Agenda
City of Olive Branch
Planning Commission Meeting
6:00 PM
August 12, 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 July 8, 2025

Old Business:

New Business:

1. Application to Amend the Project Text for Kirk Farms, submitted by Tim Dagastino, W.H. Porter Consultants, on behalf of property owners, Allen Olive Branch, John Porter, member. The request involves several changes, including, but not limited to, transportation circulation, phasing of amenities, and number of lots in the planned development's subdistricts. The subject property is 234.01+/- acres, zoned R-3, Planned Residential District, located on the north side of Goodman Rd (Hwy 302) and on the east side of Eastern Dr and west of Creekside Dr. (File # ZP25-0008).

2. Application for a Preliminary Plat for Kirk Farms Phase 1, submitted by Robert Reaves, Land Development Solutions, LLC, on behalf of Allen Olive Branch, property owners, John Porter, member. The request is to divide 21.83+/-acres into 53 residential lots and 4 common open spaces. The subject property is zoned R-3, Planned Residential District, located in the northeast corner of Eastern Drive and Goodman Rd (Hwy 302). (File # SD25-0017).

3. Application to Amend the Project Text and Preliminary Development Plan for Center Hill Plantation, submitted by Michelle Ye, DT design studio, on behalf of property owners, David Halle, Center Hill Plantation Partnership. The request is to increase the amount of open space by 10+/-acres and adding a greater variety of uses, while keeping the proposed number of homes below the amount that was approved with the creation of this development in 1999. The subject property is 751.67+/-acres, zoned PUD, Planned Unit Development, located on the south side of Desoto Rd, with 195+/-acres on the east side of Center Hill Rd, and the remaining 556+/-acres on the west side. (File # ZP25-0007).

4. Application for the 1st Revision of Bridges of Camp Creek Phase 2, submitted by Mike Davis, The Reaves Firm, on behalf of property owner Gil Ryan, GMR Camp Creek II LLC. The request is to revise the lot lines in this phase and to create open spaces, including a private drive. The subject property is zoned C4, Planned Commercial District, and is located between Hwy 302 and Camp Creek Blvd on the north and south, and between Craft Goodman Frontage Rd and Pigeon Roost Rd on the east and west. (File #SD25-0021).

5. Application for the Final Plat for Life Fellowship Church, submitted by Nick Kreunen, Civil-Link, LLC, on behalf of Perry Winstead, Life Fellowship Church, property owners.. The request is to divide 28.93+/-acres into 2 lots. The property is zoned A-R, Agrictultural-Residential, and is located at the northwest corner of Davidson Rd and Curbo Lane, known as 7790 & 7895 Davidson Rd. (File # SD25-0022).

Adjournment

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

The Olive Branch Planning Commission meeting was held on Tuesday, July 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.

Mr. Dorr introduced the newest member, Mark Long, to the board.

ROLL CALL

Janice Lewis, Dion Jones, Diane Senger, Pat Dorr and Mark Long were present, and a quorum was established. Donny Singh and Steve Stratton were absent. 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 JUNE 10, 2025 MEETING

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the June 10, 2025 meeting. **Ms. Senger made a motion to approve the minutes as presented. Mr. Jones made the second and the motion was approved as follows:**

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

CONSENT AGENDA

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).

- **CONSENT AGENDA SUMMARY:**
  Chairman 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 (File # SD25-0020) is included herein by reference.

- **MOTION**
  Mr. Jones made a motion to approve the "Final Plat for Lot 1 and Lot 2 of Dancing Oaks Planned Commercial Development" subdivision subject to the following:
  1. **Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
  2. **All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.**
  3. **Sidewalks on Hacks Cross Rd along the street frontage of Lot 1 are waived.**

4. **All provisions, requirements, stipulations, and/or approval conditions of the Dancing Oaks Planned Commercial Development applicable to the lots as ordered by the Board of Aldermen on December 19, 2023, regarding the amendment of the project text and associated preliminary development plan are maintained.**
5. **The subdivision plat must be recorded before a building permit may be approved for any development on the lots.**
6. **Minor edits are applicable to the plat as may be deemed necessary by city planning and engineering staff before recordation.**

Mr. Long made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

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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 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).*

- **APPLICATION SUMMARY**

  This application seeks Final Plat approval to subdivide 5.72+/- acres located at the City's western gateway along the Church Rd. corridor into 2 commercial lots– three lots were initially proposed at the June 10, 2025 Planning Commission meeting. Proposed is a cross-access easement to connect the lots with shared driveway access to Malone Rd. at one location and to Church Rd. at two. Also outlined are easements for stormwater management and a 20ft. wide landscape buffer. The applicant has indicated an intent to improve the

property with a convenience store with fuel pumps and a carwash. Subdivision is a key step in the development process. The subject property is located in "Area 9" of the Robinson Crossing Planned Unit Development (PUD), which was approved by DeSoto County in 2004. Robinson Crossing was annexed in 2021, coming into the city with its PUD zoning intact. Area 9 is zoned under the PUD Project Text for neighborhood retail, including the use of a convenience store and allowing a carwash as an accessory use to it. The City expanded its regulations for convenience stores on December 17, 2024, amending this PUD and 16 others to require a conditional use permit and only allow this use at signalized intersections. The developer is seeking to utilize vesting provisions adopted as part of the regulations to avoid these requirements. Prospective use of any lot is determined by zoning and cannot be the basis to deny the subdivision of property. The Master Plan did not depict a location for stormwater management in this Area 9, which has been provided in this subdivision plat. However, the PUD's 2004 Master Plan shows three (3) lots, which is different from the two (2) lots proposed in this Area 9. This deviation could be a basis for denial if found to be substantial.

- **STAFF PRESENTATION**

  Venard Asongayi, CFM, AICP, DPA, Assistant Director, presented the staff report, which is included herein by reference (File # SD25-0013).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  Mr. Jones asked Mr. Asongayi if there are other examples on changes made to PD's and time frames between the initial approval and any changes. Mr. Asongayi stated that the Acree development was originally approved in 2019, but that the preliminary plat was approved last year. He also said the time in Fairhaven was 3 years.

- **PUBLIC MEETING**

  Mr. Dorr asked if anyone was present to speak about the application.
  - **Proponents:**
    - Byron Houston, Houston Engineering, PO Box 3087, Oxford, MS – he believes they confirm to the project text and the plan will be for 10 years down the road.
  - **Opponents:**
    - None
- **PLANNING COMMISISON DISCUSSION**

  None

- **MOTION**

Mr. Jones made a motion, finding the Final Plat reasonably conforms to the Robinson Crossing PUD 2006 Outline Plan and/or other aspects of the PUD's Map Series and Project Text, to recommend the Board of Aldermen approve the application, subject to the following:

1. **Improvements to be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
2. **Future applications shall comply with the City's land development regulations and the requirements of the PUD Project Text. This includes submission of Conditions, Covenants, and Restrictions (CCR's) to address building architecture, including materials, colors, screening of all rooftop or ground mounted equipment, and restrictions on the number, size, and materials used for signage. These CCR's will be reviewed and approved by the City's Planning & Development Department before the Final Plat is recorded.**

3. **Civil site plans for grading, drainage, driveway and utilities on the lots to be approved by the City Engineering Dept. Architectural renderings, landscape, and lighting plans to be approved by the City's Planning & Development Department.**
4. **Church Rd. sidewalks are waived, but the Malone Road sidewalk is required and shall be extended to the intersection.**
5. **Streetlight plans to be submitted to the City Engineer for approval.**
6. **Unless otherwise noted, all utilities and services (electric, telephone, cable, etc.) to be installed underground.**

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

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes
Janice Lewis Yes Mark Long Yes Diane Senger Yes

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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).*

- **APPLICATION 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 proposed single family residential subdivision will consist of twenty (20) single-family lots and two common open spaces (COS) (approx. 2.95 +/- ac). The site will be constructed in one (1) phase. The property is zoned R-3, Planned Residential District. The developer proposes a new public street with the main entrance from HWY 305 and interconnectivity to the west through Old River Farm. The subdivision would not be gated as was proposed and approved in the Highland Lake Project Text. However, the plat generally aligns with said project text and the Subdivision Regulations of the City. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

  Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD25-0007). He provided a letter of opposition from developer Mark Matthews.

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  Mr. Jones asked if there was a legal recourse towards Highland Lake, given the opposition by Mark Matthews. Mr. Gambone advised there was, but not for the city to take. It's between the developers.

