



**Agenda**  
**City of Olive Branch**  
**Planning Commission Meeting**  
**6:00 PM**  
**May 13, 2025**

This meeting will be live-streamed and recorded on the City's YouTube channel at <https://www.youtube.com/@cityofob>.

**Call to Order:**

**Roll Call:**

**Approval of Minutes:**

1. Minutes of April 8, 2025

**Consent**

1. Application to extend the time to record the approved Final Plat for Henley Industrial Subdivision, submitted by Shane King, Houston Engineering, on behalf of Ran Management LLC, Craft & 178 LLC, and Kousa Property LLC, property owners. The 2-lot 9.89+/-acre subject property is zoned M-2, Heavy Industrial District, and is located east of the intersection of New Craft Rd and Hwy 178. (File # SD21-0011)

**Old Business:**

**New Business:**

1. Application for a Final Plat for Center Hill Farms Subdivision, Phase 1, submitted by Nick Kreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner. The request is to create 88 Lots and 4 Common Open Spaces from 48.28+/-acres. The subject property is zoned PUD, Planned Unit Development District, located on the west side of Center Hill Rd, approximately 700 feet north of Valley Oaks Dr E. and about 1800 feet south of the



Hwy 302 and Center Hill Rd intersection. (File # SD25-0009). (Applicant requests to table until June 10, 2025).

2. Application to amend the Project Text for the Oaks at Parkview Heights, Area 3B, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to permit the development of the area for single-family residential condominium dwellings and to approve the associated preliminary development plan. The 6.96+/-acre subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. There is an accompanying application to combine lots 1A & 1B into a single lot. (File # ZP25-0003). (Applicant requests to table until June 10, 2025).
3. Application for the 1st Revision to Oaks at Parkview Heights Ph 2, Area 3 Subdivision, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to combine lots 1A and 1B into a single Lot 1 of 6.96+/-acres. The subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. (File # SD25-0008). (Applicant requests to table until June 10, 2025).
4. Application for a Final Plat for Blakely 1 Lot Subdivision, submitted by property Jerry Blakeley, Jr, property owner. The request is to create a 1 lot residential subdivision of 1.25 +/-acres. The subject property is zoned R-2, Single Family Residential District, and is located on the south side of W. Sandidge Rd. approximately 900 feet south of the McNeil Dr intersection, known as 7589 W Sandidge Rd. (File # SD25-0006).
5. Application for a Preliminary Plat for Highland Lake Subdivision, submitted by Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC. The request is to create 20 residential lots & 2 Common Open Spaces from 6.94+/-acres. The subject property is zoned R-3, Planned Residential District, and is on the west side of Hwy 305, just north of College Rd, known as 4225 Hwy 305. (File # SD25-0007). (Applicant requests to table until June 10, 2025).

## Other Business

1. Zoning Ordinance Updates



City of Olive Branch

PLANNING & DEVELOPMENT

MISSISSIPPI

9200 Pigeon Roost Road, Olive Branch, MS 38654  
Planning 662.892.9334 | Building 662.892.9333  
Code Enforcement 662.892.9343  
[www.obms.us](http://www.obms.us)

## Adjournment



Olive Branch, Mississippi is one of America's most livable cities, where one can live, work, worship, and play without leaving home. The City of Olive Branch municipal government strives to provide efficient and effective public services that promote this quality of life.

**MINUTES FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION  
REGULAR MEETING APRIL 8, 2025**

The Olive Branch Planning Commission meeting was held on Tuesday, April 8, 2025, in the Municipal Court Room located, at 6900 Highland Street, at 6:00 p.m.

**CALL TO ORDER**

The meeting was called to order by Mr. Dorr, Chairman of Planning Commission, at 6:00 p.m.

**ROLL CALL**

Janice Lewis, Dion Jones, Donny Singh, Diane Senger, Pat Dorr, Kimberly Remak and Steve Stratton were present and a quorum was established. Jason Gambone, Director, Venard Asongayi, Assistant Director, Kevin Norman, Senior Planner, Jeremiah McCroskey, Associate Planner, and Heather James, Planning Technician were present from the Planning and Development Department.

**APPROVAL OF THE MINUTES OF THE MARCH 11, 2025 MEETING**

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the March 11, 2025 meeting. **Mrs. Remak made a motion to approve the minutes as presented. Ms. Senger made the second and the motion was approved as follows:**

<b>Pat Dorr</b>	<b>Yes</b>	<b>Steve Stratton</b>	<b>Yes</b>	<b>Donny Singh</b>	<b>Yes</b>	<b>Dion Jones</b>	<b>Yes</b>
<b>Janice Lewis</b>	<b>Yes</b>	<b>Kimberly Remak</b>	<b>Yes</b>	<b>Diane Senger</b>	<b>Yes</b>		

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**CONSENT AGENDA**

1. Correction in the Minutes from January 14, 2025 meeting. There was an omission in approving the consent item.

- **CONSENT AGENDA SUMMARY:**

Mr. Dorr explained the purpose of the consent agenda and asked if any Planning Commissioners or any members of the public had any question or would like a full staff presentation on this item. There were none. He explained that this item was recommended for approval. The staff report and recommended motion to approve Item No. 1 is included herein by reference.

- **MOTION**

**Mr. Jones made a motion to approve the Consent Agenda and Ms. Senger made the second. There was no further discussion and the motion was approved as follows:**

<b>Pat Dorr</b>	<b>Yes</b>	<b>Steve Stratton</b>	<b>Yes</b>	<b>Donny Singh</b>	<b>Yes</b>	<b>Dion Jones</b>	<b>Yes</b>
<b>Janice Lewis</b>	<b>Yes</b>	<b>Kimberly Remak</b>	<b>Yes</b>	<b>Diane Senger</b>	<b>Yes</b>		

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**OLD BUSINESS**

**Mr. Dorr announced items 1 & 2 and noted the applicant had withdrawn both items. No action was needed.**

1. Application for a Zoning Map Amendment submitted by Cliff McLemore, McLemore Ferguson, LLC, on behalf of property owner Dauphine Magee. The request is to rezone 0.74+/-acres from O, Office District, to R-3, Planned Residential District and to approve the

project text and associated preliminary development plan for Westbranch Townhomes. The subject property is located at the northwest corner of Westbranch Rd and Goodman Rd E, known as Lot 23 of the Hoover Subdivision. (File #ZP25-0001) (Tabled to this date at meeting of March 11, 2025). (Withdrawn by applicant).

2. Application for a final plat submitted by Cliff McLemore, McLemore Ferguson, LLC, on behalf of property owner Dauphine Magee. The request is to subdivide 0.74+/-acres into five lots to create the Westbranch Townhomes. The property is currently zoned O, Office District, and is requested in a separate application (File #ZP25-0001) to be rezoned to R-3, Planned Residential District. The subject property is located at the northwest corner of Westbranch Rd and Goodman Rd E, known as Lot 23 of the Hoover Subdivision. (File #SD25-0002) (Tabled to this date at meeting of March 11, 2025). (Withdrawn by applicant).
3. Application for a Zoning Map Amendment, submitted by Trey Byars and Lauren Ward, Daniel Coker Horton & Bell, P.A., on behalf of Property Owners Robert Bailey, J&M Holdings LLC. The request is to correct an error in zoning from A-R, Agricultural-Residential, to R-3, Planned Residential District, & to approve the Project Text and Development Plan for Bristol Oaks. The 38.89 +/-acre subject property is located at the Southeast corner of Pleasant Hill Road and Stateline Road. (File# ZP24-0014) (Tabled to this date at Meeting of January 14, 2025).

- **APPLICATION SUMMARY**

The Planning Commission considered the subject application at its Jan. 14, 2025, meeting and voted to table it. The Commission did not find that the applicant had made a clear and convincing evidence that the rezoning of the property from R-3 to A-R in 2012 was a mistake. As such, it asked the applicant to consider submitting arguments regarding changes in the character of the area and public need for the rezoning, and to revise the project text/preliminary development plan accordingly, including addressing issues regarding stormwater management. The applicant submits that sewer infrastructure has been extended to the area and smaller suburban neighborhood lots (less than 1ac in size) have been developed to the southwest of the property – across Pleasant Hill Rd. The development would also respond to the public need for attainable housing in the City. The number of lots has been reduced from 51 to 42. The development plan now provides 4acres of open space and for stormwater management.

The project text, however, still maintains strike-thru and underline, which is used in the amendment of lawful and valid project texts. The 2012 rezoning of the property to A-R nullified the associated project text for Bristol Oaks Planned Development. The use of strike-thru and underline implies that the voided text is still valid and is simply being amended. Staff recommends that all language in the project text, which implicitly or explicitly suggests that the 2012 rezoning was a mistake should be eliminated from the project text. Furthermore, the text should be presented as a new planned development text for the rezoning of the property from A-R to R-3, not as an amendment to a voided text.

