



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

The Olive Branch Planning Commission will hold its regular meeting on Tuesday, March 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 FEBRUARY 8, 2022 MEETING**

**CONSENT AGENDA**

1. Application for a Final Plat for Eastover Commercial, Third Revision, Division of Lot 1, submitted by Mike Dedman, Carlson Consulting on behalf of property owner, Kelly Richardson Investments, LLC. The subject property is 0.69 +/- acre Lot 1 and is proposed to be divided into Lots 1A and 1B. It is located at the northeast corner of Goodman Rd. and Ashley Cove within the C-2, Highway Commercial zoning district. *(File #SD22-0006)*
2. Application for a Final Plat for lots 6, 7 and 8 of Shakhoka Lake Subdivision, submitted by Ben Smith, IPD on behalf of property owner Jonathan McGee. The request is to combine lots 6, 7 and 8 into 1 lot. 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 # SD22-0008)*

**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. *(File #ZP21-0028) Application was tabled to this date for the 2<sup>nd</sup> time at February 8, 2022 meeting.*
2. 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) Application was tabled to this date at February 8, 2022 meeting.*

**NEW BUSINESS**

1. Application for an amendment to a Project Text and Development Plan for Trinity Park, Area 7, submitted by Bob Ginn, Land Development Resources, LLC on behalf of the owner, Aman Devji, Church Road & 305 LLC. The request is to permit "Hotels" as a use-by-right on preliminarily approved Lots 2 and 3 of said Area 7. The ±12.06 acre subject area is zoned PUD, Planned Unit Development and is located on the south side of Church Rd, just west of Hwy 305. *(File #ZP22-0005).*

2. Application for a Plat Revision for Lots 8-11 of Quail Hollow Subdivision, submitted by James Gore on behalf of James Gore, Patricia Humphreys, Dorothy Murdock, and Eric Thomas, property owners. The request is to split lot 10 and increase the size of lots 8, 9 and 11. The 2.30 +/- acre Lot 10 subject property, zoned A-R, Agricultural – Residential, is on the west side of Setter Lane, and north of Coleman Rd, known as 8645 Setter Lane. (File #SD22-0007)
3. Application for a Plat Revision of Goodman Crossroads Subdivision, submitted by Jarmon Pereguoy, Kimley Horn, on behalf of RM Olive Branch, LLC, property owner. The request is to combine Lots 2, 4, 5 and 6 into a single Lot 2. The subject property, zoned C-2, Highway Commercial, is 10.79 +/- acres and is located at the northwest corner of Goodman Rd and City Park Dr. (File #SD22-0012)
4. Application to amend the Project Text and Preliminary Development Plan for Alexander Crossing Commercial Development, submitted by Nick Kreunen, Civil Link, on behalf of property owner, Mike Bailey. The requested revisions are to permit outdoor display and storage and reduce parking requirements in "Area 3". The 16.56 +/- acre subject property is located at the northwest corner of Hwy 302 & Alexander Rd. and zoned C-4, Planned Commercial. (File #ZP22-0006)
5. Application for a Final Plat for Alexander Crossing Commercial Phase 3, submitted by Nick Kreunen, Civil Link, on behalf of the property owners, Robert & Mike Bailey. The request is to plat 2 lots for the 3<sup>rd</sup> and final phase of the Alexander Crossing Commercial Subdivision. The 13 +/- acre subject property is located to the northwest of the intersection of Hwy 302 and Alexander Rd. and is zoned C-4, Planned Commercial. (File #SD22-0009)
6. Application for a Final Plat for Eagle Commercial Subdivision, Lot 3, submitted by Rusty Norville, Civil Engineering, on behalf of Chad Fischer, Focal Point Investments, property owner. The 5.0 +/- acre property is located on the west side of Hacks Cross Rd just north of Hwy 178 and is zoned C-2, Highway Commercial. (File #SD22-0010)
7. Application for a Preliminary Plat for Rodriguez Subdivision, submitted by Ben Smith, IPD, on behalf of Rigoberto Rodriguez, LTP Investments, property owner. The request is to subdivide 41.04 +/- acres into 7 lots. The subject property, zoned A-R, Agricultural-Residential, is located on the south of Hwy 302 just west of Center Hill Rd. (File #SD22-0011)