- **PUBLIC MEETING**

  Mr. Dorr asked if anyone was present to speak about the application. He advised that a plat doesn't require a public hearing, but he would hear from a representative against, if there was one.
  - **Proponents:**
    - Nick Kreunen, 5779 Getwell Rd, Southaven, MS – he had nothing to add to the presentation

- **Opponents:**
  - None

- **PLANNING COMMISISON DISCUSSION**

  Mr. Jones asked Mr. Kreunen if he's okay with any potential legal fallout with this. Mr. Kreunen advised both parties are his clients, so he's aware as he can be.

- **MOTION**

Ms. Senger made a motion to approve the preliminary plat, subject to the following conditions:

1. **All improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
2. **The developer shall construct a 6ft tall cedar fence on the northern boundary of COS 22 and Lots 10-15 for Highland Lake Subdivision at the time of infrastructure.**
3. **At Final Plat submittal, the draft Declaration of Covenants Conditions & Restrictions will need to be customized for the Highland Lake Subdivision. The Declaration language should include the intent to impose a 2,000 heated sq. ft. minimum house size and design requirements for 2/3 brick (or masonry), uniform mailboxes.**
4. **The developer of Highland Lake Subdivision shall widen the existing Highland Dr. section in the Old River Farm subdivision to provide a 30' wide pavement face-to-face of curb. Sidewalks shall likewise be provided in the street section. However, the requirement for road verge or grass strip between the curb and the sidewalk is waived in only this section of Highland Lake.**
5. **At Final Plat submittal, add a plat note stating "Common Open Space (COS 21 and COS 22) is dedicated to the Subdivision Homeowners Association (HOA) for the purpose of stormwater detention and mailboxes. The HOA shall be responsible for maintenance."**
6. **A trail network shall be constructed in the Common Open Space (COS) as was required and approved in the project text/preliminary development plan for Highland Lake Subdivision.**
7. **Grading, drainage, and civil construction plans to be approved by the City Engineer.**
8. **The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, walking trails, curb and gutter for all streets, gravel or soil cement base, and asphalt for all streets, with the thickness and layering to be determined by the City Engineer. A performance guarantee, in an amount set by the City Engineer, must be filed prior to recording the final plat to ensure the installation of all of the improvements prior to issuance of any building permit for any lot on the property.**
9. **Plans for landscaping and entry feature / signage in common open space areas subject to review and approval of City Planning & Development Director, or designee.**
10. **On Final Plat, along the northern boundary, note there is a 20' wide tree preservation easement along the rear of COS 22 and lots 10-15 in favor of the Subdivision HOA.**
11. **Streetlight plans to be submitted to the City Engineer for approval.**
12. **Street identification and traffic control signs and devices to be installed by the developer to City specifications.**

13. **Highland Drive shall be constructed to local public street standards to guarantee appropriate accessibility for emergency fire trucks, solid waste pickup trucks, etc.**
14. **All utilities and services (electric, telephone, cable, etc.) to be installed underground. The water service lines shall be installed with tracing wire at the top.**

Mr. Jones made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

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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).

- **APPLICATION SUMMARY**

  The applicant, Ben Smith, Smith Walker Engineering & Surveying, on behalf of Acree Family Trust, the Property Owner, requests rezoning of Parcel No. 106930010 0000400 (±19.89ac) and Parcel No. 106930010 0000500 (±8.70ac), both from A-R, Agricultural Residential District to R-1, Single Family Residential District. The purpose is to develop both parcels as the Acree Farms Subdivision, which will consist of 71 detached single family residential lots ranging in size from 12,504 sq ft. to 27, 044 sq ft as currently shown on the associated preliminary plat. The developer proposes houses of at least 2,000 sq ft. heated area. From the 1990s when the subject property was annexed into the City, its surroundings have changed from agricultural/agricultural residential to suburban neighborhood consisting of smaller lots with streets having curb, gutter, and sidewalks. The requested rezoning aligns with this change. The Future Land Use Map in the Comprehensive Plan 2040, which articulates the land use public need policies of the City, designates the subject property as Suburban Neighborhood, which the requested R-1 zoning district conforms with. Staff recommends approval.

- **STAFF PRESENTATION**

  Venard Asongayi, CFM, AICP, DPA, Assistant Director, presented the staff report, which is included herein by reference (File # ZP25-0004).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  None

- **PUBLIC HEARING**

  Mr. Dorr asked if anyone was present to speak about the application.
  - **Proponents:**
    - Cory Brady, 9967 Bentwood Creek Rd, Collierville, TN & Chance Walker, Smith-Walker Engineering & Surveying, 8180 Airways Blvd, Southaven, MS – they had nothing to add to the report.

- **Opponents:**
    - Janette Owens, 7571 Hummingbird – this will be a significant loss of natural habitat and eliminate some of the limited green space the city has left. Once the natural space is gone, it cannot be gotten back.
    - Bobby Barrett, 7266 N Hamilton Cir, - There is already a traffic problem that exists on N Hamilton and has been a problem for years; there have been multiple accidents, including a fatality. It's a 2 lane road, and with the traffic from Ivy Trails, the movie theater and traffic from Craft Rd, people speed all hours of day and night. There have never been any speed bumps. The litter is already awful. Any additional traffic will make an already bad situation worse. 18 wheelers have pulled utility lines down. They know that doesn't have anything to do with this application, but just they are just emphasizing existing traffic problems.
    - Beverly Stewart, 7397 Carmon Dr – they are building new homes now across from Ivy Trails and Ivy Trails is going downhill and the roads are not maintained. There are vacant properties already on Hamilton that are not kept up and maintained. Why build new when there are existing properties can not be maintained.
    - Henrietta Tubbs, 6794 St Michael – the sizes of houses are a concern for her. She doesn't want her values to drop because of smaller houses.

- **PLANNING COMMISISON DISCUSSION**

  None

- **MOTION**

  Mr. Jones made a motion, based on a finding that the character of the subject property area has changed in the last thirty years from Agricultural/Rural Residential to Suburban Neighborhood, which the requested rezoning aligns with, and that there is a public need for the rezoning as evident in the Future Land Use Map designation of the property, to recommend that the Board of Aldermen approve the rezoning of Parcel No. 106930010 0000400 (±19.89ac) and Parcel No. 106930010 0000500 (±8.70ac), both now owned by The Acree Family Trust, from A-R, Agricultural Residential District, to R-1, Single-Family Residential District.

  Mr. Long made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes
Janice Lewis Yes Mark Long Yes Diane Senger Yes

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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).

- **APPLICATION SUMMARY**

  Ben Smith, Smith Walker Engineering & Surveying, on behalf of property owner, Acree Family Trust requests approval of the preliminary plat for Acree Farms Subdivision, which will consist of 71 detached single family residential lots, new streets, public utilities services extension, and stormwater management improvements. No recreational amenity is proposed. The two parcels to be developed for the subdivision are both currently zoned A-R, Agricultural Residential. In an associated application, the owner of the properties requests rezoning of the properties to R-1, Single Family Residential District, which requires that lots be at least 12,500sq ft. large. Creation of the proposed lots would not include connection to Mary Dr. at this time, which would otherwise complete the extension of this road. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

  Venard Asongayi, CFM, AICP, DPA, Assistant Director, presented the staff report, which is included herein by reference (File # SD25-0011).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  None

- **PUBLIC MEETING**

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

  - **Proponents:**
    - Cory Brady, 9967 Bentwood Creek Rd, Collierville, TN & Chance Walker, Smith-Walker Engineering & Surveying, 8180 Airways Blvd, Southaven, MS – Mr. Brady advised that this complies with the comp plan and they agree with all conditions except for #8. They would like to discuss that and would like “all” to be changed to “some”. They have 2 lot configurations. Standard lot & corner lot. – each one has 2 options, one of which is a side loaded garage- you need an additional 25 feet to have a side loaded garage. On some of the smaller lots, there won’t be enough room for that, as they will be on the property line, or in some cases, will encroach on the property line. They had a neighborhood meeting a few weeks ago and it was well represented.

  - **Opponents:**
    - Bobby Barrett, 7266 N Hamilton Cir – is there any plan to change Hamilton from a 2-lane road to anything larger? All the traffic will be too much for a 2-lane road. Progress must happen, but this is drastic.
    - Janette Owens, 7571 Hummingbird Dr – She advised she is on a corner lot at the corner of Hummingbird and Red Bird and her garage is side-loaded.
    - Barbara Blake, 6805 Bluebird Lane – there is too much traffic; children can’t play. They’ve tried to get speed bumps and can’t. You can’t back out from driveways into the road. Car wrecks have torn up their property numerous times. There have been too many wrecks. Hamilton needs to be widened. She also thinks this is too many houses for the amount of land and people drive too fast.