- **STAFF PRESENTATION**

Assistant Director, Venard Asongayi, presented the staff report, which is included herein by reference (File # ZP24-0014).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

No

- **PUBLIC HEARING**

Mr. Dorr asked if anyone was present to speak about the application.

- **Proponents:**

- Lauren Ward, Daniel Coker Law Firm, 265 N Lamar Blvd, Ste R, Oxford, MS – she advised they still believe this is a mistake, which is why the strike thru and underline existed. However, if the board decides they are able to move forward with the rezoning, they are prepared to have the necessary documents to staff in a timely manner. They do agree that there has been a change in circumstances and that the area has changed.

- **Opponents:**

- Jay Taublen, 5210 Quail Hollow, Olive Branch, MS – He wanted to make sure his comments about drainage from last time got passed on to the appropriate people. Mr. Asongayi said the new design includes a detention pond and the plan is to pipe stormwater in and direct the water into the detention pond to protect surrounding areas. He realized this was an unprecedented week of rain and the pump station also needs work. He also asked if the tree line buffer intended to be clear all existing trees and replant new trees?

- **PLANNING COMMISISON DISCUSSION**

Mr. Asongayi advised the City Engineer is already aware and will ensure this is handled in a later step. Mr. Asongayi advised the buffer is something the board can discuss and make a recommendation on. Mrs. Remak says in looking at the plan, she wants to save all the mature trees at the border. Mr. Jones said it can be added to the project text. Mr. Asongayi advised this is similar to the Carson Creek development. He believes it had a 20-foot buffer. Mr. Gambone said they just need to make sure the decision doesn't make the drainage problem worse. He recommends leaving flexibility to account for any stormwater management plans. Mr. Asongayi said they can plant larger caliber trees that will grow fast. Mr. Dorr said they could do a 20 foot buffer with either new or existing trees, after all stormwater drainage issues have been addressed. Mr. Jones advised that 20 feet is reasonable. Mr. Singh asked what was included now. Mr. Asongayi advised there was no current buffer. Mr. Singh pointed out that there is usually a 10-foot utility easement at the rear anyway. Mr. Jones asked if they would have the opportunity to look at the plat after this. Mr. Asongayi advised this would be developed in 1 phase, so this will go to infrastructure plans first for approval. Mr.

- **MOTION**

**Mr. Jones made a motion Regarding the rezoning of the property from A-R to R-3: Upon finding that the character of the area has changed from rural estate to suburban residential, especially with the extension of public water and sewer infrastructure to the area, and that a public need to provide attainable housing options in the City exists, recommend that the Board of Aldermen approve the rezoning of the subject property from A-R, Agricultural Residential, to R-3, Planned Residential District, for the Bristol Oaks Planned Residential Development.**

**Regarding the associated project text and preliminary development plan:**

Upon finding that the applicant has not satisfied its burden of proving by clear and convincing evidence that the 2012 rezoning of the subject J & M property from R-3 to A-R, by the Board of Aldermen, was a mistake, and, therefore, that the project text and preliminary development plan for Bristol Oaks as was originally approved in 2005 stands voided, recommend that the applicant submit to planning staff, an updated version of the current proposed project text for Bristol Oaks, dated March 20, 2025, as a new project text and preliminary development plan, without “strike-thru and underline” amendments, before the Board of Aldermen may schedule a public hearing to decide on the application. A 10 foot landscape buffer needs to be added to the perimeter, retaining or replacing existing trees as needed within the buffer.

Mrs. Remak made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

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Mr. Dorr asked when the next hearing would be held for this item. Mr. Asongayi said that he would reach out to Bob Barber to see how soon they could get us the new project text. If we can receive it by Thursday of this week, this would be heard by the Board of Aldermen on May 20<sup>th</sup>. If we can't get it that soon, it would be June 17<sup>th</sup>.

## NEW BUSINESS

## OTHER BUSINESS

Mr. Asongayi advised he wanted to bring something to the Board's attention. It's not something that needs a vote, because this doesn't involve a condition of approval. The Dancing Oaks Project Text Amendment was approved previously by the Planning Commission at the corner of Progress Way and Hacks Cross Rd. The City Engineer has determined that the Right in, Right out entrance to the north is not the safest option for this particular location. Left turns onto Hacks were a major concern for this Commission when they discussed it previously, so he felt it best that you be made aware. The City Engineer want to change this entrance/exit to Left in, Right in, and Right out only for the big trucks. If this had been a condition of approval at the Board of Aldermen level, this would require new action. That wasn't a point of discussion at the Board level. Mr. Singh said the main reason the neighbors on Wiseman were okay with the approval was the right in, right out entrance. It's a little disheartening that the Board didn't even discuss it. The neighbors of this property were not supportive of this until the Planning Commission came up with that option. Mr. Asongayi said that he believes that wasn't discussed because it was already Right in/Right out. There was not much to discuss. Mr. Asongayi advised this may not be an issue in the future. The developers are looking at another location for trucks that may be a better fit. If that happens, this may be just a regular gas station and truck traffic may not be an issue.

## ADJOURNMENT

Mr. Jones made a motion to adjourn the meeting at 6:37 pm. Mr. Singh made the second and the motion was approved as follows:

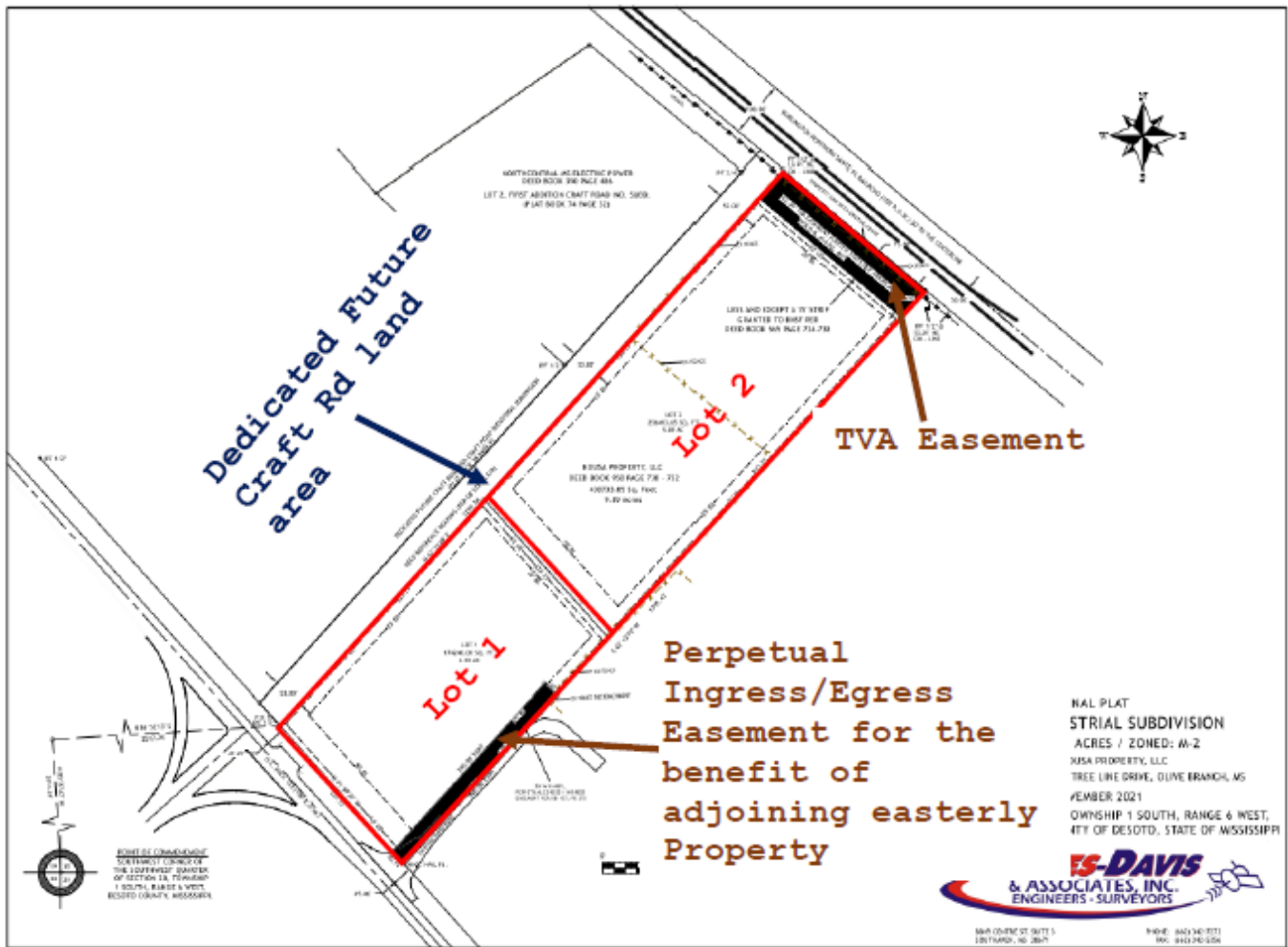
Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:**  
Application to extend the time to record the approved Final Plat for Henley Industrial Subdivision, submitted by Shane King, Houston Engineering, on behalf of Ran Management LLC, Craft & 178 LLC, and Kousa Property LLC, property owners. The 2-lot 9.89+/-acre subject property is zoned M-2, Heavy Industrial District, and is located east of the intersection of New Craft Rd and Hwy 178. (File # SD21-0011)

