is located on the west side of Parkview Blvd and south of Goodman Road, known as 6755 and 6785 Parkview Blvd. (File # PD-25-0002).

• APPLICATION SUMMARY

David Baker (Fisher Arnold, Inc.) on behalf of property owner, Trey Hart (Mainland MCA Olive Branch, LLC), requests amendment of the Parkview Heights Planned Unit Development (PUD). The portion of the PUD under consideration is Area 3B. This area is ±6.99 acres, and this amendment would change the allowed use in Area 3B from Memory Care and Assisted Living Facility to detached Single-Family Residential lots for a total of 28 dwellings. The gross residential unit density would be 4.0 dwelling units per acre (du/ac).

• STAFF PRESENTATION

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # PD-25-0002).

• PLANNING COMMISSION INQUIRY AND STAFF RESPONSE

Mr. Jones asked to confirm that the original text had the use for 3B listed as condos? Mr. Norman advised that was correct, the original use was condos, then a Memory Care facility.

• PUBLIC HEARING

Mr. Dorr asked if anyone was present to speak about the application. There were 4 cards filled out prior to the meeting for people to speak about the application, but when called upon by Mr. Dorr, they all declined to speak in the public hearing.

○ Proponents:

- David Baker, Fisher Arnold, 9180 Crestwyn Hills Dr, Memphis, TN – He offered a thank you to the residents that worked with them. They were able to cut down the number of units to 28. They agree with all the conditions.
- Trey Hart, Mainland MCA, 118 16th Ave S, Ste 230, Nashville, TN – he had nothing to add.

○ Opponents:

- None

• PLANNING COMMISSION DISCUSSION

Mr. Asongayi advised that Condition # 7 should be 2 stories, as the applicant had requested 2.

- **MOTION**

Mr. Jones made a motion, based on the finding that the amendment to the Project Text for Area 3B of The Oaks at Parkview Heights Planned Unit Development meets the original PUD intent to create residential use areas, does not adversely affect the character of the area, and conforms to Policy 1.1.3 of the City’s 2040 Comprehensive Plan by providing a diversity of housing types in the area to recommend approval of the project text amendment with 28 lots upon Area 3B of the Oaks at Parkview Heights subject to the following conditions:

- 1. All lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
- 2. Future development within Area 3B shall comply with the applicable requirements of the City’s various land development regulations.**
- 3. All stormwater improvements must be approved by the City Engineer and MDEQ.**
- 4. The developer shall extend and/or construct sidewalks along Parkview Blvd and Parkview Oaks Cir.**
- 5. The Final Plat must be recorded before building permits may be issued.**
- 6. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.**
- 7. The Conditions, Covenants, and Restrictions of the Subdivision shall require that all houses be minimum 2 stories.**
- 8. Any other architectural housing elevations other than those provided in this project text shall be reviewed and approved by the Planning Commission.**

Mr. Singh made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

5. Application for a Preliminary Plat for The Crossings at Olive Branch Subdivision, submitted by Mike Davis, The Reaves Firm, on behalf of Cooper Realty Investments Inc, property owner. The request is to subdivide 41.5+/-acres into 7 lots. The subject property is zoned C-2, Highway Commercial District, and is located at the southwest corner of Hwy 302 and Hacks Cross Road. (File # SD-25-0037).

- **APPLICATION SUMMARY**

This application seeks Preliminary Plat approval to subdivide 43.2+/- acres into 8 commercial lots, privately maintained commercial ingress and egress easements, a public street, and three common open spaces for stormwater management. The subdivision would be known as “The Crossings at Olive Branch Subdivision,” and would be at the southwest corner of the intersection of Hacks Cross Rd and Hwy 302. The property is zoned C-2, Highway Commercial Districts. Phase 1 development is intended to include a 40,000sq ft grocery store. A new street to be built in phases would connect Hacks Cross Rd to Old Goodman

Rd. Utilities are generally available in the vicinity of the property. All improvements shall be the developer's responsibility. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Venard Asongayi, CFP, AICP, DPA, Director, presented the staff report, which is included herein by reference (File # SD-25-0037).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones says that if you go south on Hacks Cross and cross Hwy 302, there is a "Dangerous Curve" sign. You can't tell the distance from the intersection of 302 and Hacks to the proposed entrance. Will there be a deceleration lane? What is the distance between the two points. Mr. Asongayi said he would leave it to the applicant to give the distance. This is a conceptual plan, but yes, a deceleration lane would be included. Mr. Jones asked if any lighting would be added, as he's concerned about safety, even when driving at speed limit. He also asked if the applicant would consider doing a traffic study before they really get started with this project. Mr. Jones said he's a fan of having a grocery store here, on this side of town. Mr. Singh asked if this is approved, would they only be available to develop Lot 1 and the only access would be that ingress/egress for now? Mr. Asongayi advised if this is approved, the applicant will also develop the road leading to access point, including the turn lane. Mr. Singh asked if about the gas station down the street was approved without having a red light at the entrance. Traffic has become heavy there. Was there was a reason a red light wasn't suggested for that one? Mr. Asongayi advised a traffic study would need to be done first, before making a determination about installation of a traffic light. He said the gas station only accesses Old Goodman Rd, and not Hwy 302 (Goodman Rd). He said adding these 8 commercial lots may require a light to be installed, which is why the study will be requested before lots 2-8 are developed. A traffic study would not be required for a Right in/Right out access, but will be needed for future growth. Mr. Singh said this is something that can be revisited as the development grows larger. Mr. Asongayi agreed and said this is the same property that Racetrac had previously been looking at. Staff referenced that traffic study, that uses the more intensive uses to calculate numbers, and the numbers are different because the uses are different. Mr. Singh asked if the Planning Commission would get an opportunity to see this project again before any other lots are developed, so they can make a determination about a traffic light, if needed. Mr. Asongayi advised they would; the Final Plat would come back to Planning Commission for a recommendation to the Mayor and Board of Aldermen.

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Mike Davis, The Reaves Firm, 6800 Poplar Ave, Memphis, TN – he said the distance is approximately 400 feet and said it's not great access, but this is the access available from the property. There will be lighting there from the parking lot.