- **PLANNING COMMISISON DISCUSSION**

Mr. Jones wanted to ask questions, but decided to hold until the public spoke. Mr. Brady advised 90% of the surrounding neighborhoods had front-loaded garages. Mr. Jones advised that designs are moving away from front-loaded garages because the parked cars, spill over the sidewalk and into the street. So there are reasons behind the request to make them side or rear loaded instead. Mrs. Lewis noted that with the neighborhood meeting, you've agreed to revise the plat to add a recreation area. RM. Walker advised that yes, there will be a walking trail and some sort of pavilion added. She asked if all trees would come down with grading for stormwater? Mr. Walker said they try to keep what they can, but it's hard to keep everything. It's hard to say now, until they get out there. She asked if the proposed walking trail would be landscaped. Mr. Walker advised that it would. She also asked if the HOA would be maintaining the walking trail. He advised they would. Mr. Jones asked the applicant to clarify, regarding the lots on the north side, there will be a 25 foot buffer. Mr. Brady advised that was correct. Mr. Jones said, so those lots would have the 25-foot buffer, and to put 2 additional trees, and 3 on the corners. Mr. Brady said that was correct. Mr. Walker said there are some trees without foliage and those would be replaced in the 25 foot buffer. Mr. Jones asked how much space that would be across the lots. Mr. Brady advised it would be approximately 85 feet. Mr. Jones said there are other ways to position the house so that you meet the city's requirement and meet the side load or rear loaded. Mr. Brady said that's correct, but those designs, courtyard loads, don't work well, because when you do that, they tend to add a lot of concrete at the front and don't leave a lot of front yard area for the homeowners to enjoy. Mr. Jones asked if they would you be willing to put in the HOA covenants, that there is no street parking. Mr. Brady said that's a public street and they cannot dictate that. Mr. Jones said the HOA could. Mr. Brady advised their HOA attorney said they could not pursue that. He understands where the commission is coming from. Mr. Jones said they are looking for a give and take between the city and the development. He said that the HOA has ways of trying to enforce that. He asked if there had been a traffic study done on Hamilton. What is the proposed increased in traffic on Hamilton? Mr. Brady said that their understanding is that this intersection is supposed to be improved, but he can't speak directly to that. They don't anticipate a high flow of traffic going down Redbird. Mr. Gambone advised 71 homes would generate 680 trips per day, with 15 percent at peak hours meaning 50 peak hour trips per entrance. There are existing problems already, but hopefully the curb, gutter and sidewalk on the houses on Hamilton would potentially slow traffic down with houses, rather than vacant land with just trees. Mr. Asongayi advised the city policy if the lot width allows for side load, then go with side load. For the more narrow lots, they may not be feasible. He said that the HOA has limited power on public streets. That's under the police department has control. There will be additional traffic, but not so much that they cannot handle the increase. It would have been better if Hamilton is 3 laned, but that's not proposed. Splitting the traffic between the 2 entrances will help. Mr. Gambone said this builder specializes in single story homes, rather than two story, which creates a larger footprint but makes it more difficult to do side load garages on these narrow lots. There can be a condition added to include in their draft covenants to restrict on street parking, but that this would come back to this board with the final plat application. Mr. Brady said they are willing to add that to the covenants. Mrs. Lewis asked if they would consider reducing the lots from 71 to something fewer to make the subdivision look nicer. Mr. Brady said they are well under the density that is allowed in a R1 district and the number of lots they are proposing is less than what the comprehensive plan allows for. There is a financial line they have to meet. If they were to lower the number of lots, there is still the same amount of infrastructure to be created,

and now that cost is split among fewer lots which would increase the per lot costs. There would still be the same disturbance to the neighborhood with regards to saving what trees they can.

- **MOTION**

  Mr. Jones made a motion to approve the preliminary plat for Acree Farms Subdivision and recommend same to the Board of Aldermen subject to conditions # 1-7, and 9-13, AND, if the Board of Aldermen chooses to remove Condition # 8, then he would like to add language to Condition # 14, to Add "No On Street Parking" to the Draft CCR's

  1. **The Board of Aldermen rezones the subject property from A-R, Agricultural Residential to R-1, Single Family Residential District.**
  2. **Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
  3. **The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road construction, and other recreational infrastructure (if applicable), and all other subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.**
  4. **The developer shall revise the preliminary plat to provide a fully curbed hammer head street design that meets the International Fire Code – 2018 standard before the plat is presented to the Board of Aldermen.**
  5. **Provide a partial 50ft radius area, measured from the centerline of Mary Dr. for the possible construction of a public turn around at the end of this road in future.**
  6. **One 2" - 2½" caliper deciduous tree shall be planted in the front yard of each home prior to use and occupancy of the house. Two trees shall be planted for corner lots or lots with 80' of road frontage.**
  7. **Two car garages shall be included in the construction of all single-family homes.**
  8. **All lots shall be side or rear loaded.**
  9. **Revise the preliminary plat to provide at least one common recreational amenity area in the subdivision.**
  10. **All sides of roofs shall include at least two vertical roof plane breaks, changes in ridge height, or other forms of articulation (e.g., offsets in parapets) to break up the roofline and add visual interest that aligns with the roof character of other existing houses in the area.**
  11. **Homes shall be a minimum of 2,000sq ft of heated area and a minimum 75% masonry-type construction (brick and/or stone) on all sides.**
  12. **The developer shall install any and all applicable drainage pipe, erosion control material, water mains, sewer, fire hydrants and service, streetlights, and gravel or soil cement base and asphalt for the access road, recreational facilities, and subdivision signs. If the developer wishes to record the final plat before completion of all required public and common infrastructure, the following minimum improvements must have been completed: all proposed roads must be graded, have the appropriate gravel or soil cement base and binder, and water, sewer, and drainage improvements must be in place. Upon the completion of these minimum improvements, the developer may provide a**

performance guarantee in an amount set by the City Engineer to the City for the completion of remaining required subdivision infrastructure prior to recording the plat to ensure the installation of all of the improvements.

13. **All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.**
14. **At final plat submittal, the developer shall submit for concurrent review draft Declaration of Covenants Conditions & Restrictions for the Homeowners Association, which shall include provisions for the management of all Common Open Space areas.**

Ms. Senger made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

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Mr. Dorr called for a 5-minute break.

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).

- **APPLICATION SUMMARY**

  The applicant, Andy Richardson, R&H Engineering, on behalf of Sunset Creek Farms, LLC has submitted for consideration a rezoning request to rezone from AR Agricultural Residential to R-1 Single Family Residential District upon a proposed 0.92 ± property known as 6602 Hamilton Cir N. This application has been submitted in concurrence with a Final Plat application (SD25-0019). The required minimum lot area requirement is 12,500 sf in the proposed R-1 zoning district. The proposed lot area of 40,075 sf meets the minimum area requirement for the R-1 zoning district. Surrounding zoning districts are AR Agricultural Residential, R-3 Planned Residential, and PUD Planned Unit Development. The application meets the rezoning criteria regarding change in character of the area and public need and is recommended for approval.

- **STAFF PRESENTATION**

  Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # ZP25-0006).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  None

- **PUBLIC HEARING**

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

- **Proponents:**
  - Andy Richardson, 230 W Center St, Hernando, MS – he had nothing to add.
- **Opponents:**
  - None

- **PLANNING COMMISISON DISCUSSION**

  Mr. Long asked about sidewalks in the development. Mr. Norman that was under discussion in the next application.

- **MOTION**

Mr. Jones made a motion, based on the finding that the proposed rezoning meets the rezoning criteria and does conform to the 2040 Comprehensive Plan, to recommend approval to rezone the proposed 0.92 +/- acre Lot 1, located at 6602 Hamilton Cir W from AR Agricultural Residential to R-1 Single-Family Residential of the Ansley Point Subdivision.

Mr. Long made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

---

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).

- **APPLICATION SUMMARY**

  The applicant, Andy Richardson, R&H Engineering, on behalf of Sunset Creek Farms, LLC has submitted for consideration the Final Plat for Ansley Point, a 1-lot subdivision of a vacant and un-platted 0.92± ac property located at the northeast corner of the intersection of Hamilton Cir N and Hamilton Cir W. The property address is 6602 Hamilton Cir N. This application has been submitted in concurrence with a rezoning application (File # ZP25-0006).

- **STAFF PRESENTATION**

  Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD25-0019).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  None

- **PUBLIC MEETING**

  Mr. Dorr asked if anyone was present to speak about the application. He stated that since this was a plat, no public hearing was required.