- EXHIBITS:**
- 1) Final Plat Recordation Extension Request
  - 2) Final Plat
  - 3) Final Plat Approval Order of the Mayor and Board of Aldermen

**BACKGROUND**



Shane King, Houston Engineering, on behalf of the property owners, RAN Management LLC, Craft & 178 LLC, and Kousa Property LLC requests extension of the time to record the final subdivision plat for

Henley Industrial Subdivision. Potential Lot 1 of the two-lot subdivision has an approved civil set of plans for a truck stop. The plat, which was approved by the Board of Aldermen on December 21, 2021 was initially submitted by Bob Ginn, Land Development Resources, LLC on behalf of Ibrahim Babukr and Kousa Property, LLC who owned the properties then. The resolution of various issues, including the need for the State of Mississippi to install a traffic light at the intersection of Craft Rd and Hwy 178 has delayed the recordation of the plat. The State has decided it would install traffic lights, hung on strings, at the intersection while the developer would be responsible for all other improvements in the right-of-way.


**ANALYSIS**

The final plat for Lot 1 of the Funderburk Planned Unit Development, Area 5, Subdivision was approved by the Mayor and Board of Aldermen on December 21, 2021. Article IV, Sec. G(4) of the Subdivision Regulations of the City of Olive Branch stipulates that “*After approval of the final plat by the Governing Authority and required improvements are installed or appropriate arrangements have been made thereof, a cloth-backed original plat shall be recorded in the Office of the Chancery Clerk within one (1) year and if not filed, such plat shall have no validity and shall not be recorded without the concurrence of the Planning Commission.*” With one year having passed since the Governing Authority approved the subject plat, approval by the Planning Commission is required for the plat to be required.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission grant a one year extension period for the recordation of the Final Plat for Lot 1 & Lot 2, Henley Industrial Subdivision” subject to the following:

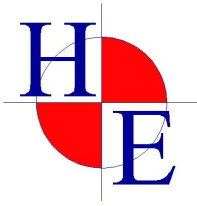
1. All approval conditions of the Final plat for Lot 1 & Lot 2, Henley Industrial Subdivision as ordered by the Mayor and Board of Aldermen on December 21, 2021 are maintained.
2. Hatch out the “Stormwater Detention Easement” area on Lot 2, specify its dimensions, and add a note stating: ‘A permanent “Stormwater Detention Easement” Area is hereby established on Lot 2 for the perpetual benefit of Lot 1.’
3. The issuance of a final certificate of occupancy for a truck stop on any of the lots is subject to the installation of a traffic signal at the intersection of New Craft Rd and Hwy 178.

**REPORT PREPARED BY:** Venard Asongayi  **DATE:** May 6, 2025

**MOTION BY:** \_\_\_\_\_ **SECOND BY:** \_\_\_\_\_

	<b>DORR</b>	<b>JONES</b>	<b>LEWIS</b>	<b>REMAK</b>	<b>SENGER</b>	<b>SINGH</b>	<b>STRATTON</b>
<b>VOTE</b>							
<b>YES</b>	_____	_____	_____	_____	_____	_____	_____
<b>NO</b>	_____	_____	_____	_____	_____	_____	_____
<b>ABSTAIN</b>	_____	_____	_____	_____	_____	_____	_____





## HOUSTON ENGINEERING

Engineering, Surveying, and Environmental Services

1207 Office Park Dr., Suite B

Oxford, Mississippi 38655

Office: (662) 205-6653

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April 3, 2025

Planning Commission  
City of Olive Branch, MS  
9200 Pigeon Roost Road  
Olive Branch, MS 38654

**RE: RECORDATION PERIOD EXTENSION REQUEST  
HENLY INDUSTRIAL SUBDIVISION  
SOUTHEAST CORNER HWY 178 AND CRAFT ROAD INTERSETCION  
OLIVE BRANCH, MS 38654**

Dear Planning Commission:

On behalf of our clients, Ran Management LLC of Craft & 178 LLC and KOUSA Property LLC, we are requesting a recordation period extension to execute and file the plat for the subject property.

There have been significant issues with permitting, letters of credits or bonds, and coordination with the Mississippi Department of Transportation regarding roadwork and signalization of the intersection. These issues have been resolved, and both parties are ready to move forward with the project.

We are appreciative of the Planning Commission's time and consideration of this request.

Sincerely,

HOUSTON ENGINEERING, PLLC

J. Byron Houston, P.E., P.S.  
Project Manager

CERTIFICATE OF MINOR SUBDIVISION

PURSUANT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL TO BE CLASSIFIED AS A MINOR SUBDIVISION BY THE STAFF DURING THE PRE-APPLICATION CONFERENCE HELD ON \_\_\_\_\_ DATE OF \_\_\_\_\_, 20\_\_ AND CONFIRMED BY THE CITY PLANNING COMMISSION ON \_\_\_\_\_ DATE OF \_\_\_\_\_, 20\_\_.

DATE OF EXECUTION \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_
CITY PLANNING STAFF \_\_\_\_\_ CHAIRMAN, CITY PLANNING COMMISSION OLIVE BRANCH, MISSISSIPPI

OWNER'S CERTIFICATE

I, (WE), THE UNDERSIGNED, OWNER(S) OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION FOR PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(SIGNED) \_\_\_\_\_
NAME & ADDRESS
SOURCE OF TITLE: D.R. \_\_\_\_\_ 992 \_\_\_\_\_, PAGE \_\_\_\_\_ 242

NOTARY'S CERTIFICATE (FOR OWNER)

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_, WHO ACKNOWLEDGES THE HE/SHE IS \_\_\_\_\_ OF \_\_\_\_\_, A \_\_\_\_\_, AND THAT FOR AND ON BEHALF OF \_\_\_\_\_, AND AS ITS ACT AND DEED, HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

MORTGAGEE'S CERTIFICATE

\_\_\_\_\_, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPTS THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION FOR PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(SIGNED) \_\_\_\_\_
TITLE \_\_\_\_\_ NAME \_\_\_\_\_
BANK NAME \_\_\_\_\_

NOTARY'S CERTIFICATE (FOR MORTGAGEE)

\_\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE DAY OF \_\_\_\_\_, 20\_\_. WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_, WHO ACKNOWLEDGES THE HE/SHE IS \_\_\_\_\_ OF \_\_\_\_\_, AND THAT FOR AND ON BEHALF OF SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

OWNER'S CERTIFICATE

I, (WE), THE UNDERSIGNED, OWNER(S) OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION FOR PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(SIGNED) \_\_\_\_\_
NAME & ADDRESS
SOURCE OF TITLE: D.R. \_\_\_\_\_ 950 \_\_\_\_\_, PAGE \_\_\_\_\_ 730

NOTARY'S CERTIFICATE (FOR OWNER)

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_, WHO ACKNOWLEDGES THE HE/SHE IS \_\_\_\_\_ OF \_\_\_\_\_, A \_\_\_\_\_, AND THAT FOR AND ON BEHALF OF \_\_\_\_\_, AND AS ITS ACT AND DEED, HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

MORTGAGEE'S CERTIFICATE

\_\_\_\_\_, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPTS THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION FOR PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(SIGNED) \_\_\_\_\_
TITLE \_\_\_\_\_ NAME \_\_\_\_\_
BANK NAME \_\_\_\_\_

NOTARY'S CERTIFICATE (FOR MORTGAGEE)

\_\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE DAY OF \_\_\_\_\_, 20\_\_. WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_, WHO ACKNOWLEDGES THE HE/SHE IS \_\_\_\_\_ OF \_\_\_\_\_, AND THAT FOR AND ON BEHALF OF SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF RECORDING

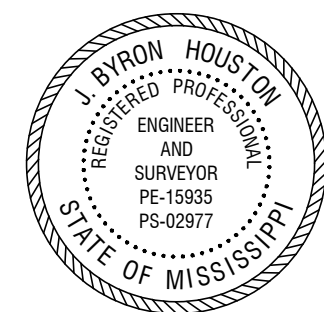
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

(SIGNED) \_\_\_\_\_
NAME, CLERK
DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN DEED RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.
(SIGNED) \_\_\_\_\_
NAME, CLERK

CERTIFICATE OF ENGINEERING ACCURACY

I, J. BYRON HOUSTON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF OLIVE BRANCH, MISSISSIPPI HAVE BEEN FULLY COMPLIED WITH.