- **Opponents:**

- None

- **PLANNING COMMISISON DISCUSSION**

None

- **MOTION**

Mr. Singh made a motion, upon finding that the plat meets zoning ordinance and subdivision regulation requirements, to approve and recommend that the Board of Aldermen approve the Preliminary Plat for “The Crossings at Olive Branch Subdivision” to subdivide 43.2+/- acres into 8 commercial lots, three (3) common open spaces for stormwater management, and private ingress/egress easements, subject to the following conditions:

1. Improvements to be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future applications shall comply with the City’s land development regulations.
3. Civil plan set for grading, drainage, roads and utilities to be approved by the City Engineer.
4. The northernmost access for proposed Lot 1 is limited to right-in-right-out only for passenger vehicles and no additional driveways along Hacks Cross Rd. are permitted for Lots 2 & 3.
5. HWY 302 sidewalks are waived, but sidewalks are required along the frontages of Hack Cross Road, Old Goodman Road, and Branch Road, and both sides of the new public street and all internal private drives, with curb and gutter sections as determined by the City Engineer.
6. Prior to the development of any lot other than prospective Lot 1, the developer shall submit to the City of Olive Branch a traffic impact analysis, including signal warrant analysis, to determine whether and when traffic light signals may be required at the intersection of the new public street and Hacks Cross Rd., and Old Goodman Rd and Hwy 302. The study shall likewise determine any other road improvements that may be needed within and off-site to handle the transportation impact of the subdivision at partial or full build out.
7. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and services, curb and gutter for all streets, and gravel or soil cement base for the streets and asphalt (layering and thickness to be determined by City Engineer), before the plat of the subdivision is recorded as may be determined to be necessary of the City Engineer. A performance guarantee must be filed for the remainder of the improvement in the amount set by the City Engineer. This may include but is not necessarily limited to additional asphalt and sidewalks.
8. Streetlight plans to be submitted to the City Engineer for approval.
9. Street identifications and traffic control signs to be installed by the developer to City specifications.
10. With the exception of the existing overhead electrical facilities that may be re-routed, all other utilities and services (electric, telephone, cable, etc.) to be installed underground.

Mr. Stratton made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

6. Application to Amend the Project Text for Robinson Crossing PUD and preliminary development plan for Area 9, submitted by Shane King, Houston Engineering, on behalf of property owners Barry Bridgforth and Pleasant Hill Land and Development Company. The request includes preliminary development plan and stipulations for permitted convenience store with fuel pumps and layout plan for car wash as a standalone use. The 5.72+/-acre subject Area 9 is zoned PUD, Planned Unit Development, and is located at the southeast corner of Church Road and Malone Road. (File # PD-25-0001).

● **APPLICATION SUMMARY**

Barry Bridgforth and Pleasant Hill Land and Development Company seek to amend the project text for Robinson Crossing Planned Development and to adopt a preliminary development plan for a convenience store with fuel pumps and a car wash as stand-alone permitted uses on two prospective lots in Area 9 of the PUD. The proposed amendment does not seek to introduce new uses in the said Area 9; both the convenience store with fuel pumps and the car wash are already permitted in the Area, albeit the latter being accessory to the former. The amendment simply seeks to decouple the two uses and to impose certain development conditions. These suggested conditions for the convenience store with fuel pumps include but are not limited to traffic light signalization of the Malone Rd and Church Rd intersection and no issuance of a building permit for construction of the store prior to January 20, 2036. The architectural design of the store would also be more aligned with the character of houses in the surrounding. Thus, staff recommends approval.

● **STAFF PRESENTATION**

Venard Asongayi, CFP, AICP, DPA, Director, presented the staff report, which is included herein by reference (File # PD-25-0001).

● **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones said there are no pictures of the awnings over the vacuums, how do we approve those without seeing them. If this design is intended to be binding, after it is approved, and the awnings aren't depicted, how can the Planning Commission make sure that any decision made to add an awning after isn't a bright pink awning, for example, or something similar. Mr. Asongayi said that the Planning Commission can require that the awning be designed with like material for fuel pumps. Mr. Jones said usually awnings for vacuums are usually a different material than that of the fuel canopy. Mr. Asongayi said the designer is here to field any of those questions.

● **PUBLIC HEARING**

Mr. Dorr asked if anyone was present to speak about the application.

○ **Proponents:**

- Shane King, Houston Engineering, 1207 Office Park, Oxford, MS – they agree with all the recommendations.

- Barry Bridgforth Jr, 5293 Getwell, Southaven, MS – he advised they don't have plans for covering the vacuums with awnings, but they are okay with matching, if they need to.
- **Opponents:**
 - Susan Johnson, 4766 Malone Rd, Olive Branch, MS – She said they invested in Area 9 with the understanding that there would be small retail lots and a larger lot with a retail building, not a C-Store and Car Wash. Had they known the developers would have been allowed to make larger commercial lots, they wouldn't have bought here. She said the residents have invested from \$0.5 million to \$1.5 million into the development. It's not the homeowners' fault that a car wash as an "accessory" use isn't being built any longer, and that the larger car washes are the style now. She said they want a little more protection for their neighborhood and their investment. She wants to know what the parking area designated for Lot 2 is for on the southeast side is. She also said there are 22 vacuum stations proposed; they want that reduced. She said that this will be approximately 350 feet from the edge of the lot to the nearest homeowners. She played a video of vacuums from another car wash, at a distance of 150 feet away, so the Planning Commission members could get a sense of the noise. She wants Evergreen or Magnolia trees added as a buffer instead of crepe myrtle. She wants awnings over vacuums and said they don't want cloth, but like the gas station and should be earth tones. She wants the neon lights to be changed to low lights. She wants there to be no access to Malone Rd until the Convenience store is built. She wants a brick fence along the southern property line. She wants better protection for the neighborhood.

- **REBUTTAL**

Mr. King advised the parking area is to be determined upon future development and could be used for overflow parking if needed at time of full development. The access point to Malone Rd is already planned in the approved Project Text. The project text only requires wood fence and evergreen trees and those have already been approved. They are following all requirements. Mr. Jones said that normally there is 1 large vacuum with lots of hoses for the different stalls. He asked if that would be on the north side of the property. Mr. King advised that it would be. Mrs. Lewis asked if they could reasonably reduce the number of vacuum stations from 22, as that would be very loud. Mr. Bridgforth said the vacuum will be next to Church Rd and that is required to service the car wash. They are designed to have a central unit and the number of vacuum hoses is dictated by the design of the car wash. Mrs. Lewis asked to confirm that the noise is generated from 1 large unit. Mr. Bridgforth advised that was correct. Mr. Singh said the central vacuum would be insulated by landscaping. Mr. King said the vacuum would be screened. Mr. Bridgforth advised the fence is the same fence already installed in Robinson Crossing using 6x6 cedar posts.