- **Proponents:**

- Andy Richardson, 230 W Center St, Hernando, MS – he had nothing to add.

- **Opponents:**
  - None

- **PLANNING COMMISISON DISCUSSION**

Mr. Long asked about sidewalks in the development. Mr. Norman that was under discussion in the next application.

- **MOTION**

Mrs. Lewis made a motion to approve the Final Plat of Ansley Point Lot 1, 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 Lot 1 shall comply with the applicable requirements of the City's various land development regulations.**
3. **All stormwater improvements must be approved by the City Engineer and MDEQ.**
4. **The requirement for sidewalks along Hamilton Circle is waived.**
5. **The Final Plat must be recorded before a building permit may be issued.**
6. **Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.**

Ms. Senger made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

---

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).

- **APPLICATION SUMMARY**

The applicant, Bob Farley, Farley Surveying, LLC on behalf of Eagle Land LLC, has submitted for consideration a final plat for a 2-lot subdivision of an un-platted 6.41 +/- ac property located at the southwest corner of the intersection of Hacks Cross Rd and the BSNF Railroad right-of-way. The property is presently zoned C-2 Highway Commercial. The proposed lots are presently vacant, and there is no minimum lot area requirement. Utility lines are readily available, with a 16" water main, an 8" water main, and a 6" gas main located along Hacks Cross Rd. All infrastructure completion (if required) shall be the responsibility of the developer of the lots. No variances, deviations, and/or waivers are applicable to the plat. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD25-0018).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

  Mr. Dorr asked if anyone was present to speak about the application. He stated that since this was a plat, no public hearing was required.

  - **Proponents:**
    - Bob Farley, Farley Surveying, 235 W Chulahoma Ave, Holly Springs, MS – he had nothing to add.
  - **Opponents:**
    - None

- **PLANNING COMMISISON DISCUSSION**

  None

- **MOTION**

Mr. Jones made a motion to approve the final plat of Lots 4 and 5, "Eagle Commercial 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. **All stormwater improvements must be approved by the City Engineer and MDEQ.**
4. **Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.**
5. **The developer of each of the lots shall construct a sidewalk along the Hacks Cross Rd street frontage of the concerned lot. A bond or letter of credit for the sidewalks is not required before recordation of the plat.**
6. **The final plat must be recorded before a building permit may be issued for any development on the proposed lots.**
7. **Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.**

Mr. Long made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes
Janice Lewis Yes Mark Long Yes Diane Senger Yes

---

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).

- **APPLICATION SUMMARY**

On November 16, 2021, following an affirmative recommendation from the Planning Commission, the Board of Aldermen rezoned 216.16+/- acres located south of Kirk Road and east of Polk Lane from A-R to the M-1, Light Industrial District. Property owner Land Grant, LLC has purchased two adjoining parcels of 1.11+/- acres and 2.55+/- acres within this industrialized area of the City and is seeking to rezone them to the same M-1 district. The application conforms to the rezoning criteria and it is recommended for approval. The subsequent item on the agenda proposes a multi-phase plan to subdivide the 220.21+/- acres into 3 industrial lots and including plans for road extensions, dedication of rights-of-way and frontage improvements.

- **STAFF PRESENTATION**

  Jason Gambone, Director, presented the staff report, which is included herein by reference (File # ZP25-0005).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  None

- **PUBLIC HEARING**

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

  - **Proponents:**
    - Emma Donnelly-Bullington, Kemley Horn, 6750 Poplar Ave, Memphis, TN – they had nothing to add to the report.
  - **Opponents:**
    - None

- **PLANNING COMMISISON DISCUSSION**

  None

- **MOTION**

Ms. Senger made a motion, based on finding that the proposed rezoning meets the criteria and conforms to the 2040 Comprehensive Plan, to recommend that the Board of Aldermen rezone two parcels of 1.11+/- acres (12215 Kirk Rd.) and 2.55+/- acres (8048 Eastern Dr.) from AR, Agricultural Residential to the M-1, Light Industrial District.

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

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

---

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).

- **APPLICATION SUMMARY**

This application, which is recommended for approval, is a Preliminary Plat to subdivide 220.21+/- acres of industrially zoned property located on the south side of Kirk Road into 3 industrial lots, rights-of-way, and one common open space over 3 development phases. The first phase will include a Final Plat for Lot 1 (67.96+/- acres), 40' wide right-of-way dedication along its north frontage for Kirk Road, and 68' wide right-of-way dedication along its east side for the South Crossroads Drive roadway extension. Phase 1 construction will include the widening of Kirk Road and the "north" section of South Crossroads Dr.

The second phase includes platting of Lot 3 (86.88+/- acres), completion of Kirk Road right-of-way dedication and widening, dedication and construction to finish South Crossroads Drive's "south" section, and dedication of right-of-way for Forest Hill Irene (25' along the eastern frontage, widening to 50' along the floodway). The floodway is undevelopable acreage proposed to be platted as "Common Open Space A-10" (3.02+/- acres). No improvements to Forest Hill Irene are proposed or being requested as part of this application. If it were to be built in the future, it would connect residential subdivisions along HWY 302 to area schools as opposed to a truck route.

The third phase includes the platting of Lot 2 (53.52+/- acres). Polk Lane Cove will not be extended into the industrial park and no improvements to DeSoto Road will be required unless access to it were to be proposed and approved for future industrial development on Lot 2.

- **STAFF PRESENTATION**

  Jason Gambone, Director, presented the staff report, which is included herein by reference (File # SD25-0015).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

  None

- **PUBLIC MEETING**

  Mr. Dorr asked if anyone was present to speak about the application. He stated that since this was a plat, no public hearing was required.
  - **Proponents:**
    - Emma Donnelly-Bullington, Kemley Horn, 6750 Poplar Ave, Memphis, TN – they had nothing to add to the report.
  - **Opponents:**
    - None

- **PLANNING COMMISISON DISCUSSION**

  None

- **MOTION**

Mr. Jones made a motion to approve and recommend that the Board of Aldermen approve the Preliminary Plat to subdivide 220.21+/-acres into 3 industrial lots, rights-of-way, and one common open space in several development phases, subject to the following conditions:

1. **Improvements to be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
2. **Future applications shall comply with the City's land development regulations.**

3. **On future Final Plat applications, remove references to "existing lot lines". The land is un-platted, the existing lines delineate tax parcels as opposed to lots.**
4. **Phase 1 to include Kirk Road widening and construction of S. Crossroad Dr. extension abutting Lot 1. Phase 2 to complete Kirk Road widening and complete construction of S. Crossroad Dr. extension. Sub-phasing to create additional industrial lots is permissible; however, these public infrastructure improvements shall be completed in 2nd platting phase.**
5. **Although dedication of right-of-way for Forest Hill Irene is required, the developer is not responsible for its construction unless access from Lot 3 were to be proposed and approved. Likewise, improvements to DeSoto road are not required unless access from Lot 2 were to be proposed and approved.**
6. **Civil plan set for grading, drainage, roads and utilities to be approved by the City Engineer.**
7. **The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and services, curb and gutter 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 as may be determined to be necessary of the City Engineer. A performance guarantee must be filed for the remainder of the improvement in the amount set by the City Engineer. This may include, but is not necessarily limited to additional asphalt and sidewalks.**
8. **Streetlight plans to be submitted to the City Engineer for approval.**
9. **Street identifications and traffic control signs to be installed by the developer to City specifications.**
10. **With the exception of overhead electrical transmission lines that may be required in the industrial park, all other utilities and services (electric, telephone, cable, etc.) to be installed underground.**

Ms. Senger made the second and the motion was approved as follows:

Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

OTHER BUSINESS

ADJOURNMENT

Mr. Jones made a motion to adjourn the meeting at 8:35 pm. Ms. Senger made the second and the motion was approved as follows:

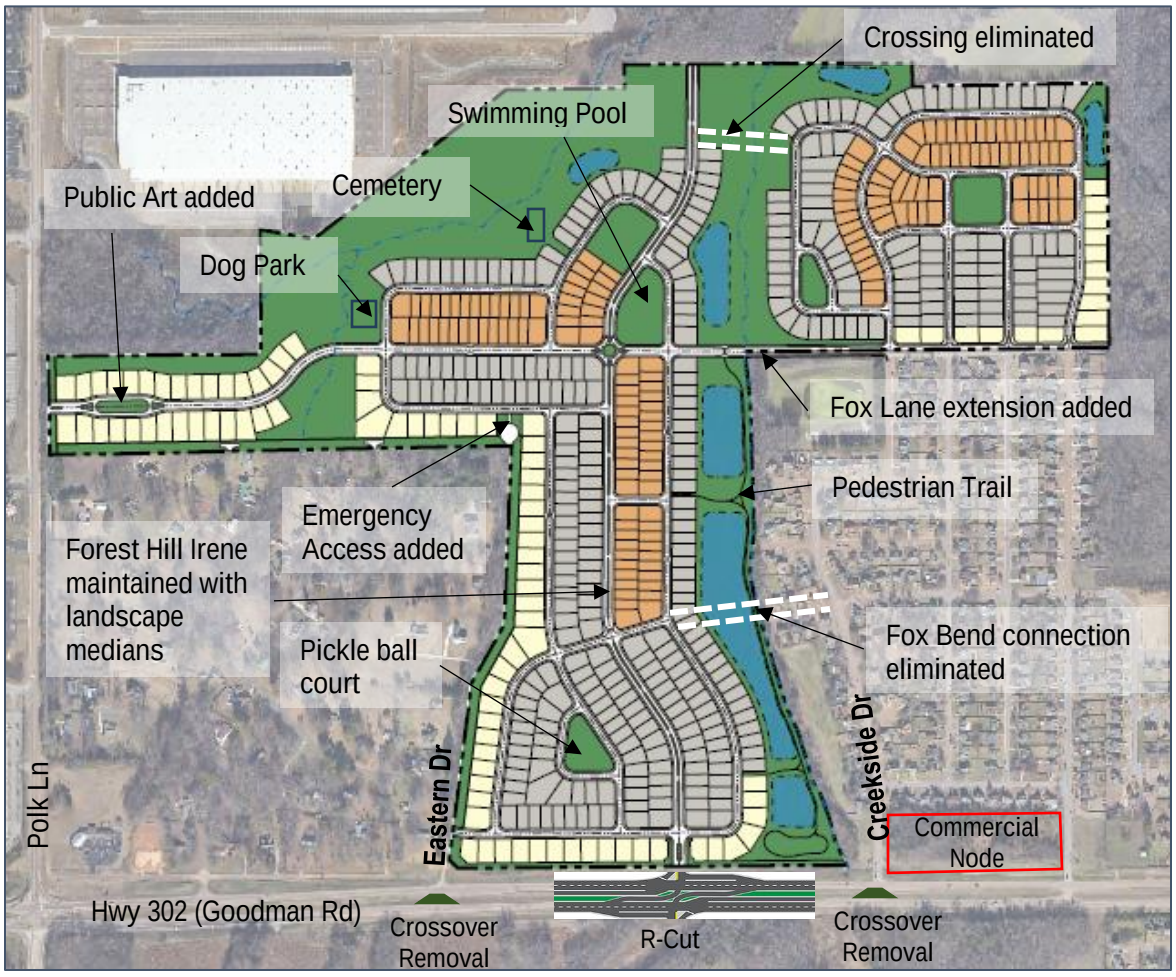
Pat Dorr Yes Steve Stratton Absent Donny Singh Absent Dion Jones Yes Janice Lewis Yes Mark Long Yes Diane Senger Yes

AGENDA NO.: New Business 1 (File #ZP25-0008) **MEETING DATE:** 8/12/2025

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Application to Amend the Project Text for Kirk Farms, submitted by Tim Dagastino, W.H. Porter Consultants, on behalf of property owners, Allen Olive Branch, John Porter, member. The request involves several changes, including, but not limited to, transportation circulation, phasing of amenities, and number of lots in the planned development's subdistricts. The subject property is 234.01+/- acres, zoned R-3, Planned Residential District, located on the north side of Goodman Rd (Hwy 302) and on the east side of Eastern Dr and west of Creekside Dr. (File # ZP25-0008).

EXHIBITS:
1. Proposed Project Text & Preliminary Development Plan Amendment
2. City Engineer's Review Comments



EXECUTIVE SUMMARY: The applicant, Tim Dagastino, W.H. Porter Consultants, on behalf of property owners, Allen Olive Branch, John Porter, member, requests amendment of the project text and associated preliminary development plan for Kirk Farms Planned Residential Development. Requested changes include, amongst others, extension of Fox Lane, elimination of the Fox Bend Lane connection to Fox Creek, reduction in the total number of currently approved lots from 603 to 602, and addition of a public art amenity. Irrespective of the proposed amendments, MDOT has required the removal of various crossings on Hwy 302 in the vicinity of the subject property. Staff recommend approval subject to the applicant being responsible for all improvements.

1. BACKGROUND:

The Kirk Farms Planned Residential Development was approved by the Board of Aldermen on March 19, 2024, with the rezoning of the property from A-R, Agricultural-Residential District to R-3, Planned Residential District. Some of its principal features included 603 detached single family residential lots in three main categories (minimum 6,000sq ft lots, minimum 7,200sq ft lots, and minimum 10,000sq ft lots); recreational amenities such as swimming pool, dog park, pickleball courts, and walking trail; termination of various street stubs in Pleasant Grove subdivision and of Eastern Dr.; construction of Forest Hill Irene designed as a boulevard with landscape medians to create and accentuate a character of the subdivision and slow down traffic through the residential area; and east-west connection through Fox Bend Ln to Fox Creek subdivision, especially to the commercial node along Hwy 302, between Creekside Dr. and Fox Creek Dr.

Since the said 2024 approval, the Mississippi Department of Transportation (MDOT) has required the developer of Kirk Farms to make various improvements along Hwy 302 (Goodman Rd) for traffic safety purposes. These include removing the median crossovers on Goodman Rd into Creekside Dr. and Eastern Dr., and making the Forest Hill Irene entrance an "R-Cut" design on Goodman Rd. Further floodplain studies of Fox Creek also suggest relative risky potential for the flooding of the existing house at 12645 Fox Bend Ln if the Fox Bend Lane road connection were made. The extension of Fox Lane to provide east-west connection from Polk Ln to Center Hill Rd has become desirable because it has the potential to alleviate traffic on Goodman Rd in the subject property's broad area. The plan to decommission the sewer lagoon in Fox Creek subdivision, which currently lies along Fox Ln, also eliminates environmental and aesthetics concerns regarding the extension of this road. Considerations for these factors have moved Allen Olive Branch, LLC, the developer of Kirk Farms, to request various amendments to the project text and preliminary development plan for Kirk Farms Planned Residential Development. Proposed changes are specified in the project text using "~~strike-thru~~" for existing stipulations to be eliminated and "<u>underline</u>" for new stipulations proposed to be adopted.

2. PRINCIPAL PROPOSED CHANGES

- Increase in land area of open space from 72.44 acres to 75.14 acres (31.0 to 32.1% of the subdivision).

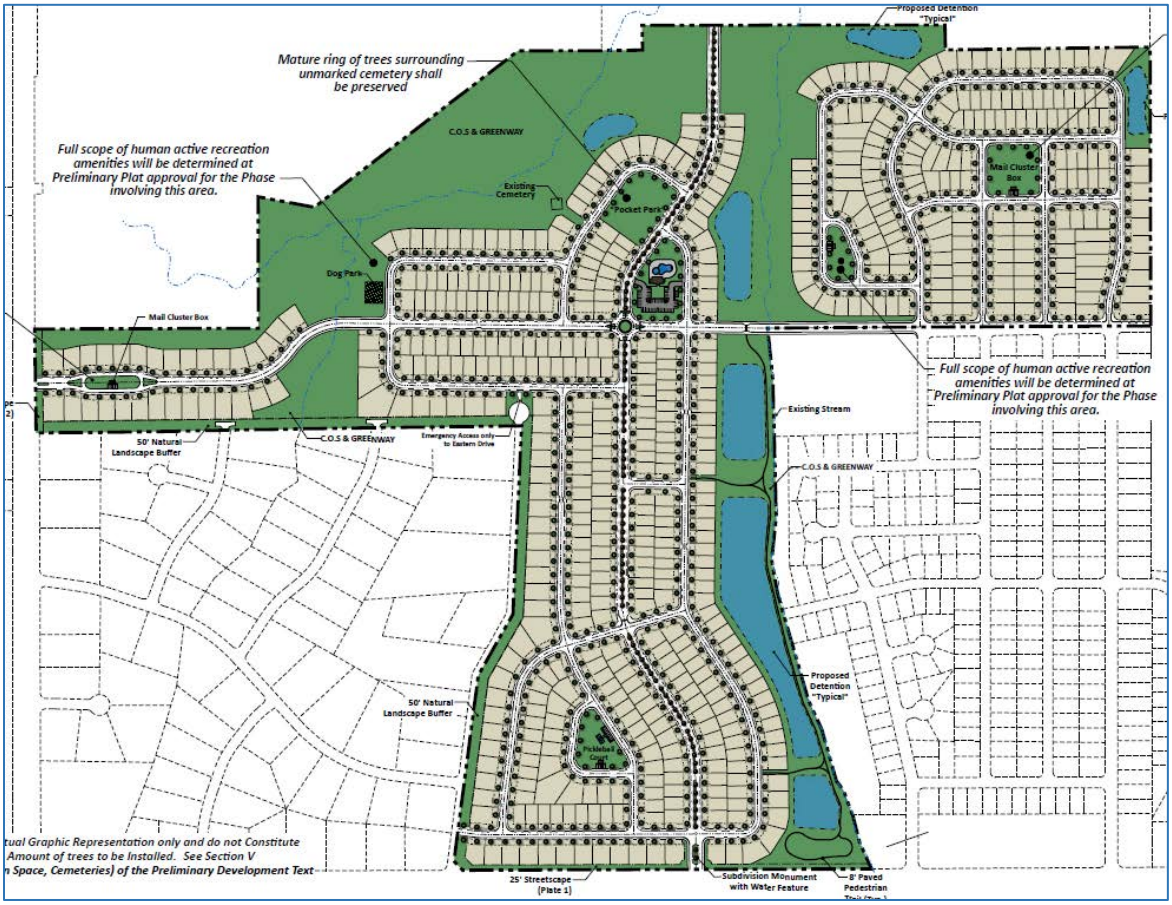
- Reduction in the total number of lots from 603 to 602.