(SIGNED) \_\_\_\_\_
DATE OF EXECUTION \_\_\_\_\_
J. BYRON HOUSTON, P.E., P.S.
REGISTERED PROFESSIONAL ENGINEER
NO. 15935, MISSISSIPPI



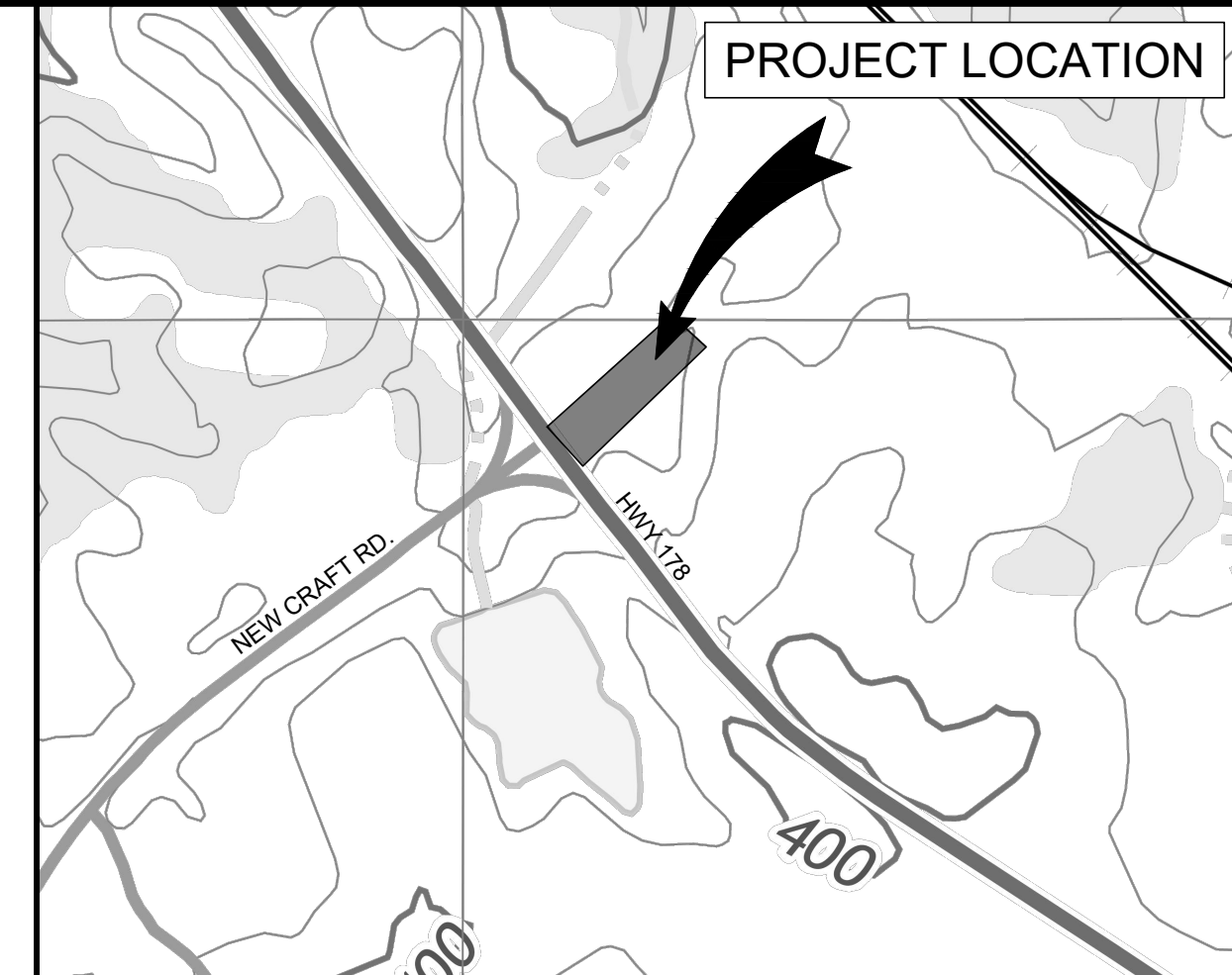
CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE OLIVE BRANCH CITY PLANNING COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS.

DATE OF EXECUTION \_\_\_\_\_ CHAIRMAN, CITY PLANNING COMMISSION OLIVE BRANCH, MISSISSIPPI
SECRETARY \_\_\_\_\_ CITY ENGINEER

\_\_\_\_\_, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF OLIVE BRANCH, MISSISSIPPI, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDERMEN AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE CHANCERY CLERK WITHIN TWELVE (12) MONTHS HEREAFTER.

DATE OF EXECUTION \_\_\_\_\_ MAYOR, CITY OF OLIVE BRANCH, MISSISSIPPI
CITY CLERK \_\_\_\_\_



OLIVE BRANCH, MISSISSIPPI
SCALE: 1" = 500'

GENERAL NOTES

- 1. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE.
2. UTILITIES:
WATER - CITY OF OLIVE BRANCH
SEWER - CITY OF OLIVE BRANCH
GAS - CITY OF OLIVE BRANCH
TELEPHONE - AT&T
ELECTRIC - NORTH CENTRAL ELECTRIC
3. PROPERTY IS PART OF LOT 1 & LOT 2 OF THE HENSLEY COMMERCIAL SUBDIVISION.
5. PARENTHESIS ( ) DENOTE BEARING OR DISTANCE FROM RECORDED DOCUMENTS.

CRAFT AND 178, LLC. & KOUSA PROPERTY, LLC. PROPOSES TO THE CITY OF OLIVE BRANCH:

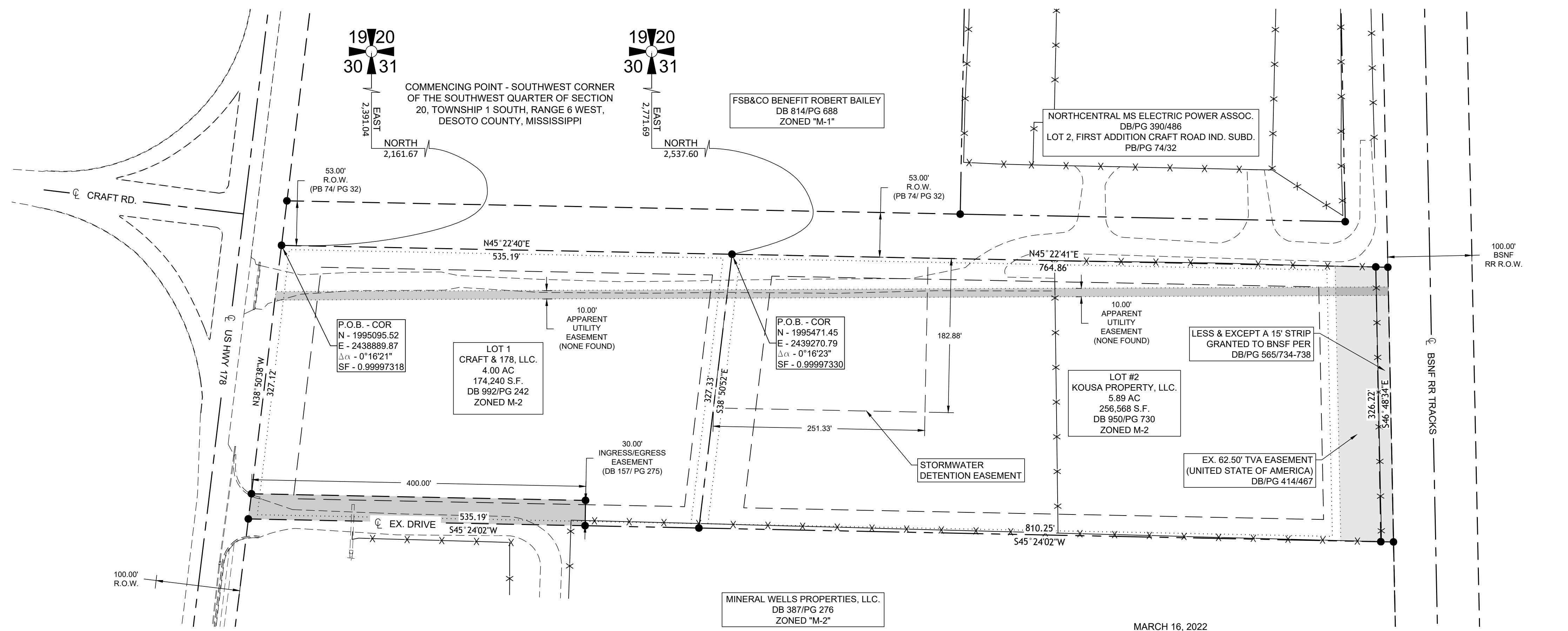
- 1. THAT ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY ORDINANCES AND INSTALLED UNDERGROUND.
2. THAT ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY ORDINANCES.