- **PLANNING COMMISISON DISCUSSION**

Mr. Jones asked Mr. King what they were doing for the awning. Mr. King said the client would have to advise. Mrs. Lewis asked to clarify they weren't planning any awning covers at all? Mr. Bridgforth said they weren't, but if they need to, they can match the material. Mrs. Lewis

asked if the connection to Malone could be delayed until the gas station opened. Mr. Bridgforth said that would only leave 1 way in and 1 way out and the City Engineer won't approve that. Mr. Asongayi said the uses are already permitted. The only thing the Board is reviewing are the conditions to mitigate any issues. They can do a car wash as an accessory use without Board approval, if it's located on the same lot as the Convenience store. This application and process gives the city control over certain design elements they wouldn't ordinarily have. The Planning Commission may want to recommend that IF the developers decide to put awnings over the vacuum hoses, they are required to be the same color scheme and materials as the awning for the convenience store and fuel pumps. Mr. Jones asked how they would insert that recommendation. Mr. Asongayi said for example, approval "subject to condition that any awnings must match convenience store and fuel pump awnings". He said they can also request them to design potential awnings before being presented to the Board of Aldermen. Mr. Singh stated the current Project Text states the car wash is permitted as an accessory use and the developer could still build one as an accessory next to the gas station with 100 hoses and no one could say anything because it would be "permitted". Any other use could move in before 2036. Mr. Jones asked about the driveway off of Malone. Mr. Asongayi advised the recorded plat already allows for an access easement onto Malone Rd.

- **MOTION**

Mr. Jones made a motion, based on the finding that the proposed project text amendments and associated preliminary development plans would incorporate traffic considerations in the timing of construction of a convenience store with fuel pumps in Area 9 of the Robinson Crossing Planned Development and mandate design features that would align the currently permitted convenience store with fuel pumps and car wash in the said Area with the character of surrounding developments, to approve and recommend same to the Mayor and Board of Aldermen the said suggested amendments and preliminary development plans, subject to the following condition:

1. **Should the vehicle vacuum area be covered, the covering shall be of the same material as that used for the awnings in the principal structure of the car wash.**

Mr. Singh made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

OTHER BUSINESS

ADJOURNMENT

Mr. Jones made a motion to adjourn the meeting at 8:07 pm. Mr. Singh made the second and the motion was approved as follows:

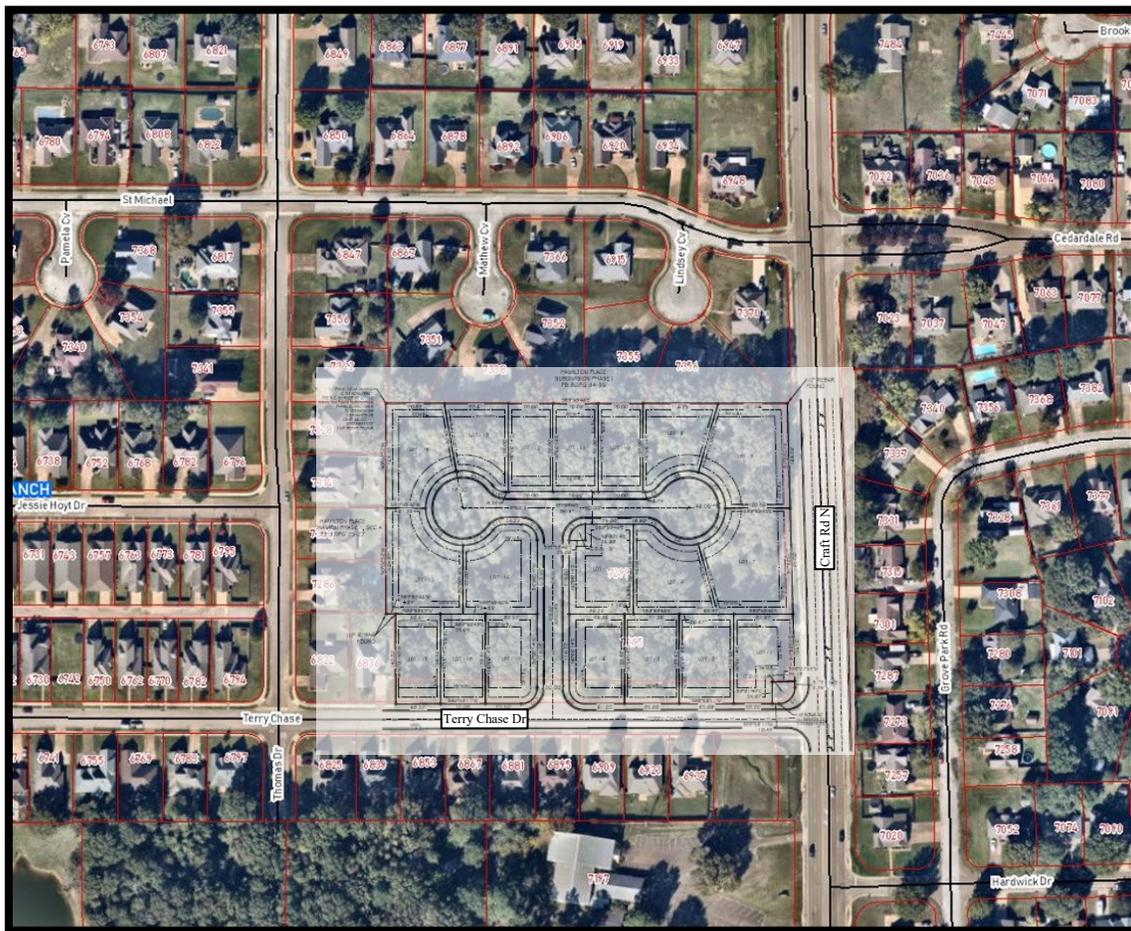
Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Consideration of application for a Preliminary Plat for Hamilton Place Subdivision, Ph 3, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of property owner Lloyd Miller, Jr. The request is to create 19 detached single-family residential lots and 2 common open spaces on 6.73+/-acres. The subject property is zoned R-3, Planned Residential District, and is located at the northwest corner of Terry Chase and Craft Rd, known as 7295 Craft Rd N. (File #SD-25-0041).