- Increase in the aggregate size of lots in the entire subdivision by:
  - ☑ Reduction of the total lot count of minimum 6,000sq ft lots ("Cottage lots") from 173 to 159 (28.7% to 26.4%)
  - ☑ Increase of the total lot count of minimum 7,200sq ft lots ("Neighborhood lots") from 243 to 343 (53.5% to 56.9%)
  - ☑ Minor reduction of the total lot count of minimum 10,000sq ft lots ("Manor lots") from 107 to 100 (17.7% to 16.6%)

- Elimination of the Fox Bend Ln extension/connection of Kirk Farms to Fox Creek subdivisions. The currently approved and proposed preliminary development plan layout are shown below.



Current Approved Preliminary Development Plan Layout



Proposed Preliminary Development Plan Layout

- Southward relocation of the northernmost connection of Forest Hill Irene to the northeast area of the subdivision, by the extension of Fox Lane westward and resurfacing of existing portions of Fox Ln bordering Fox Creek subdivision. Fox Lane would be constructed as a minor collector street with curbs, gutters, and 5ft wide sidewalks on both sides of the street, and a 6ft wide bike lane on the northern side of the 40ft face-of-curb to face-of-curb road.

- Movement of the construction of various amenities to different phases of subdivision, based on new phasing plan:
  - Phase 1 will include the natural greenway system and construction of a portion of the 8ft wide paved pedestrian trail and a subdivision monument sign with water feature, instead of a pool & cabana.
  - The pool & cabana would be constructed in Phase 2, together with the remainder of the paved pedestrian trail.
  - The pickleball court initially planned to be built in Phase 2 would be constructed in Phase 4.
  - The dog park initially approved to be constructed in Phase 5 has been moved forward to Phase 6.
  - In Phase 7, a new addition to the subdivision, namely public art, would be provided in the common open space at the Polk Lane entrance into the subdivision. Park benches would also be provided in a natural pocket park in the subdivision.
  - A tree lined pocket with possible arboretum initially envisioned for Phase 7 will be provided in Phase 9.
  - The possible playground for kids would be built in Phase 11, instead of Phase 10 as initially approved.

    It is worth noting that all amenities that were required/approved in the current project text are maintained with the addition of one, namely, the public art at the Polk Lane entrance. Also, the number of phases for the completion of the subdivision is maintained at 11.

3. ANALYSIS

Article V, Sec.5(J)(6)(c) of the Zoning Ordinance stipulates that the approved preliminary development plan of a planned residential development "may be amended upon application, and under the same applicable procedures as required for the original approval of the initial preliminary development plan…" Article V, Sec.5(H) of the Zoning Ordinance also allows for modification of the baseline standards associated with a project text and preliminary development plan provided certain criteria are met. The proposed amendments are reviewed below regarding these conditions.

A) Such modifications are consistent with the standards and criteria regarding planned residential developments.

None of the proposed amendments violates the standards and criteria of planned residential developments such as minimum 10% open space and other provisions of the R-2 baseline district as modified in the currently approved Kirk Farms project text.

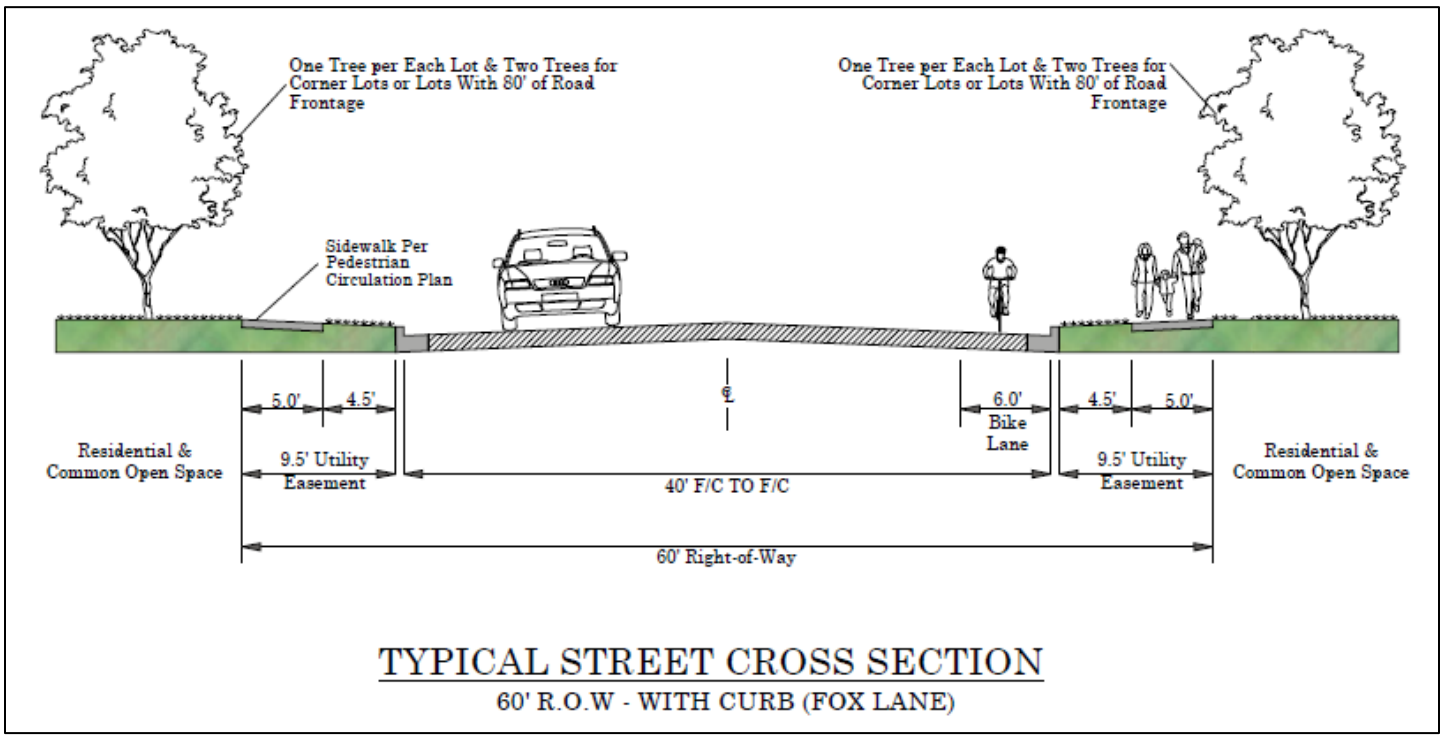
B) Have been specifically requested

The proposed amendment has been specifically requested by the property owner/developer, Allen Olive Branch, LLC.

C) That no modification of the baseline regulations and standards would be allowed when such proposed modification would result in any of the following:

(i) Inadequate or unsafe access to the proposed planned development.

