



**AGENDA FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 8, 2022**

The Olive Branch Planning Commission will hold its regular meeting on Tuesday, February 8, 2022, 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 JANUARY 11, 2022 MEETING

OLD BUSINESS

1. Application for a Project Text and Development Plan for Saleh Yaser Development Plan, submitted by Nicholas Kreunen, Civil-Link, LLC on behalf of Saleh Yaser, property owner. The purpose is for a potential C-Store on a 3.96 +/- acre property that is located on the Southwest corner of Hwy 305 and College Rd, and is zoned C-4, Planned Commercial District. (File #ZP21-0028). **2nd Request for Continuance to March 8, 2022.**

CONSENT AGENDA

1. Application to vacate Lot 1 of First Revision of Katherine Trivest Subdivision, submitted by Jared Darby, Brown Properties on behalf of Earl Warren, Trivest Corporation, property owner. The 37.72 +/- acre subject property is located on the north side of US HWY 78 / Interstate 22, southwest of HWY 178 and west of Hacks Cross Road. The property is zoned C-4, Planned Commercial. (File # SD22-0005).

NEW BUSINESS

1. Application for a Zoning Map Amendment from A-R, Agricultural-Residential to R-3, Planned Residential District, submitted by Ron Slade, Orion Planning Design, on behalf of the property owner, Bryant Cashion. The purpose is to adopt a Project Text and Development Plan to establish "Highland Lake Residential Community", consisting of 20 single family lots. The 7.0 +/- acre subject property is located on the west side of Hwy 305, south of Cedar Creek Dr and north of College Rd. (File # ZP22-0003)
2. Application for a Project Text and Master Development Plan for the Wealth Hospitality Mixed-Use Development, submitted by Greg Carricko, the Pickering Firm, on behalf of the owner, Allen & Jones Enterprises, LLC. The purpose is to create a 46.9 +/- acre development with a conference center, hotels, retail and office spaces, and multifamily homes over two development phases. The subject property is located on the east side of Craft Goodman Frontage Rd between Home Depot and Candlewood Suites and is zoned PUD, Planned Unit Development. (File # ZP22-0004)

3. Application for an Amendment to the Master Plan and Project Text for The Cascades, submitted by Chad Fischer, Focal Point Investments, LLC, property owner. The subject property, zoned PUD, Planned Unit Development, is 170 +/- acres and is located within the southeast quadrant of the I-78/Hwy 305 interchange and is planned as a mixed use town center. (File #ZP22-0002)
4. Application for a Zoning Map Amendment from M-1, Light Industrial and C-2, Highway Commercial District to M-1, Light Industrial District, submitted by Alvan Kelly, property owner. The subject property is 8.13 +/- acres and is located on the west side of Hwy 305, south of Caroma Street and is known as 6235 Hwy 305. (File # ZP22-0001)
5. Application for a Plat Revision of Lot 1A and Lot 1B of the first Addition to Lot 1 of the Caroma Commercial Industrial Park, submitted by Alvan Kelly, property owner. The request is revise lot 1B to 1.88 +/- acres and to revise lot 1A to 8.13 +/- acres. The subject property is located on the west side of Hwy 305, south of Caroma Street and is known as 6235 Hwy 305. (File # SD22-0001).
6. Application for a Plat Revision of Lots 2 and 3 of the Mid South Center, submitted by Chirag Patel, Yogi Desoto Corp, property owner. The request is to subdivide 3.09 +/- acres into 2 lots. The subject property is on the south side of Mid South Dr, north of Hwy 78 and east of Hwy 305. The property is zoned C-2, Highway Commercial District. (File # SD22-0002)
7. Application for a American Veterans Restoration subdivision plat, submitted by Robert Farley, Farley Surveying, on behalf of American Veteran's Restoration, property owner. The request is to create a 1 lot subdivision of 2.01 +/- acres. The subject property is zoned C-3, General Commercial District and is located at 9320 Railroad Ave. (File # SD22-0003).
8. Application for a Preliminary Plat for Legacy Park East, Phase 1, submitted by Jason Weaver, Goodwin & Marshall, on behalf of LD Sanders III, Catalina Sanders, property owners. The request is to subdivide 137.77 +/- acres into 2 lots. The subject property is located on the east side of Polk lane from 1300 feet south of Hwy 302 to just south of Progress Way. The property is currently zoned PUD, Planned Unit Development, with an application pending to rezone to M-1, Light Industrial. (File # SD22-0004).