- EXHIBITS:**
- 1) Aerial View Map
 - 2) Proposed Preliminary Plat for Hamilton Place Subdivision Phase III

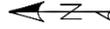
EXECUTIVE SUMMARY



Andy Richardson, R&H Engineering & Surveying LLC, on behalf of property owner, Lloyd Miller Jr., requests approval of the preliminary plat for Hamilton Place Subdivision, Phase III, which will consist of 19 detached single family residential lots, 2 small common open spaces, new streets, public utility service extensions, and stormwater management improvements. No recreational amenity is proposed. The parent parcel to be developed for the subdivision is currently zoned R-3, Planned Residential District. The R-3 zoning district requires that lots be at least 9,000 sf for 1-story homes and 12,000 sf for 2-story homes. An 8-inch gravity sewer line runs into the site within the proposed street right-of-way. Staff recommends approval subject to various conditions.



SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST,
CITY OF OLIVE BRANCH
DE SOTO COUNTY, MISSISSIPPI



MISSISSIPPI STATE
PLANE GRID NORTH
(NAD-83, WEST ZONE)
(PER GPS OBSERVATION)



HAMILTON PLACE SUBDIVISION PHASE III

PRELIMINARY PLAT

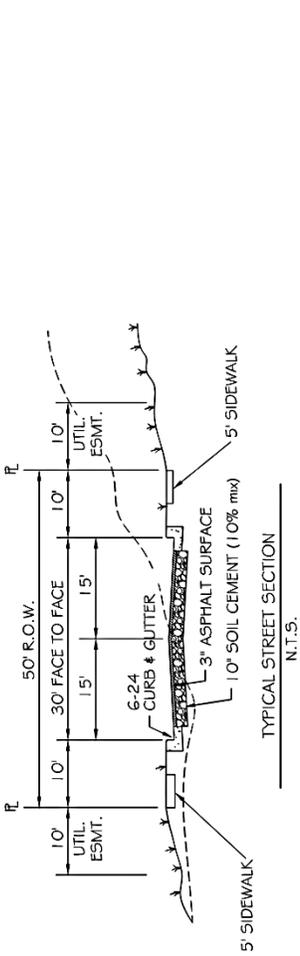
CLASS "D" SURVEY
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST,
CITY OF OLIVE BRANCH, DE SOTO COUNTY, MISSISSIPPI

DECEMBER 2025
ZONING: R-3
TOTAL AREA: 6.73 ACRES
TOTAL LOTS: 21
RESIDENTIAL: 19
COMMON OPEN SPACE: 2

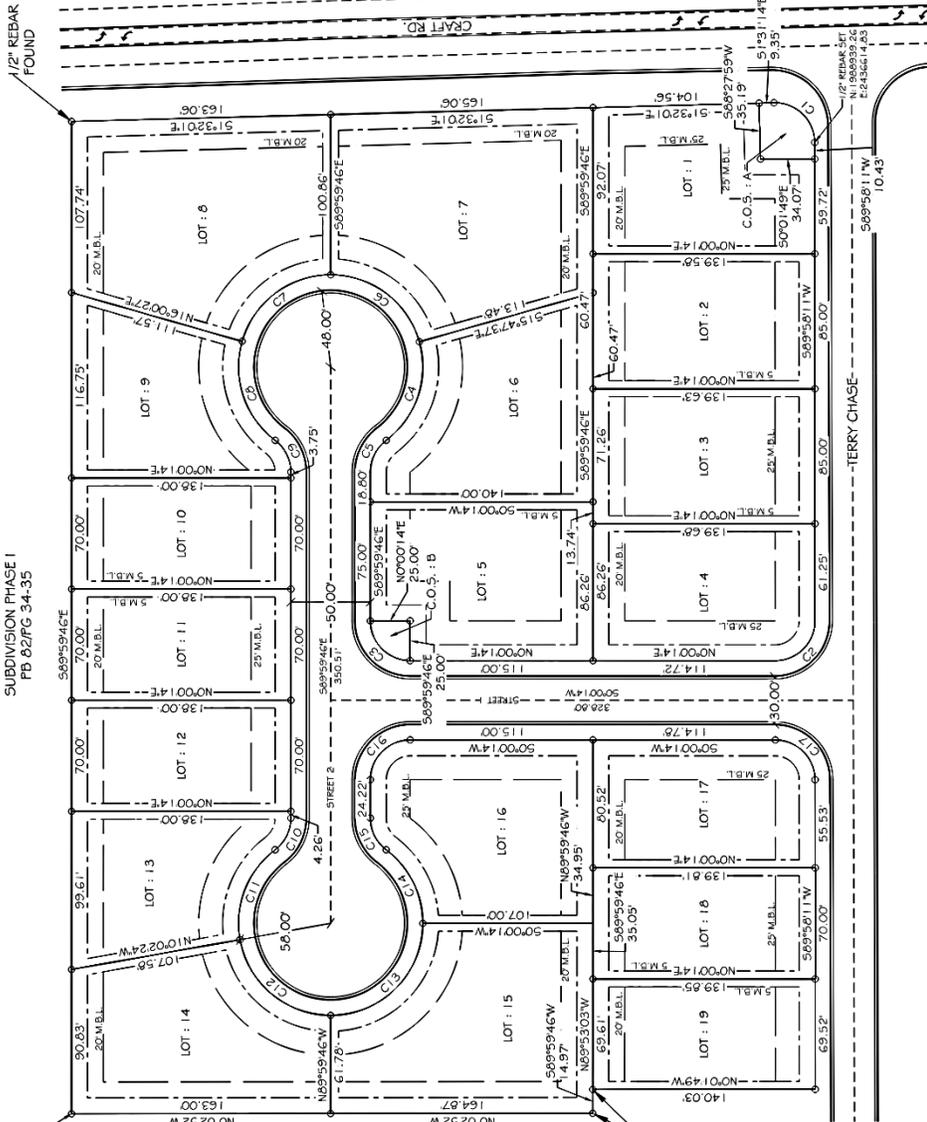
DEVELOPER:
LEGACY NEW HOMES
5740 GRIVELL ROAD, BLDG 88
SOUTHAVEN, MS 38672



RRH
ENGINEERING & SURVEYING, LLC
231 W. CENTER STREET
HERNANDIA, MS 38632
PHONE: 901.665.1739
901.494.1272



HAMILTON PLACE
SUBDIVISION PHASE I
PB 82/PG 34-35



POINT OF BEGINNING:
THE 1/2 ACRE TRACT
6.23 ACRE TRACT
HAMILTON PLACE SUBDIVISION
PHASE 2, SECTION 4
TOWNSHIP 1 SOUTH, RANGE 6 WEST,
DE SOTO COUNTY, MISSISSIPPI
C&P 16 00.11'
1/2" REBAR FOUND