The City Engineer has provided the attached comments that assesses the proposed changes regarding accessibility to/from the subdivision. Summarily, MDOT's requirements for various crossover closures and R-Cut on Goodman Rd are intended to foster safety on this highway. These highway improvements are required irrespective of this proposed project text and preliminary development plan amendment proposal. The elimination of the Fox Bend Lane connection may be supported provided Fox Lane is extended to Polk Lane and constructed as proposed (see cross section below):



TYPICAL STREET CROSS SECTION

60' R.O.W - WITH CURB (FOX LANE)

(ii) Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity.

A one-lot reduction would have little or no significant impact on traffic volumes; if any, it should lead to a reduction in the anticipated traffic volume.

(iii) An undue burden would be placed on public parks, recreation areas, fire and police protection, and other public facilities, which serve or are proposed to serve the planned development.

The proposed changes would have no impact on public parks and recreation areas. All amenities of the subdivision are maintained, albeit to be constructed in different phases.

The addition of emergency access on Eastern Dr from and into Kirk Farms and the adjoining Pleasant Grove subdivision should foster the provision of fire and police protection services.

(iv) A development which will be incompatible with the purposes of [planned residential developments] or the town's adopted general development plan.

The property is classified as "Suburban Residential" in the Comprehensive Plan 2040. The proposed changes align with the purpose of planned residential developments, namely, "a greater flexibility in the development of land for residential purposes, not otherwise possible in conventional residential zoning districts" or the City's comprehensive plan.

(iv) Detrimental impact on adjacent properties and/or the surrounding neighborhood.

The closure of various crossovers would impact accessibility into Fox Creek and Pleasant Grove subdivisions. However, these closures are required by MDOT irrespective of the proposed amendments. The increase in the aggregate sizes of lots in the subdivision would align Kirk Farms more with the surrounding neighborhood.

NEXT STEPS

Upon recommendation of the Planning Commission, this application will move forward to the Board of Aldermen for a final decision following an advertised public hearing.

STAFF RECOMMENDATION

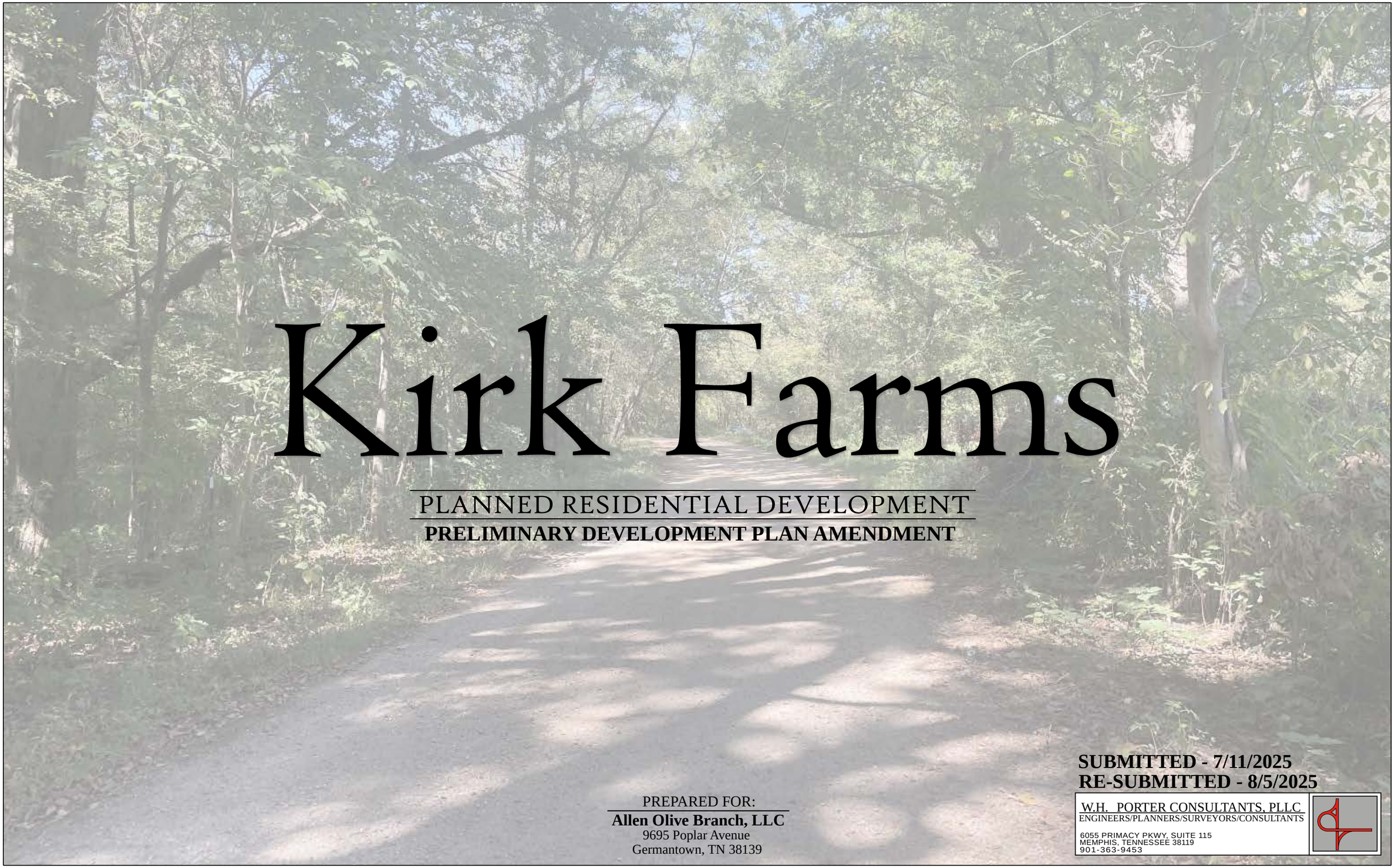
Based on a finding that the proposed amendments meet review criteria for modifications regarding planned residential amendments, approve the proposed amendments to the Kirk Farms Project Text and Preliminary Development Plan, and recommend same to the Board of Aldermen, subject to the following:

(1) All improvements shall be the responsibility of the developer and not the City of Olive Branch.

STAFF REPORT PREPARED BY: Venard Asongayi, CFM, AICP, DPA **DATE:** 08/07/2025

MOTION BY: _____ **SECOND BY:** _____

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



Kirk Farms

PLANNED RESIDENTIAL DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN AMENDMENT

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

SUBMITTED - 7/11/2025
RE-SUBMITTED - 8/5/2025

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS

6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

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(901)767-6555

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(901)363-9453

Contacts: Tim Dagastino - tdagstino@whporter.com
Henry Porter - hporter@whporter.com

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DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

August 5, 2025

Mr. Venard Asongayi, AICP
Assistant Director of Planning and Development
City of Olive Branch
9200 Pigeon Roost
Olive Branch, MS 38654

KIRK FARMS
PLANNED RESIDENTIAL DEVELOPMENT

Dear Mr. Asongayi:

We are pleased, on behalf of the developers, Allen Olive Branch LLC, to submit this Preliminary Development Plan Amendment for Kirk Farms, a 234.01± acre Planned Residential Development. The design team has worked diligently with our local architects, city planners, and engineers to reshape the land and to find the best use so that we may create a neighborhood that the citizens of Olive Branch can be proud of. We believe this will ultimately turn an undeveloped parcel of land into a vibrant and beautiful neighborhood with mature trees, pocket parks, and generous open space which will create a walkable community with a strong sense of place. The design team believes this prepared Preliminary Development Plan represents an appropriate use for the site in relation to surrounding properties and the overall comprehensive plan for the City of Olive Branch.

The design team is requesting to Amend the Kirk Farms Planned Residential Development that was approve by the City of Olive Branch Board of Alderman on March 19, 2024. The proposed development will actually help create a natural transition from the high intensity use of the industrial business in the area to the established one acre Pleasant Grove Subdivision. The proposed Kirk Farms PRD contains 602 residential lots ranging in size from 6,000 square feet to 22,098 square feet. The majority of the vacant land to the north and east have been rezoned and the conceptual site plans(Center Hill Plantation, Center Hill Estates, Forest Park) are equivalent to that of Kirk Farms. Also, the proposed development follows the City of Olive Branch Comprehensive Plan 2040 by adhering to character and density of the Suburban Neighborhood Future Land use Category. The overall density for the development is 2.57 dwelling units per acre.