LEGEND table with symbols for FOUND IRON BAR, SET 1/2" IRON BAR, WATER GATE VALVE, FIRE HYDRANT, EX. SPOT ELEV., RECORD MEASUREMENTS, PROPERTY LINE, CENTER LINE, BLDG. SETBACK LINE, EDGE OF PAVEMENT, RIGHT-OF-WAY, EX. WATER MAIN, FLOOD ZONE 'X'.

SHEET 1 OF 2

FINAL PLAT FOR:
LOT 1 & LOT 2
HENLEY INDUSTRIAL SUBDIVISION
9.85 AC. ± BEING IN THE S/E 1/4
OF SECTION 20, T-1-S, R-6-W,
DESOTO COUNTY, MS
\*\*\*\*\*

DRAWN BY: ARM CHECKED BY: JBH DATE: 8/8/23



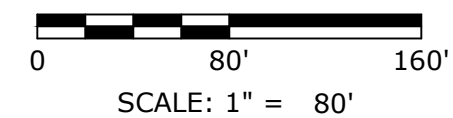
**SURVEY NOTES:**

- BEARINGS ARE RELATIVE TO NAD83 MISSISSIPPI STATE PLANE COORDINATE SYSTEM (WEST ZONE). COORDINATES SHOWN HEREON ARE GRID COORDINATES EXPRESSED IN U.S. FOOT.
- AREA OF PROPERTY SURVEYED:  
 LOT 1 - **174,240** S.F. OR **4.00** ACRES, MORE OR LESS.  
 LOT 2 - **256,568** S.F. OR **5.89** ACRES, MORE OR LESS.
- THIS PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO FIRM COMMUNITY PANEL NO. 28033C0101H DATED MAY 5, 2014.
- THIS PROPERTY IS SUBJECT TO THE CONDITIONS OF CRAFT ROAD INDUSTRIAL SUBDIVISION RECORDED IN PLAT BOOK 74 AT PAGES 32.

- CRAFT AND 178, LLC. & KOUASA PROPERTY, LLC. PROPOSES TO THE CITY OF OLIVE BRANCH:
- THAT ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY ORDINANCES AND INSTALLED UNDERGROUND.
  - THAT ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY ORDINANCES.

REFERENCES:  
 DB/PG: 992/242  
 DB/PG: 157/275  
 DB/PG: 755/484  
 DB/PG: 950/730  
 DB/PG: 565/734  
 DB/PG: 390/486  
 DB/PG: 414/467  
 DB/PG: 387/276  
 DB/PG: 578/618  
 PB/PG: 74/32  
 PB/PG: 38/9

ALL BEARINGS ARE REFERENCED TO U.S. STATE PLANE NAD 83 MISSISSIPPI WEST ZONE (2302). THE CONVERGENCE ANGLE (00°16'21") AND COMBINED SCALE FACTOR (0.99997318) AND WAS DETERMINED AT THE POINT OF BEGINNING.



MARCH 16, 2022  
 CLASS "A" SURVEY



LEGEND	
FOUND IRON BAR	
SET 1/2" IRON BAR	
WATER GATE VALVE	
FIRE HYDRANT	
EX. SPOT ELEV.	X 335.5
RECORD MEASUREMENTS	( )
PROPERTY LINE	---
CENTER LINE	---
BLDG. SETBACK LINE	---
EDGE OF PAVEMENT	---
RIGHT-OF-WAY	---
EX. WATER MAIN	---
FLOOD ZONE "X"	

**GENERAL NOTES**

- THE LOCATION OF ALL UTILITIES ARE APPROXIMATE.
- UTILITIES:  
 WATER - CITY OF OLIVE BRANCH  
 SEWER - CITY OF OLIVE BRANCH  
 GAS - CITY OF OLIVE BRANCH  
 TELEPHONE - AT&T  
 ELECTRIC - NORTH CENTRAL ELECTRIC

**BUILDING SETBACKS**

- FRONT 50'
- SIDE 25'
- REAR 20'

**UTILITY EASEMENT SETBACKS**

- FRONT 10'
- SIDE 5'
- REAR 10'

**SHEET 2 OF 2**

FINAL PLAT FOR:  
 LOT 1 & LOT 2  
 HENLEY INDUSTRIAL SUBDIVISION  
 9.85 AC. ± BEING IN THE S/E 1/4  
 OF SECTION 20, T-1-S, R-6-W,  
 DESOTO COUNTY, MS  
 \* \* \* \* \*

DRAWN BY: ARM      CHECKED BY: JBH      DATE: 8/8/23

Z:\Shared\Clients\157 RAN Management\222\015 7740 Hwy 178 Olive Branch\DWG\BASE\7740 Hwy 178 Olive Branch TOPO A.R.M.dwg

**ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE  
BRANCH, MISSISSIPPI GRANTING FINAL SUBDIVISION PLAT APPROVAL -  
HENLEY INDUSTRIAL SUBDIVISION**

**WHEREAS**, Mr. Bob Ginn, Land Development Resources, LLC, on behalf of the property owner, is requesting Final Plat approval for the Henley Industrial Subdivision, and

**WHEREAS**, the subject property is located East of the intersection of New Craft Rd and Hwy 178, situated in Section 20, Township 1 South, Range 6 West, and

**WHEREAS**, the subject property is currently zoned "M-2", Heavy Industrial Zoning District, and

**WHEREAS**, the request is to approve the 2 lot Henley Industrial Subdivision, and

**WHEREAS**, the subdivision as proposed will meet or exceed the development requirements established for the zoning district, and

**WHEREAS**, the Planning Commission reviewed the application at their December 14, 2021 meeting and voted unanimously to recommend to the Board of Aldermen conditional approval of the application, and

**WHEREAS**, the Mayor and Board of Aldermen are of the opinion that the final plat for the Henley Industrial Subdivision should be approved, subject to conditions.

**NOW, THEREFORE, BE IT ORDERED** by the Mayor and Board of Aldermen of the City of Olive Branch, Mississippi as follows, to wit:

A. The application of the owner of the property for final plat approval for the Henley Industrial Subdivision is hereby approved, conditioned upon the following, to wit:

1. All improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Site must maintain compliance with City's Subdivision Regulations, Zoning Code, Design Review Ordinance, and adopted Building Codes.

3. Developer shall make road frontage improvements to add curb, gutter and sidewalks along Highway 178.
4. Access to all lots shall be through the "Dedicated Future Craft Road per Craft Road Industrial Subdivision" as labelled on the subdivision plat, except the City engineer determines that a secondary access from HWY 178 is absolutely warranted to foster public safety. It shall be the responsibility of the developer to develop this "Future Craft Road" area to provide access to the proposed lots.
5. Review and approval by the City's Design Review Advisory Committee is required if a metal building is proposed.
6. A visible salvage yard is not permissible. Storage of items such as inoperable and unlicensed vehicles, tires, vehicle parts, or scrap metal outside of the privacy fence is strictly prohibited.
7. All drive aisles must be paved.
8. Civil plan set for grading, drainage, landscaping, photometry, utilities, etc. on either lots shall be submitted to Planning and Engineering staff for administrative review and approval.
9. The developer is required to install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and services, curb, gutter and sidewalks for all streets, and gravel or soil cement base for the streets and asphalt (layering and thickness to be determined by City Engineer), before the plat of the subdivision is recorded, including and other such improvements as may be determined to be necessary of the City Engineer. A performance guarantee may be filed for the improvements (or the remainder thereof) in an amount set by the City Engineer.
10. All utilities and services (electric, telephone, cable, etc.) shall be installed underground.

11. The Final Plat is subject to review by the City Engineer for minor edits as may be necessary.

**ORDERED AND DONE**, this 21<sup>st</sup> day of December, 2021.

  
\_\_\_\_\_  
**KENNETH R. ADAMS, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**TENA STEWART, CITY CLERK**

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:**  
Application for a Final Plat for Center Hill Farms Subdivision, Phase 1, submitted by Nick Kreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner. The request is to create 88 Lots and 4 Common Open Spaces from 48.28+/-acres. The subject property is zoned PUD, Planned Unit Development District, located on the west side of Center Hill Rd, approximately 700 feet north of Valley Oaks Dr E. and about 1800 feet south of the Hwy 302 and Center Hill Rd intersection. (File # SD25-0009).

