

Agenda
City of Olive Branch
Planning Commission Meeting
6:00 PM
July 8, 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 June 10, 2025

Consent

1. Application for the 1st Revision of "Final Plat of Lot 1 and Lot 2 of Dancing Oaks Planned Commercial Development" Subdivision, submitted by Byron Houston, Houston Engineering, on behalf of John H. White et al., property owner. The request is to add a stormwater easement to the existing previously recorded plat. The subject property is zoned C-4, Planned Commercial District, and is located on the east side of Hacks Cross Rd, just north of Progress Way (File #SD25-0020).

Old Business:

1. 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). (Tabled to this date at meeting of June 10, 2025). (Withdrawn by applicant).
2. 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). (Tabled to this date at meeting of June 10, 2025). (Withdrawn by applicant).
3. Application for a Final Plat for Area 9 of Robinson Crossing Commercial Subdivision, submitted by Byron Houston, Houston Engineering, on behalf of property owners, Pleasant Hill Land & Development Co, Inc. The request is to subdivide 5.72+/-acres into 2 commercial lots. The subject property is zoned PUD, Planned Unit Development, and is located at the southeast corner of Malone Rd N and Church Rd E. (File # SD25-0013). (Tabled to this date at meeting of June 10, 2025).
4. 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 subdivide 6.94+/-acres into 20 residential lots & 2 Common Open Spaces. 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). (Tabled to this date at meeting of June 10, 2025).

New Business:

1. Application for a Zoning Map Amendment, submitted by Ben Smith, Smith Walker Engineering & Surveying, on behalf of property owner, Acree Family Trust. The request is to rezone 2 parcels, totalling 28.59+/- acres from A-R, Agricultural-Residential District, to R-1, Single Family Residential District, for the purpose of a detached single-family residential subdivision. The subject property is located at the northeast corner of Hamilton Circle N, and Hamilton Circle W, east of Hummingbird Drive. (File # ZP25-0004)
2. Application for a Preliminary Plat for Acree Farms Subdivision, submitted by Ben Smith, Smith Walker Engineering & Surveying, on behalf of property owner, Acree Family Trust. The request is to subdivide 28.59+/-acres into 71 single family lots and 2 common open spaces. There is a companion application requesting a rezoning from A-R, Agricultural-Residential District, to R-1, Single Family Residential District, for the purpose of a residential subdivision. The subject property is located at the northeast corner of Hamilton Circle N, and Hamilton Circle W, east of Hummingbird Drive. (File # SD25-0011).
3. Application for a Zoning Map Amendment, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of Sunset Creek Farms, LLC, Kevin Bynum, property owner. The request is to rezone from A-R, Agricultural-Residential District, to R-1, Single-Family Residential District. The subject 0.92+/-acre property is at the northeast corner of Hamilton Cir N and Hamilton Cir W, known as 6602 Hamilton Cir N. The property is intended to be used for detached single family housing (File # ZP25-0006).
4. Application for a Final Plat for Ansley Point Subdivision, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of Sunset Creek Farms, LLC, Kevin Bynum, property owner. The request is to create a single residential lot of 0.92+/-acres. There is an accompanying application asking to rezone from A-R, Agricultural-Residential District, to R-1, Single-Family Residential District. The subject 0.92+/-acre property is at the northeast corner of Hamilton Cir N and Hamilton Cir W, known as 6602 Hamilton Cir N. (File # SD25-0019).
5. Application for a Final Plat for Eagle Commercial Subdivision, Lots 4 & 5, submitted by Bob Farley, Farley Surveying, LLC on behalf of Eagle Land LLC, property owner. The request is to subdivide 6.41+/-acres into 2 lots. The subject property is zoned C-2, Highway Commercial District, and is located on the west side of Hacks Cross Rd, just south of the Burlington Northern Railroad track and north of Hwy 178. (File # SD25-0018).
6. Application for a Zoning Map Amendment, submitted by Jarmon Peregoy, P.E., Kimley-Horn & Associates, on behalf of Land Grant LLC, Mark Bolding, property owner. The request is to rezone two parcels from A-R, Agricultural-Residential District to M-1, Light Industrial District. The first parcel is 1.11+/-acres, located on the south side of Kirk Rd, approximately 760 feet east of Polk Ln, known as 12215 Kirk Rd. The second parcel is 2.55+/-acres, at the north end of Eastern Drive, approximately 325 feet north of Desoto Rd, known as 8048 Eastern Dr. (File # ZP25-0005).
7. Application for a Preliminary Plat for Olive Branch Logistics Park, submitted by Jarmon Peregoy, P.E., Kimley-Horn & Associates, on behalf of Land Grant LLC, Mark Bolding, property owner. The request is to subdivide 220.21+/-acres into 3 industrial lots, rights-of-way and one common open space in several development phases. The subject property is zoned M-1, Light Industrial District, including two parcels proposed for rezoning from A-R under the previous agenda item, and is located on the south side of Kirk Rd, approximately 760 feet east of Polk Lane. (File # SD25-0015).

Other Business

Adjournment