



**AGENDA FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION
REGULAR MEETING – OCTOBER 12, 2021**

The Olive Branch Planning Commission will hold its regular meeting on Tuesday, October 12, 2021, in the Municipal Court Room located at 6900 Highland Street at 6:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES OF THE SEPTEMBER 14, 2021 MEETING

CONSENT AGENDA

1. Application for a one year extension to record the Final Plat of the Gwin Farms Subdivision, Phase 7, submitted by Matt Prince, Director of Land Development, Blue Sky Communities, Inc., the property owner. Phase 7 is the subdivision 16.107 +/- acres into 24 lots and 2 Common Open Spaces. The subject property is located on the north side of College Road, west of HWY 305, at the north end of Mitchell Plat, and zoned R-3, Planned Residential. *(File# SD20-0033)*
2. Application for a time extension to record the Final Plat for Bill Hughey Commercial Subdivision Combined, submitted by Ben Smith, IPD LLC on behalf of the property owner(s) Planters Bank and Trust Company and The Outpouring Church. The Final Plat re-subdivides 5.67 acres into 2 lots, located on the south side of HWY 302 (Goodman Road) and west of Hughey Road. The property is zoned C-2, Highway Commercial. *(File# SD20-0012)*
3. Application for a one year extension to record the Final Plat for Edgewater Subdivision, Phase 3, submitted by Matt Prince, VHC Investments, the property owner. Phase 3 is the subdivision of 15.39 +/- acres into 26 lots and 2 Common Open Spaces. The property is located on the north side of Goodman Road E., east of US HWY 178, west of Maple Grove Road, and is zoned R-3, Planned Residential District. *(File# SD20-0034)*
4. Application to revise and re-record the Final Plat for Marina Commerce Center, Lot 1, submitted by Jason Weaver, Goodwin & Marshall on behalf of Hillwood, Marina Drive USICV, Inc. the property owner. The requested revision is to correct the location of an overhead electric easement. The 74.33 +/- acre lot is located on the north side of Marina Drive, east of Alexander Road and south of Stateline Road E., zoned M-2, Heavy Industrial. *(File# SD20-0008)*

NEW BUSINESS

5. Application for a Preliminary Plat for Carson Creek Subdivision, submitted by Greg Russell, Neel-Schaffer and Chad Fischer, Focal Point Development, on behalf of the property owner, Ronald L. Zumstein. The request is to subdivide 38.49 +/- acres into 78 lots. The property is located on the east side of Davidson Road, south of Vera Lane and north of Tranquil Drive, and zoned R-1, Single Family Residential. *(File# SD21-0043)*

6. Application for a Final Plat for John Curbo 1 Lot Subdivision, submitted by Robert Farley, Farley Surveying LLC, on behalf of the property owner, John R. Curbo. The request is to subdivide 1.01 +/- acres into 1 lot. The subject property is located on the east side of Davidson Road, north of Curbo Lane. The property is zoned A-R, Agricultural / Residential. (File# SD21-0037)
7. Application for a Plat Revision for the 1st Revision of Gatewood Gardens Subdivision, submitted by the property owners, Billy & Barbara Gatewood. The request is to subdivide 10.91 +/- acres into 3 lots. The subject property is located on the north side of College Road, east of HWY 305, west of Alexander Road known as 9530 College Road. The property is zoned A-R, Agricultural / Residential. (File# SD21-0038)
8. Application for a Preliminary Development Plan and Project Text for The Villages at Southbranch, submitted by Tim Dagastino, WH Porter Consultants and Barry W. Bridgforth, Bridgforth Realty, Inc. on behalf of the property owner Laney Funderburk, Funderburk Laney Family LP. The request is to subdivide 206.19 +/- acres into 482 residential lots and 10 common open spaces. The property is zoned R-3, Planned Residential District. (File# ZP21-0020) *(Applicant Request Item be Tabled to November 9, 2021).*
9. Application for a Final Plat for Vanderburg Commercial Subdivision, Lot 1 submitted by Nicholas Kreunen, Civil-Link on behalf of the property owner New Goodman Express. The request is to subdivide 1.86 +/- acres into 1 lot. The property is located on the west side of the intersection of HWY 302 and (Old) Goodman Road E. (10660 Goodman Road E.), and within the zoning district of C-2, Highway Commercial. (File# SD21-0041)
10. Application for a Preliminary Plat for Trivest Corporation Fairhaven Planned Commercial Development Subdivision, Phase 1, submitted by Jared Darby, Brown Properties on behalf of Earl Warren, Trivest Corporation, the property owner. The request is to subdivide 11.17 +/- acres into 4 lots and 1 Common Open Space. The property is located within the northwest quadrant of the I-78 / Bethel Road interchange, south of HWY 178. (File# SD21-0042)
11. Application for a Zoning Map Amendment submitted by Gary Snyder on behalf of the property owner Land Grant LLC, c/o Mark Bolding. The request is to rezone 216.16 +/- acres from its current designation of A-R, Agricultural / Residential to M-1, Light Industrial. The property is located on the south side of Kirk Road and east of Polk Lane. (File# ZP21-0019)
12. Application for a First Revision of Lot 1 of Munding Subdivision submitted by Nicholas Kreunen, Civil-Link on behalf of the property owner, Jeff Jones. The request is to subdivide 5.01 +/- acres into 2 residential lots. The property is zoned A-R, Agricultural / Residential District. (File# SD21-0040)
13. Application for a Final Plat for John and Helen Wiseman Family Subdivision and Revision to Lot 8 of the Wisewoods Subdivision, submitted by Robbie Jones, Jones-Davis Engineering on behalf of the property owner, Ennie Adams. The request is to subdivide 4.26 +/- acres into 3 lots. The property is located at the west end of Wiseman Drive, then south on proposed Wiseman Cove and is zoned A-R, Agricultural – Residential District. (File# SD21-0024)

OTHER BUSINESS

ADJOURNMENT