**EXHIBITS:**  
1) Applicant’s Request to Table Email

**BACKGROUND**




Nick Nkreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner, requests that the Planning Commission table to its June 10, 2025 meeting, the consideration of the final plat for Center Hill Farms Subdivision, Phase 1. While subdivision infrastructure construction is ongoing, it is not yet sufficient advanced for final plat approval. The first lift of asphalt, for example, has not yet been laid on proposed public streets. Also, some utility lines are still to be installed: their construction may warrant the establishment of utility easements and associated adjustment

of lot lines to create sufficient buildable areas on proposed lots.


**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission table the consideration of the Final Plat for Center Hills Farms Subdivision, Phase 1, to June 10, 2025.

**REPORT PREPARED BY:** Venard Asongayi  **DATE:** May 8, 2025

**MOTION BY:** \_\_\_\_\_ **SECOND BY:** \_\_\_\_\_

---

	<b>DORR</b>	<b>JONES</b>	<b>LEWIS</b>	<b>REMAK</b>	<b>SENGER</b>	<b>SINGH</b>	<b>STRATTON</b>
 <b>VOTE</b>							
<b>YES</b>	_____	_____	_____	_____	_____	_____	_____
<b>NO</b>	_____	_____	_____	_____	_____	_____	_____
<b>ABSTAIN</b>	_____	_____	_____	_____	_____	_____	_____

**REQUEST TO TABLE EMAIL FROM APPLICANT**

**From:** Nick Kreunen <nkreunen@civil-link.com>  
**Sent:** Thursday, May 8, 2025 9:16 AM  
**To:** Asongayi, Venard <venard.asongayi@obms.us>  
**Subject:** Re: Request to Table Final Plat for Center Hill Subdivision

i have spoke to developer and please table this application to the next meeting.

Get [Outlook for iOS](#)

---

**From:** Asongayi, Venard <[venard.asongayi@obms.us](mailto:venard.asongayi@obms.us)>  
**Sent:** Thursday, May 8, 2025 7:59:15 AM  
**To:** Nick Kreunen <[nkreunen@civil-link.com](mailto:nkreunen@civil-link.com)>  
**Subject:** Request to Table Final Plat for Center Hill Subdivision

Good morning, Nick.

Following our last discussion on the subject project, could you reply to this email requesting that the final plat for Center Hill Farms Subdivision be tabled at the May 13, 2025, Planning Commission meeting, to June 10, 2025, to provide sufficient time for subdivision infrastructure to be sufficiently completed before consideration of the plat by the Commission. I would deeply appreciate it if you can send this email this morning.

Thanks

**Venard "Asong" Asongayi, AICP, CFM, DPA**  
Assistant Director of Planning & Development  
City of Olive Branch  
9200 Pigeon Roost  
Olive Branch, MS 38654  
Office Ph. (662) 892-9325  
Cell Ph. (662) 804-9420

**REPORT TO THE PLANNING COMMISSION**

**CAPTION/SUBJECT:** Application to amend the Project Text for the Oaks at Parkview Heights, Area 3B, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to permit the development of the area for single-family residential condominium dwellings and to approve the associated preliminary development plan. The 6.96+/-acre subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. There is an accompanying application to combine lots 1A & 1B into a single lot. (File # ZP25-0003).

- EXHIBITS:**
- 1. Deferral request from applicant



**EXECUTIVE SUMMARY:**

David Baker (Fisher Arnold, Inc.) on behalf of property owner, Trey Hart (Mainland MCA Olive Branch, LLC), requests amendment of the Parkview Heights Planned Unit Development (PUD). The portion of the PUD under consideration is Area 3B. Area 3B is 6.96+/-acres, and this amendment would change the allowed use in Area 3B from an assisted living facility to 9 4-plex condominium units for a total of 36 dwellings in Area 3B. The residential unit density would be 5.1 dwelling units per acre (du/ac).

The applicant has requested to table this application to meet with the Oaks at Parkview Condominium Association on May 8, 2025.

**STAFF RECOMMENDATION**

Staff recommends that this application be tabled to the June 10, 2025 meeting to allow the applicant to meet with the Oaks at Parkview Condominium Association.

PREPARED BY: *[Signature]* DATE: 5/1/2025

CHECKED FOR SUBMISSION TO THE COMMISSION BY \_\_\_\_\_ DATE: \_\_\_\_\_  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

## Norman, Kevin

---

**From:** David Baker <dbaker@fisherarnold.com>  
**Sent:** Wednesday, April 30, 2025 12:46 PM  
**To:** Norman, Kevin  
**Cc:** Gambone, Jason; Asongayi, Venard  
**Subject:** RE: ZP 25-0003 Oaks @ Parkview Hts

Good afternoon Kevin

I spoke with the owners of the Parkview Heights property and they would like to hold this application until the June Planning Commission meeting. We have a neighborhood meeting on May 8<sup>th</sup> and would like to make sure we have their full support at the PC and Board level. This extra month will allow us to continue our discussions with them.

Thank you for your consideration and please let me know if you have any questions or need additional information

*David Baker*  
*Department Head – Planning and Landscape Architecture*

### **FISHER ARNOLD**

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, TN 38125

901.748.1811 Office | 888.583.9724 Toll Free

[dbaker@fisherarnold.com](mailto:dbaker@fisherarnold.com) | [www.fisherarnold.com](http://www.fisherarnold.com)

**From:** Norman, Kevin <kevin.norman@obms.us>  
**Sent:** Friday, April 25, 2025 12:16 PM  
**To:** David Baker <dbaker@fisherarnold.com>  
**Cc:** Gambone, Jason <jason.gambone@obms.us>; Asongayi, Venard <venard.asongayi@obms.us>  
**Subject:** RE: ZP 25-0003 Oaks @ Parkview Hts

**[EXTERNAL EMAIL] Please use caution when opening attachments, clicking links, or responding to this email.**

David,

I read through the submitted Project Text for The Oaks at Parkview Heights.

There were a few typos, mostly stuff from cutting and pasting.  
Please revise and return.

See attached mark up.

**Kevin D. Norman, PLA**  
*Senior Planner/Landscape Architect*  
*City of Olive Branch*  
9200 Pigeon Roost Road  
Olive Branch, MS 38654  
Office (662) 892-9382

**REPORT TO THE PLANNING COMMISSION**

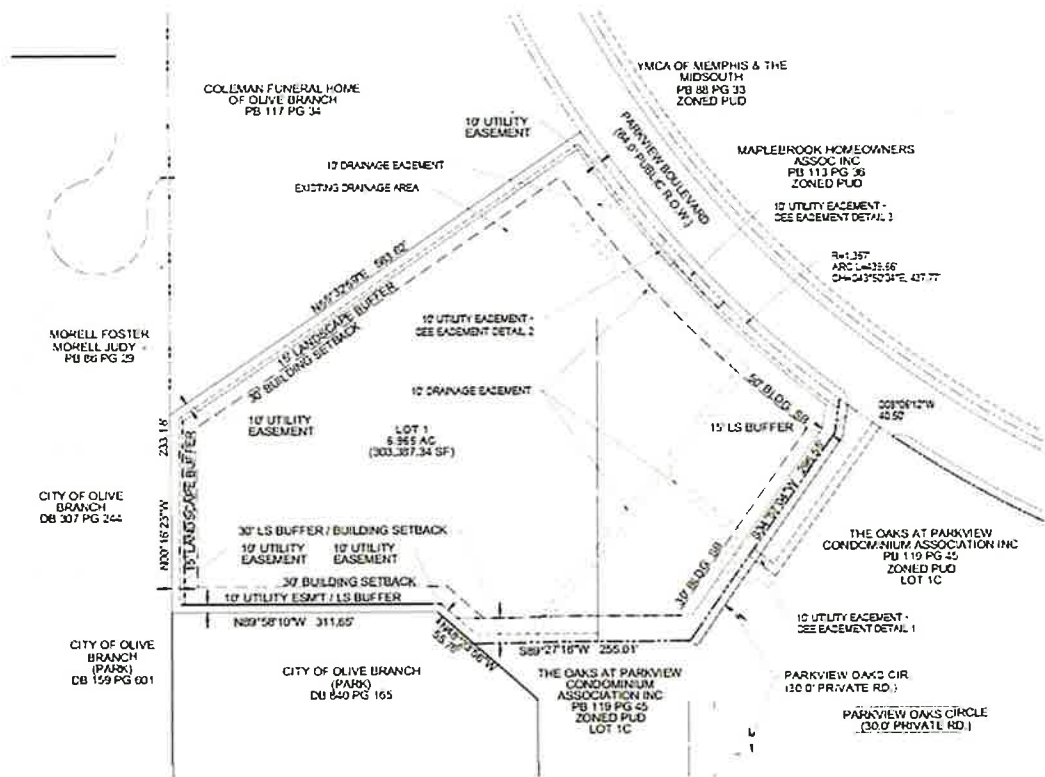
**CAPTION/SUBJECT:** Application for the 1st Revision to Oaks at Parkview Heights Ph 2, Area 3 Subdivision, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to combine lots 1A and 1B into a single Lot 1 of 6.96+/-acres. The subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. (File # SD25-0008).