HAMILTON PLACE
SUBDIVISION PHASE II, SEC A
PB 97/PG 25-27

1/2" REBAR FOUND

1. BACKGROUND

General Information			
Applicant	Andy Richardson, R&H Engineering & Surveying LLC, for Lloyd Miller Jr. (Property Owner)		
Applicant's Status	Agent/Representative of Property Owner		
Current Zoning of Property	R-3, Planned Residential District		
Requested Action	Approve the preliminary plat for a proposed 19 lot detached single-family subdivision with 2 small common open spaces		
Purpose	Create a single-family subdivision		
Location	Located on the west side of Craft Rd between Terry Chase Dr and St. Michael		
Size of Parent Parcel	± 6.73 acres		
Existing Land Use	Vacant		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	R-1	Single Family Residential
	East	R-2	Single Family Residential
	South	R-3	Single Family Residential
	West	R-3	Single Family Residential
Future Land Use Designation	<p>Medium Density Residential</p> <p>Character: Medium density residential includes a limited number of housing units in buildings that typically have shared walls. These could be two-story townhome units, where property lines run along common walls inside of the buildings; or, it could be single-story cottages or duplex, triplex or quadplex buildings, which are often the chosen type of unit in age-restricted communities. These are typically developed as condominium projects, where each housing unit is owned by an individual resident with the underlying property owned in common.</p>		
Applicable Regulations	Zoning Ordinance, Subdivision Regulations, and other land use regulations of the City where applicable		

2. ANALYSIS

2.1. Zoning

The subject tract is currently zoned R-3, Planned Residential District. This district requires lots of at least 9,000 sf for 1-story homes and 12,000 sf for 2-story homes.

The land areas of prospective lots are shown in the table below:

Parcel Area Table		Parcel Area Table	
LOT: #	Area	LOT: #	Area
C.O.S. : A	1088.44	LOT : 10	9660.00
C.O.S. : B	490.87	LOT : 11	9660.00
LOT : 1	11879.33	LOT : 12	9660.00
LOT : 2	11866.51	LOT : 13	10546.75
LOT : 3	11870.81	LOT : 14	14811.63
LOT : 4	11917.24	LOT : 15	17102.00
LOT : 5	13374.87	LOT : 16	14765.49
LOT : 6	14028.25	LOT : 17	11121.18
LOT : 7	20547.95	LOT : 18	9788.22
LOT : 8	19555.55	LOT : 19	9735.17
LOT : 9	11734.02		

The minimum setbacks are shown in the table below. All lots have buildable areas within the setback lines.

Front Yard	25 feet
Side Yard	5 feet
Side (Corner Lot - Street 1 Road Frontage)	25 feet
Rear Yard	20 feet

The width at the building setback line is 70 ft and the proposed gross density of the subdivision is 2.82 dwelling units per acre (du/ac), which is below the maximum allowed density of 4.8 du/ac for single-family lots in R-3, Planned Residential District.

2.2. Subdivision Infrastructure

2.3.1. Utilities



There is an 8-inch gravity sewer line and 2-inch water line within the proposed Streets 1 and 2 rights-of-way. An existing 2-inch gas line is also located along the northern property line of the parent tract. Gas, sewer, and water lines also run to the south of the site within the Terry Chase Dr right-of-way.

The developer shall extend the new public water, gas, and sewer lines as well as all other utility services to each proposed lot. Stormwater will be detained on COS 47, Hamilton Place Phase 2 Sec A. The City's stormwater management regulations require that post-construction stormwater discharge from the site should not exceed pre-construction state or status. The developer shall submit full sets of subdivision construction plans to the City Engineer and Planning staff for review and approval.

2.3.2. Transportation

The new Street 1 connects into the subdivision from Terry Chase Dr, which is a local street. Terry Chase Dr connects to Craft Rd N, which is a minor arterial road according to the Transportation Functional Classification Map in the Comprehensive Plan 2040.

All streets to service the proposed lots would be designed to the local street standard with curb, gutter, and sidewalks on both sides, in a 50ft public right-of-way that will be established at the final plat stage.

2.3.3. Amenities

No subdivision amenity is proposed for the 19 single-family lots.

3. NEXT STEPS

Upon recommendation by the Planning Commission, the preliminary plat will be presented to the Board of Aldermen for approval. City regulations allow the subdivider, upon the approval of the City Engineer, to proceed with the construction of all required improvements, including utilities, the roads, recreational infrastructure (if required), and any applicable stormwater management measures needed to service the new lots. A final plat would need to be recommended by the Planning Commission, approved by the Board of Aldermen, and recorded before building permits can be issued for the construction of permitted uses on any of the lots.

4. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the preliminary plat for Hamilton Place Subdivision Phase III and recommend same to the Board of Aldermen subject to the following:

