



**AGENDA FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION
REGULAR MEETING – APRIL 12, 2022**

The Olive Branch Planning Commission will hold its regular meeting on Tuesday, April 12, 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 MARCH 8, 2022 MEETING

CONSENT AGENDA

1. Application to vacate 1st Revision to Lot 2, Sandridge Center Subdivision, and to extend for one year the timeframe for the recordation of the plat of the 2nd Revision of Ross Road Plaza, submitted by Everett West, West Surveying, on behalf of Marvin Bolen, property owner. The 2.27 +/- acre subject property is located just southeast of the intersection of Ross Rd and E Sandidge Rd. The property is zoned C-2, Highway Commercial District. (File # SD22-0013).
2. Application for a Final Plat for Rodriguez Subdivision, submitted by Ben Smith, IPD, on behalf of Rigoberto Rodriguez, LTP Investments, property owner. The request is to subdivide 41.57 +/- 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 # SD22-0015).
3. Application for a Final Plat for 2nd Revision Phase 1 and 2 of Hacks Desoto Business Center Subdivision, submitted by Rusty Norville, Civil Engineering, on behalf of property owner Mark Utley, Hacks Desoto BC LLC. The request is to amend and correct the property lines of Lots 3 and 6 and Common Open Space B. The 6.65 +/- acre subject property is located just northwest of the intersection of Hacks Cross Rd and Desoto Rd and is zoned C-2, Highway Commercial district and M-2, Heavy Industrial District. (File # SD22-0016)

OLD BUSINESS

1. 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 3rd 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) (Tabled to this date at the March 8, 2022 meeting). (No resubmittal made. Table to May 10, 2022 meeting).

NEW BUSINESS

1. Application for a Zoning Map Amendment from AR, Agricultural Residential to R-3, Planned Residential Development submitted by Ron Slade, Orion Planning and Design on behalf of property owner Lisa Taylor. The purpose is to adopt a Project Text and Development Plan to establish "Old River Farm", consisting of 73 single family lots. The 31.05 +/- acre subject

property is located on the north side of College, just west of Hwy 305, known as 8830 College Rd. (File # ZP22-0009).

2. Application for an amendment to the Project Text and Development Plan for Cedar Hill, submitted by Josh Black, U-Haul Company of Memphis, on behalf of Robert Bailey, OB7, LLC, property owner. The subject property, zoned C-4, Planned Commercial Development, is 13.19 +/- acres and is located on the south side of Goodman, just east of Malone Rd. (File # ZP22-0010).
3. Application for a Zoning Map Amendment from C-1, Neighborhood Commercial District, to C-2, Highway Commercial District, submitted by Justin Hamlett on behalf of the property owner, Sandidge Property LLC. The subject property is 0.81 +/- acres and is located on the southeast corner of E Sandidge Rd and Sandidge Center Cove, known as 9105 E Sandidge Rd. (File # ZP22-0007).
4. Application for a Zoning Map Amendment from AR, Agricultural-Residential to C1, Neighborhood Commercial District and M-1, Light Industrial District, submitted by Kelly Greenwood, Greenwood Engineering, on behalf of Robby Smith, Sherry Barnett Survivor's Trust and Barnett Family Trust, property owners. The subject property is 11.42 +/- acres and is located on the east side of Hwy 305, just north of Oak Grove Blvd, known as 4900 Hwy 305. (File # ZP22-0008).
5. Application for a Preliminary Plat for Greenwood Place Commercial Subdivision, submitted by Kelly Greenwood, Greenwood Engineering, on behalf of Robby Smith, Sherry Barnett Survivor's Trust and Barnett Family Trust, property owners. The request is to subdivide the 11.42 +/- acres into 2 lots. The subject property is located on the east side of Hwy 305, just north of Oak Grove Blvd, known as 4900 Hwy 305. (File # SD22-0017).
6. Application for a Preliminary Plat for Stateline Business Park, Phase 2, submitted by Bob Farley, Farley Surveying, on behalf of Magnolia Properties, LP, business owner. The request is to subdivide 2.95 +/- acres into 4 lots. The subject property is zoned M-2, Heavy Industrial District and is located on the southeast corner of Alexander Rd and Vista Cove. (File # SD22-0014).
7. Application for a Preliminary Plat for The Villages at Southbranch, Phase 1, submitted by William Kissell, W. H. Porter Consultants, on behalf of Michaelle Terhune, Southbranch Dev Inc, property owner. The request is to divide 49.46 +/- acres into 96 lots. The subject property is on the east side of Pleasant Hill Rd, just north of Pleasant Ridge and is zoned R-3, Planned Residential Development. (File # SD22-0018).
8. Application for a Preliminary Plat for Acree Planned Development, Phase 1, submitted by Harvey Matheny, The Pickering Firm, on behalf of James Acree, Acree Management, property owner. The request is to subdivide 5.66 +/- acres into 3 lots. The subject property is zoned C-4, Planned Commercial District and is on the south side of Goodman Rd between Craft Rd and Hamilton Circle S. (File # SD22-0020).

OTHER BUSINESS

1. Distribution and update to the Comprehensive Plan 2040 (post annexation).

ADJOURNMENT