**EXHIBIT:**  
1. Deferral request from applicant

**EXECUTIVE SUMMARY**

The applicant, David Baker (Fisher Arnold, Inc.) on behalf of property owner Trey Hart (Mainland MCA Olive Branch, LLC), submits for consideration a final plat combining Lots 1A and 1B into a single Lot 1 comprising 6.96±. The property is zoned PUD, Planned Unit Development. Residential condominium use, customary accessory uses and public service facilities as permitted by right and as governed by the Planned Residential (R-3) District. The proposed Lot 1 is vacant. Utility lines are readily available in the vicinity of the property. All infrastructure completion shall be the responsibility of the developer(s) of the lots. No variances, deviations, and/or waivers are applicable to the plat.

The applicant has requested to table this application to meet with the Oaks at Parkview Condominium Association on May 8, 2025.



**STAFF RECOMMENDATION**

Staff recommends that this application be tabled to the June 10, 2025 meeting to allow the applicant to meet with the Oaks at Parkview Condominium Association.

PREPARED BY *[Signature]* DATE: 5/1/2025  
CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_



	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
VOTE	_____	_____	_____	_____	_____	_____	_____
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____

## Norman, Kevin

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**Sent:** Wednesday, April 30, 2025 12:46 PM  
**To:** Norman, Kevin  
**Cc:** Gambone, Jason; Asongayi, Venard  
**Subject:** RE: ZP 25-0003 Oaks @ Parkview Hts

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Thank you for your consideration and please let me know if you have any questions or need additional information

*David Baker*  
*Department Head – Planning and Landscape Architecture*

### **FISHER ARNOLD**

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**To:** David Baker <dbaker@fisherarnold.com>  
**Cc:** Gambone, Jason <jason.gambone@obms.us>; Asongayi, Venard <venard.asongayi@obms.us>  
**Subject:** RE: ZP 25-0003 Oaks @ Parkview Hts

**[EXTERNAL EMAIL] Please use caution when opening attachments, clicking links, or responding to this email.**

David,

I read through the submitted Project Text for The Oaks at Parkview Heights.

There were a few typos, mostly stuff from cutting and pasting.  
Please revise and return.

See attached mark up.

**Kevin D. Norman, PLA**  
*Senior Planner/Landscape Architect*  
*City of Olive Branch*  
*9200 Pigeon Roost Road*  
*Olive Branch, MS 38654*  
*Office (662) 892-9382*

**REPORT TO THE PLANNING COMMISSION**

**CAPTION/SUBJECT:** Application for a Final Plat for Blakely 1 Lot Subdivision, submitted by property Jerry Blakeley, Jr, property owner. The request is to create a 1 lot residential subdivision of 1.25 +/- acres. The subject property is zoned R-2, Single Family Residential District, and is located on the south side of W. Sandidge Rd. approximately 900 feet south of the McNeil Dr intersection, known as 7589 W Sandidge Rd.

**EXHIBIT:**

- 1) Aerial View
- 2) Final Plat

**EXECUTIVE SUMMARY**

The applicant, Jerry Blakeley, Jr, property owner, submit for consideration a final plat for a 1-lot subdivision. The applicant seeks to subdivide the un-platted 1.25 +/- ac property into one lot. The property is zoned AR, Agricultural Residential, which mainly permits single family residential and agricultural land uses. Proposed Lot 1 is vacant. Utility lines are readily available in the vicinity of the property. All infrastructure completion shall be the responsibility of the developer of the lot. No variances, deviations, and/or waivers are applicable to the plat. Staff recommends approval subject to various conditions.



*Fig. 1: Aerial View of Subject Property*

**1. BACKGROUND:**

General Information			
Applicants	Jerry Blakeley, Jr		
Applicant's Status	Property Owner		
Current Zoning of Property	A-R – Agricultural Residential		
Requested Action	Approve final plat for Blakely 1 Lot Subdivision		
Purpose	Create one lot from a single unplatted parcel.		
Location	7589 W Sandidge Rd., Olive Branch MS		
Size of Parent Parcel	± 1.25 acres		
Existing Land Use	Vacant Land		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	A-R	Single Family Residential
	East	A-R	Vacant
	South	A-R	Vacant
	West	A-R	Single Family Residential
Future Land Use Designation	Suburban Neighborhood		
Applicable Regulations	Zoning Ordinance and Subdivision Regulations		

**2. ANALYSIS:**

**2.1. Zoning**

Item	Zoning Requirement	Proposed Lot
Minimum Lot Size	1ac	± 1.25 ac
Front Setback	50ft	Future building will have to meet the minimum front yard setback requirement on Sandidge Rd
Side Setback	15ft	Future building will have to meet the minimum side yard setback requirement.
Rear Setback	50ft	Future building will have to meet the minimum rear yard setback requirement.
Minimum width at building setback line	110ft	138 ft
Maximum Density	1 dwelling unit per acre(du/ac)	Only one dwelling unit would be permitted on the lot.

- Proposed Lot 1 is buildable and the plat meets Zoning requirements.

**2.2. Utilities**

There is a 4” gas main along the Sandidge Rd. frontage of the property. Public water is available. Lot 1 will need to tie onto city provided sewer system.

**2.3. Transportation**

Proposed Lot 1 has an existing paved driveway from Sandidge. The driveway is suggested to be maintained. The proposed lot has public street frontage on Sandidge Rd. Sidewalks are not required in the A-R District.

**2.4. Bond**

No construction of public infrastructure is required; hence, financial guarantee for infrastructure completion is not necessary before recordation of the plat.

**2.5. Variances and Deviations**

The applicant does not request a variance or deviation from the standards of the Zoning Ordinance and/or Subdivision Regulations as may be applicable to the subject property. Staff does not find that a variance or deviation is necessary.

**2.6. Waivers**

No waiver of required subdivision infrastructure improvement is applicable to this subdivision request.

**3. NEXT STEPS**

Upon recommendation by the Planning Commission, the plat will be forwarded to the Board of Mayor and Aldermen for consideration. When approved by the said Board, the plat would need to be recorded. Once the plat has been recorded, the lot may be sold or a building permit(s) may be issued for proposed development(s) on the lot in accordance with the applicable City’s land development regulations.

**4. STAFF RECOMMENDATION**

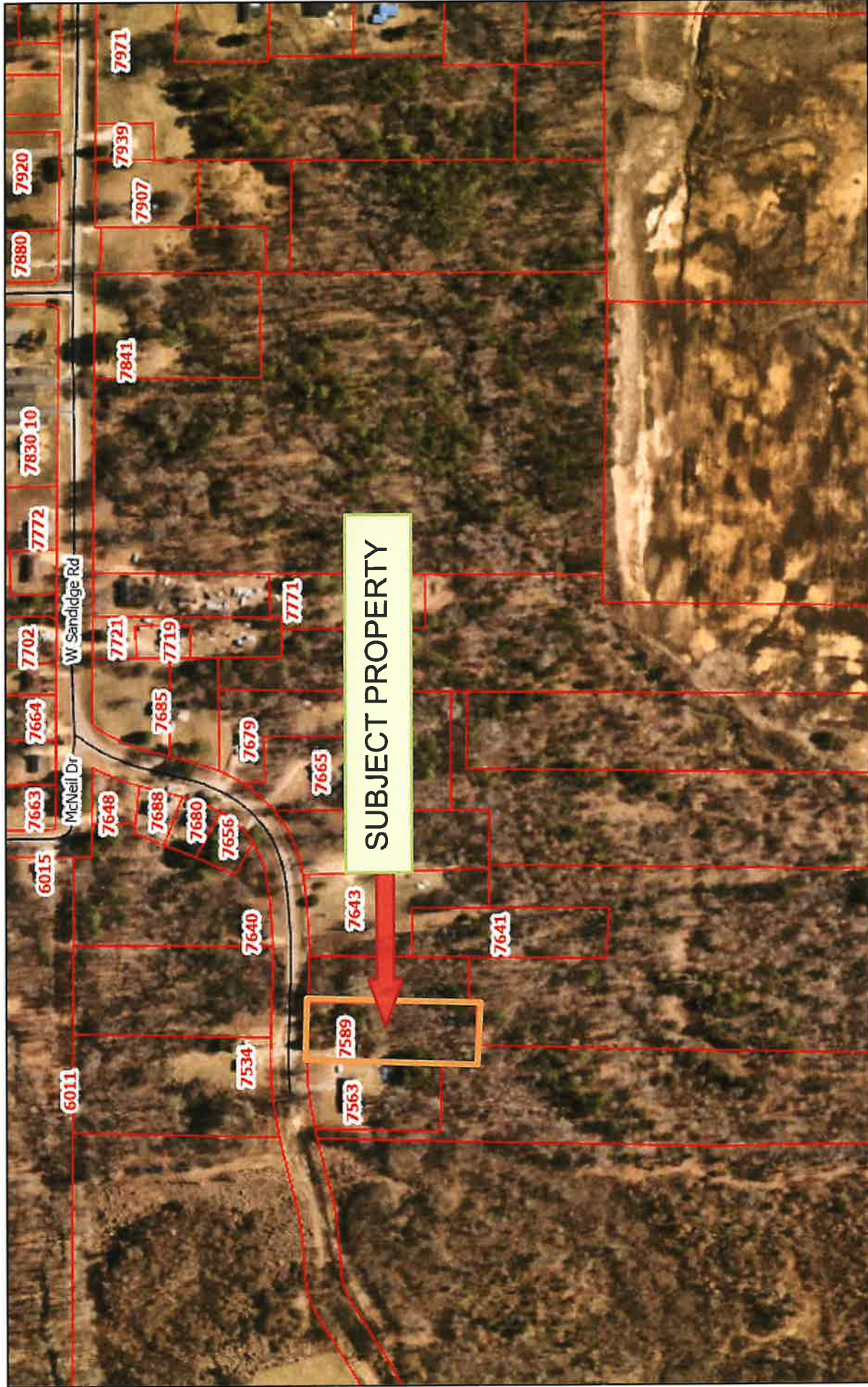
Staff recommends approval of the final plat of the “Blakely 1 Lot Subdivision” subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on the lots shall comply with the applicable requirements of the City’s various land development regulations.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
4. The final plat must be recorded before a building permit may be issued for any development on the proposed lot.
5. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.