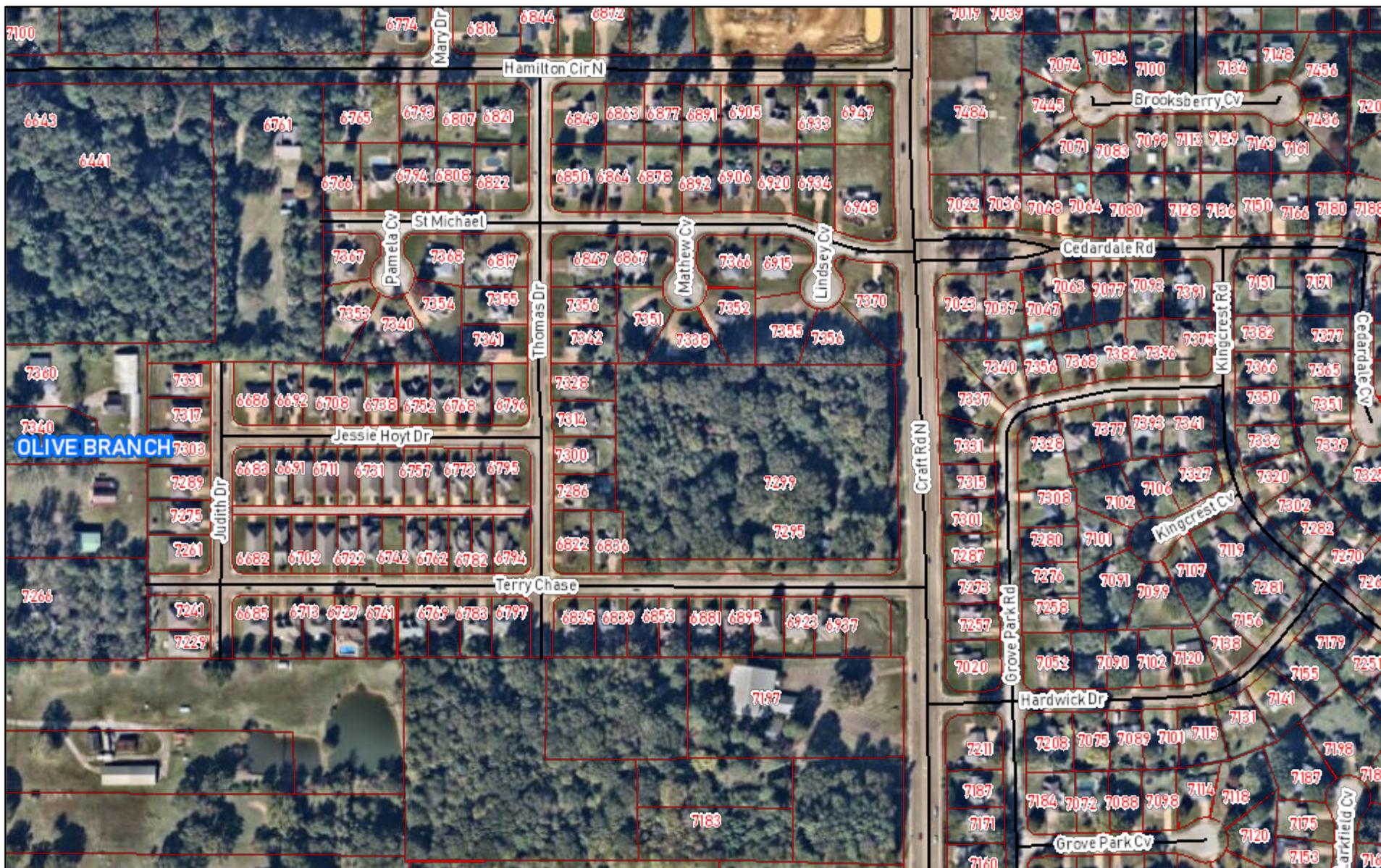
1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road construction, and all other subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.
3. The developer shall construct sidewalks along Terry Chase Dr and connect to existing sidewalks along Terry Chase Dr and Craft Rd N.
4. One 2" - 2½" caliper deciduous tree shall be planted in the front yard of each home prior to use and occupancy of the house. Two trees shall be planted for corner lots.
5. All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.
6. At final plat submittal, the developer shall submit for concurrent review draft Declaration of Covenants Conditions & Restrictions for the Homeowners Association, which shall include provisions for the management of all Common Open Space areas.

6. At final plat submittal, the developer shall submit for concurrent review draft Declaration of Covenants Conditions & Restrictions for the Homeowners Association, which shall include provisions for the management of all Common Open Space areas.

PREPARED BY: *[Signature]* DATE: 1/5/2026
 CHECKED FOR SUBMISSION TO THE BOARD BY: *[Signature]* DATE: 1/5/2026
 MOTION BY: _____ SECOND BY: _____

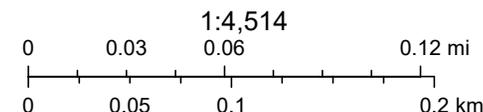
	ALDRIDGE	COLLINS	DICKERSON	EARHART	GAMMAGE	HAMILTON	WALLACE
VOTE							
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

AERIAL VIEW MAP



12/23/2025, 3:30:47 PM

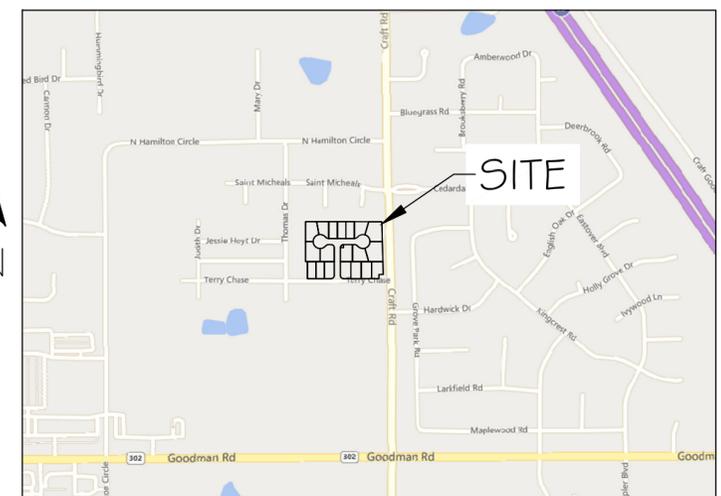
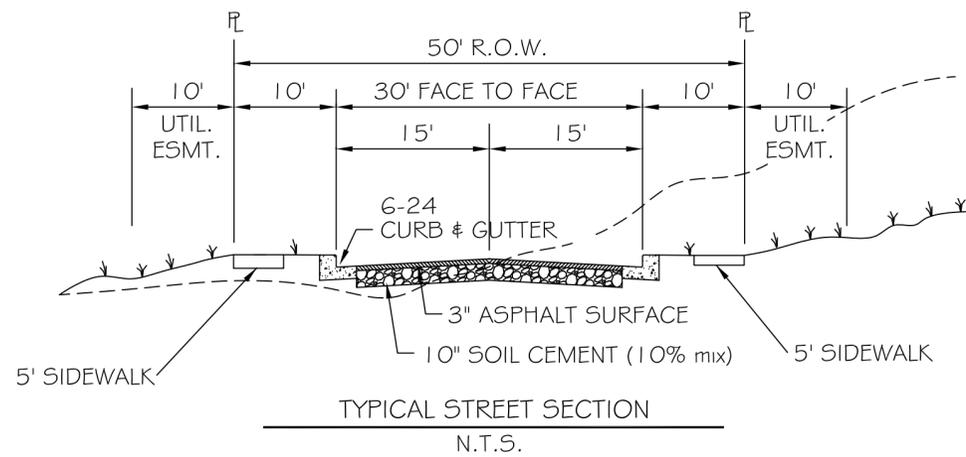
- | | | | |
|----------------|---------------------------|---------------|--------------|
| PointAddresses | Tax Parcels | Roads | Local Road |
| County Outline | <all other values> | Interstate | Private Road |
| Municipalities | PRELIMINARY 2024 LANDROLL | US Highway | Ramp |
| | PRELIMINARY 2025 LANDROLL | State Highway | IH |



