



**AGENDA FOR THE CITY OF OLIVE BRANCH BOARD OF ZONING ADJUSTMENT
REGULAR MEETING - MARCH 10, 2022**

The City of Olive Branch Board of Adjustment meeting will be held on Thursday, March 10, 2022, in the Olive Branch Municipal Court Room, located at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

ROLL CALL

THE APPEAL PROCESS

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 10, 2022

OLD BUSINESS

1. Application for a Conditional Use Permit submitted by Jimmie Holmes & Robert Russell, property owners. The request is to establish a tractor trailer drop yard. The 2.94 +/- acre property is located on the North side of Hwy 178 just south of the Tennessee state line and is zoned M-2, Heavy Industrial District. *(File # CU21-0011) Application was tabled to this date at meeting of February 10, 2022.*

NEW BUSINESS

1. Application for a Conditional Use Permit submitted by Mike Davis, The Reaves Firm, INC, on behalf of Simon Yeramian, VP Investments for Brasswater, Marina Drive LP, property owner. The request is to allow outdoor pallet storage on the property. The 16.8 +/- acre property is zoned M-2, Heavy Industrial and is located on the south side of Marina Dr. and West of Hacks Cross Rd. and is known as 10745 Marina Dr. (File #CU22-0003).
2. Application for a Conditional Use Permit submitted by John Murley, property owner. The request is for the use of a temporary portable office building for up to 3 years. The 0.67 +/- acre property is on the west side of Industrial Dr., east of HWY 78, known as 8417 Industrial Dr., and is zoned C-2, Highway Commercial. (File # CU22-0001).
3. Application for a Zoning Variance, submitted by Ben Smith, IPD, on behalf of the property owner, Jonathan McGee. The request is to obtain a 15' encroachment of a garage into the 35' front yard setback. The ±0.517 acre property is zoned R-2, Single Family Residential and is located at the north end of Magnolia Circle, west of Dogwood Lane and is 7450 Magnolia Circle. (File # VR22-0001).
4. Application requesting an amendment to a condition of approval of a prior Conditional Use Permit regarding brick exterior finishes for the Triner Storage Expansion, submitted by Lance Forsdick, Grace Construction, on behalf of the owner, TSM Engineering, Inc. The 8.21 +/- acre property is on the southwest corner of Hacks Cross Rd and High Point Rd, 8411 Hacks Cross Rd, and is zoned M-2, Heavy Industrial. (File # CU20-0005).

5. Application for a Zoning Variance, submitted by Michael Wilkins, property owner. The request is for a 13' encroachment into the 20' rear yard setback. The 0.22 +/- acre property is on the southwest corner of Beech Branch Drive and Reliance Lane, zoned PUD, Planned Unit Development and is known as 7195 Reliance Lane. (File # VR22-0002).
6. Application for a Conditional Use Permit submitted by Rusty Norville, Civil Engineering on behalf of Chad Fischer, Focal Point Investments, property owner. The request is to allow miniwarehouses for a period 20 years. The 5.0 +/- acre property is zoned C-2, Highway Commercial and is located on the west side of Hacks Cross Rd, just north of Hwy 178. (File # CU22-0002).
7. Application for a Zoning Variance for Woods Trade Center Phase 2, Lot 6, submitted by Lee Davidson, The Reaves Firm, on behalf of Woods Desoto II, LLC & Hacks Cross Development, LLC property owners. The request is for a 10' encroachment into the 50' building setback and to permit an increase in building height from 35ft to 41ft at the northeast corner of the property. The 19.96 +/- acre subject property is zoned M-2, Heavy Industrial and is located on the east side of Hacks Cross Rd at Nichols Blvd. (File # VR22-0003).

OTHER BUSINESS

ADJOURNMENT