PREPARED BY Jeremiah R. M. Pickett DATE: 5-8-2025  
CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: Amg DATE: 5/8/2025  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____

# EXHIBIT 2 AERIAL MAP



SUBJECT PROPERTY

4/29/2025, 8:30:08 AM



- Addresses  <all other values>
- Tax Parcels  Private
- Roads  Local

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, City of Olive Branch

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**REPORT TO THE PLANNING COMMISSION**

**CAPTION/SUBJECT:** Application for a Preliminary Plat for Highland Lake Subdivision, submitted by Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC. The request is to create 20 residential lots & 2 Common Open Spaces from 6.94+/- acres. The subject property is zoned R-3, Planned Residential District, and is on the west side of Hwy 305, just north of College Rd, known as 4225 Hwy 305.

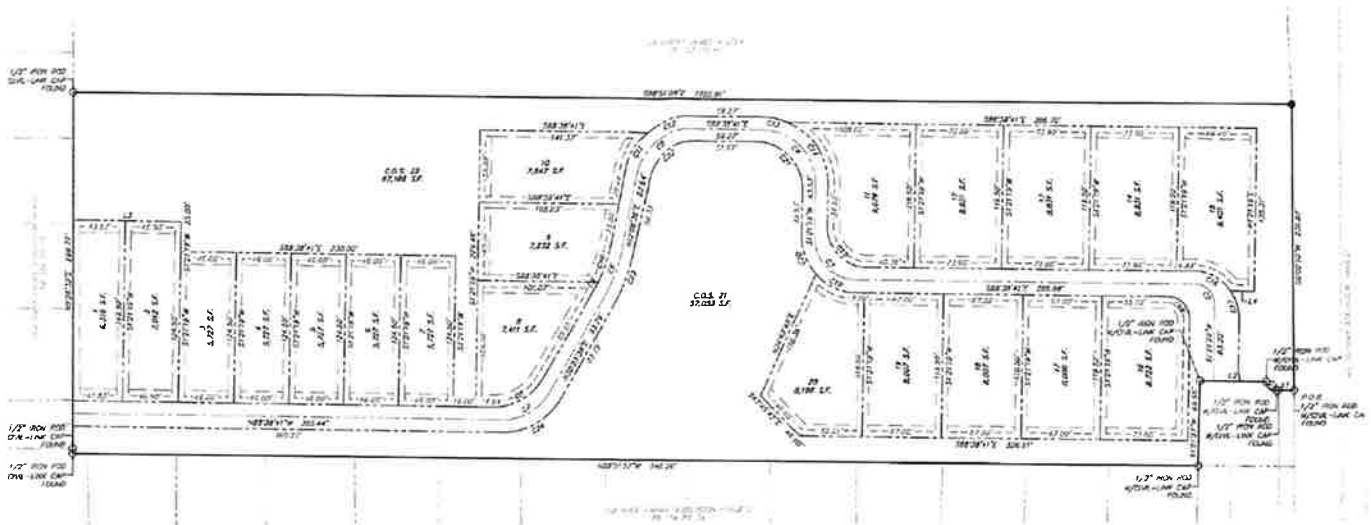
**EXHIBITS:**

1. Deferral request from applicant

**EXECUTIVE SUMMARY:** Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC., submits for consideration a preliminary plat for Highland Lake Subdivision on the subject property. The property will be utilized for residential uses with twenty (20) single-family lots and 2-COS approx. 2.95+/- ac. The site will be constructed in one (1) phase. The property is zoned R-3, Planned Residential District. The applicant requests that the item be tabled to provide additional time to address street standards and other pertinent issues regarding the plat.



**HIGHLAND LAKE**  
RESIDENTIAL COMMUNITY



*Figure 1: Proposed Preliminary Plat Layout*

**STAFF RECOMMENDATION:**

Staff recommends tabling this application until the June 10, 2025 meeting.

PREPARED BY: Jeremiah M. Kelly DATE: 5-8-2025  
CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: Asong DATE: \_\_\_\_\_  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

## McCroskey, Jeremiah

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**From:** McCroskey, Jeremiah  
**Sent:** Wednesday, May 7, 2025 3:19 PM  
**To:** 'Nick Kreunen'; bryantcashion@bankplus.net  
**Cc:** Asongayi, Venard; Gambone, Jason  
**Subject:** RE: Highland Lake Follow up

Hello and good afternoon,

This email is to confirm receipt of the request to table. I will complete the May report to reflect as such. Based on meeting dates it appears the next meeting will be held June 10.

Kindly,  
Jeremiah McCroskey

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Jeremiah L. McCroskey - City of Olive Branch MS - Planning & Development – Associate Planner -9200 Pigeon Roost - Olive Branch, MS 38654 - (662) 892-9326

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**From:** Nick Kreunen <nkreunen@civil-link.com>  
**Sent:** Wednesday, May 7, 2025 2:13 PM  
**To:** McCroskey, Jeremiah <jeremiah.mccroskey@obms.us>; bryantcashion@bankplus.net  
**Cc:** Asongayi, Venard <venard.asongayi@obms.us>; Gambone, Jason <jason.gambone@obms.us>  
**Subject:** RE: Highland Lake Follow up

Jeremiah,

I spoke with cashion and we would like to request to table this application 1 month to allow us time to get the plat revised and the necessary exhibits prepared.

Thanks,

nick

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**From:** McCroskey, Jeremiah <[jeremiah.mccroskey@obms.us](mailto:jeremiah.mccroskey@obms.us)>  
**Sent:** Tuesday, May 6, 2025 9:32 AM  
**To:** Nick Kreunen <[nkreunen@civil-link.com](mailto:nkreunen@civil-link.com)>; [bryantcashion@bankplus.net](mailto:bryantcashion@bankplus.net)  
**Cc:** Asongayi, Venard <[venard.asongayi@obms.us](mailto:venard.asongayi@obms.us)>  
**Subject:** Highland Lake Follow up

Gentlemen, A few notes from call with Nick Kreunen:

I am in the process of completing the staff report for the HighLand Lake preliminary plat. In reviewing the files, the Project Text appears to be in "DRAFT" form. As discussed this will need to be in final form prior to the Planning Commission and then potential Board of Aldermen meeting.

The Bulk Requirements: In the pre application meeting from last year we discussed making the setback large enough to allow a car to park without blocking the sidewalk walk. As the preliminary plat is now, the building setback is at 10'. Please look at the notes you have, suggestion would be at least 15' to allow for a car to park between the garage and sidewalk with out blocking.

The portion of Highland Lake Drive that is already built (on OldRiver Farm) will need to be widened as it was built for private street access, now its public.

On the plat please reference the Vicinity Map and complete.

Lastly I see a recommendation for garage doors not facing the street.

Attached please find the Board of Aldermen approval with conditions.

Kindly,  
Jeremiah L. McCroskey

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Jeremiah L. McCroskey - City of Olive Branch MS - Planning & Development – Associate Planner -9200 Pigeon Roost - Olive Branch, MS 38654 - (662) 892-9326