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

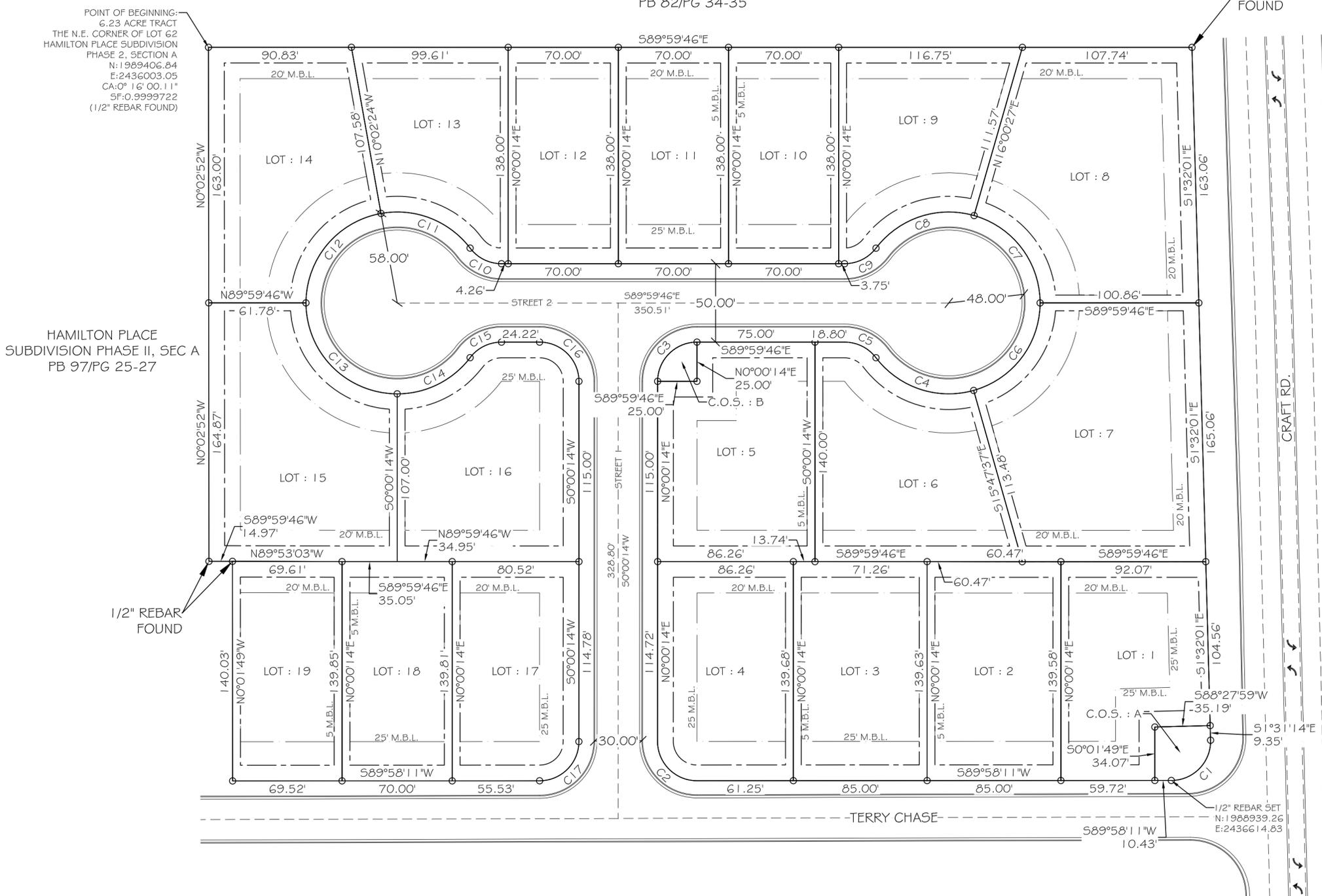
City of Olive Branch

Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR

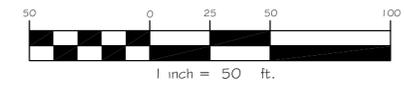


SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST,
CITY OF OLIVE BRANCH
DESOTO COUNTY, MISSISSIPPI

HAMILTON PLACE
SUBDIVISION PHASE I
PB 82/PG 34-35



MISSISSIPPI STATE
PLANE GRID NORTH
(NAD-83, WEST ZONE)
(PER GPS OBSERVATION)



HAMILTON PLACE SUBDIVISION PHASE III

PRELIMINARY PLAT

CLASS "B" SURVEY
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST;
CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

DECEMBER 2025
ZONING: R-3
TOTAL AREA: 6.73 ACRES
TOTAL LOTS: 21
RESIDENTIAL: 19
COMMON OPEN SPACE: 2

DEVELOPER:
LEGACY NEW HOMES
5740 GETWELL ROAD, BLDG 8B
SOUTHAVEN, MS 38672



RH
ENGINEERING & SURVEYING, LLC
231 W. CENTER STREET
HERNANDO, MS 38632
PHONE: 901 605-1739
901 494-1272

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Consideration of application for the Final Plat for Harvest Church of Desoto, submitted by Caleb Gill, Civil-Link, LLC., on behalf of Stephen Roberts, Harvest Desoto Church, property owner. The request is to create a single lot of 5.46+/-acres. The subject property is zoned A-R, Agricultural-Residential District, and is located at the northeast corner of Polk Lane and HWY 302, known as 12050 Old Goodman Rd.

EXHIBIT:
1) Aerial Map
2) Final Plat

EXECUTIVE SUMMARY

The applicant, Caleb Gill, Civil-Link, LLC on behalf of Stephen Roberts, Harvest Desoto Church, requests approval of a final plat for the Harvest Church of Desoto 1 Lot Subdivision. The Proposed Lot is ±5.46 acres. The lot is zoned A-R, Agricultural Residential, which permits a Church as a use-by-right. The applicant intends to make building and parking improvements to the building in future. The property adjoins Old Goodman Rd., which is a public right-of-way. Public water, sewer, electricity, and gas are available currently on the property. The plat meets both zoning requirements and Subdivision Regulations. Staff recommends approval subject to various conditions.

1. BACKGROUND:

The applicant, Caleb Gill, Civil-Link, LLC on behalf of Stephen Roberts, Harvest Desoto Church, requests approval of a final subdivision plat for a ±5.46ac unplatted parcel currently. The Church intends to make renovations to the building and parking lot in the future to enable a larger assembly use of the building that conforms to City regulations, including, but not limited to meeting ADA requirements. The issuance of a building permit for such improvements requires that the parcel be platted.



Figure 1: Aerial View of Subject Lot

2. ANALYSIS:

2.1. Zoning

The proposed one lot subdivision is in the A-R, Agricultural-Residential zoning district, which permits a church as a use-by-right. Applicable bulk regulations are as shown in the table below.

Area and Yard	Requirement	Provided or Shown on Plat
Minimum Lot Area	1ac.	±5.46ac
Minimum Lot Width	110ft	809.27ft
Front Yard Setback	50ft	50ft
Side Yard Setback	15ft	15ft
Rear Yard Setback	50ft	50ft

The plat meets all applicable zoning requirements of the A-R District.

2.2. Utilities

Utilities such as public sewer, gas, water, and electric power lines are already available to the property. Any future improvements shall be the responsibility of the property owner.

2.3. Transportation

The suggested lot is accessible from Old Goodman Rd., which is a public right-of-way. Street improvements are not necessary as approval condition of the lot.

2.4. Bond

No public improvements are required. Therefore, no financial guarantee for the completion of public infrastructure is required before the plat can be recorded.

2.5. Variances and Deviations

The applicant does not request a variance or deviation from the requirements of the Subdivision Regulations and/or the Zoning Ordinance. Staff does not find that a variance or deviation is necessary.

2.6. Waivers

The applicant does not request a waiver of any subdivision improvements.

3. NEXT STEPS

Upon recommendation by the Planning Commission, the plat will be forwarded to the Mayor and Board of Aldermen for consideration. When approved by the said Board, the plat would need to be recorded. Once the plat has been recorded, a building permit may be issued for development on the lot.

4. STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of “Harvest Church of Desoto 1 Lot Subdivision,” subject to the following conditions:

1. All improvements shall be the responsibility of the developer, not the City of Olive Branch.
2. Future improvements or development on the lot shall comply with the applicable requirements of the City’s various land development regulations.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
4. The final plat must be recorded before a building permit may be issued for any renovations of the building and/or other development on the proposed lot.
5. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.

PREPARED BY: James S. McKinney DATE: 12/23/2025
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: Asong DATE: 12/23/2025

MOTION BY: _____ SECOND BY: _____

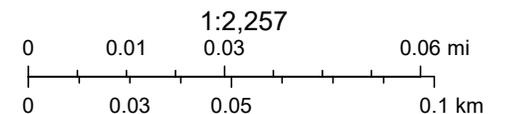
	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
VOTE							
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

EXHIBIT 1 AERIAL MAP



12/23/2025, 9:54:23 AM

PointAddresses	Tax Parcels	Roads	Local Road
County Outline	<all other values>	Interstate	Private Road
Municipalities	PRELIMINARY 2024 LANDROLL	US Highway	Ramp
	PRELIMINARY 2025 LANDROLL	State Highway	IH



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland,

City of Olive Branch

Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR

NOTES

1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
3. MINIMUM BUILDING SETBACKS:
15' FRONT YARD
15' SIDE YARD
50' REAR YARD
4. UTILITY EASEMENTS:
10' FRONT YARD
5' SIDE YARD
10' REAR YARD
5. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NO. 28033C0110H EFFECTIVE DATE 5/5/2014
6. 1/2" x 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SURVEY DATA

1. CLASS "B" SURVEY
2. FIELD SURVEY COMPLETED ON 10/22/2025
3. DRAWING COMPLETED ON 12/3/2025
4. REFERENCE MATERIALS:
4.1. PLEASANT GROVE SECTION A PB 4 PG 13
4.2. PLEASANT GROVE SECTION B PB 4 PG 16
4.3. PLEASANT GROVE SECTION D PB 5 PG 25
5. NORTH REFERENCE
5.1. BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID WEST ZONE NAD83, GEOD G2018U7 BY RTK GPS OBSERVATION

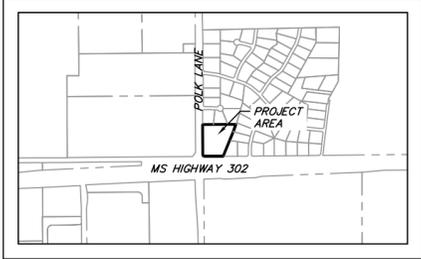
LEGEND

PROPERTY LINE	—————
BUILDING SETBACK LINE	- - - - -
FENCE	- x - x -
UTILITY EASEMENT	- - - - -
DRAINAGE EASEMENT	—————
CENTER LINE ROAD	—————
1/2" X 18" IRON ROD SET	●
MONUMENT FOUND	○

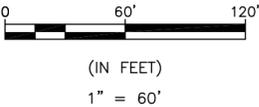
ABBREVIATIONS

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT OF WAY
S/D	= SUBDIVISION
IRF	= IRON ROD FOUND
APR	= AS PER RECORD
APS	= AS PER SURVEY
PB	= PLAT BOOK
PG	= PAGE
DB	= DEED BOOK
U.E.	= UTILITY EASEMENT
FF	= FINISH FLOOR ELEVATION
IRS	= IRON ROD SET

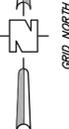
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, GEOD G2018U7 BY RTK GPS OBSERVATION SCALE FACTOR: 0.999981890029 CONVERGENCE ANGLE: 0019'09.2727706"



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SOUTHAVEN, MS 38672
OFFICE: 662-510-2169
FAX: 662-510-2197
WWW.CIVIL-LINK.COM

FINAL PLAT
HARVEST CHURCH OF
DESOTO 1 LOT
SUBDIVISION
DESOTO COUNTY, MISSISSIPPI
DECEMBER 3, 2025
ZONING = A-R
TOTAL AREA = 5.46 ACRES - 1 LOT
S30 T1S R5W
CIVIL-LINK PROJECT NUMBER: 251110-001
SURVEYOR: CIVIL-LINK
PREPARED FOR: STEPHEN ROBERTS - EXECUTIVE
PASTOR OF HARVEST DESOTO CHURCH 12050 OLD
GOODMAN ROAD, OLIVE BRANCH, MS 38654