Attention and sensitivity have been given to surrounding developments by creating streetscapes and by increasing lot sizes around the perimeter of the development. All lots abutting Eastern Drive and Pleasant Grove Subdivision will maintain a minimum of 10,000 square feet. A fifty foot Natural Landscape Buffer will also be placed along Eastern Drive and the north property line of Pleasant Grove Subdivision. The buffer shall have large and medium evergreen trees planted where existing trees cannot be preserved or need to be supplemented to provide year around foliage. A 25' streetscape will also be installed along both Polk Lane and Highway 302 consisting of vegetative buffer and a cross buck fence to keep with Olive Branch's history of being a suburban community.

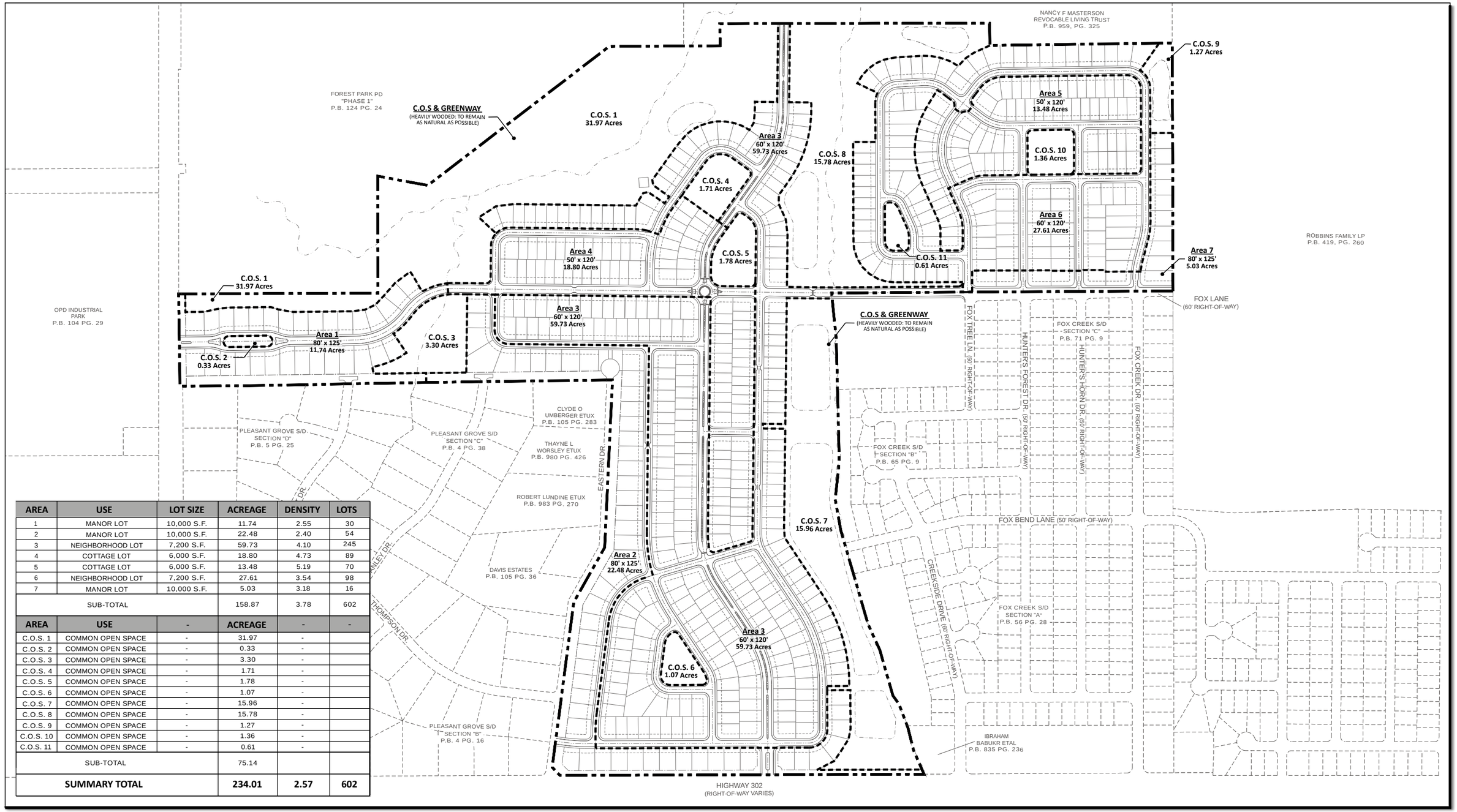
The site plan calls for 75.14± acres (32%) to remain as common space for the development. The Common Open Space will consist of numerous pocket parks and many amenities such as, paved pedestrian trails, pool with cabana, pavilion, dog park, pickleball court, playground, and benches. These areas will also contain any detention that may be required. All Common Open Space will be owned and maintained by the Homeowners Association.

We understand that after preliminary plan approval, this development will require additional details prior to submitting final plans. We feel this Preliminary Development Plan for Kirk Farms will be the founding documents for creating an extraordinary neighborhood. The Developers commitment to the project is sincere in pledging to make the neighborhood an integral part of the growth and prominence of the City of Olive Branch. The staffs favorable response to this development application will be appreciated, and if I can be of any help with regards to the application please do not hesitate to call.

Sincerely,
W.H. Porter Consultants PLLC

Tim Dagastino
W.H Porter Consultants

PRELIMINARY DEVELOPMENT PLAN



AREA	USE	LOT SIZE	ACREAGE	DENSITY	LOTS
1	MANOR LOT	10,000 S.F.	11.74	2.55	30
2	MANOR LOT	10,000 S.F.	22.48	2.40	54
3	NEIGHBORHOOD LOT	7,200 S.F.	59.73	4.10	245
4	COTTAGE LOT	6,000 S.F.	18.80	4.73	89
5	COTTAGE LOT	6,000 S.F.	13.48	5.19	70
6	NEIGHBORHOOD LOT	7,200 S.F.	27.61	3.54	98
7	MANOR LOT	10,000 S.F.	5.03	3.18	16
SUB-TOTAL			158.87	3.78	602

AREA	USE	-	ACREAGE	-	-
C.O.S. 1	COMMON OPEN SPACE	-	31.97	-	
C.O.S. 2	COMMON OPEN SPACE	-	0.33	-	
C.O.S. 3	COMMON OPEN SPACE	-	3.30	-	
C.O.S. 4	COMMON OPEN SPACE	-	1.71	-	
C.O.S. 5	COMMON OPEN SPACE	-	1.78	-	
C.O.S. 6	COMMON OPEN SPACE	-	1.07	-	
C.O.S. 7	COMMON OPEN SPACE	-	15.96	-	
C.O.S. 8	COMMON OPEN SPACE	-	15.78	-	
C.O.S. 9	COMMON OPEN SPACE	-	1.27	-	
C.O.S. 10	COMMON OPEN SPACE	-	1.36	-	
C.O.S. 11	COMMON OPEN SPACE	-	0.61	-	
SUB-TOTAL			75.14		
SUMMARY TOTAL			**234.01**	**2.57**	**602**

Kirk Farms

Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

NORTH

GRAPHIC SCALE
0 250 500 1000
SCALE: 1" = 500'
AUGUST 2025

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

OUTLINE PLAN CONDITIONS
KIRK FARMS
PLANNED RESIDENTIAL DEVELOPMENT

I. GENERAL STATEMENT

Kirk Farms, a 234.01± acre tract located in Olive Branch, Mississippi, is proposed as a Planned Residential Development consisting of single-family homes. The property is currently under contract by Allen Olive Branch, LLC. The property is presently zoned A-R, Agricultural-Residential. The developer is proposing a "Planned Residential Development" as set forth by the City of Olive Branch Code of Ordinances which will require rezoning the parcel to R-3 , Planned Residential District.

The planned development's planning objectives are :

A. To provide for a controlled, appropriately scaled neighborhood with homes oriented with topography of the site and existing vegetation to provide an intimate residential neighborhood.

B. The proposed plan carefully protects and preserves the site's environment, particularly its natural features such as tree canopies, natural streams, and existing historical cemeteries.

C. The overall neighborhood setting shall be maintained through the use of unifying architectural guidelines which shall be set forth by the Planned Residential Developments Conditions of approval and the Kirk Farms Declaration of Covenants, Conditions and Restrictions. From the distinctive entrance to the special attention given to open space, Kirk Farms will establish itself as a unique and carefully planned neighborhood that will compliment other residential developments in the area.

The Preliminary Development Plan and the associated text will serve as the conceptual visual plan for development and a statement of the intent of the development. It is understood that internal roadways and lotting arrangements may be adjusted at the time of plat submission to take advantage of topography and other site considerations though the Land Uses will remain the same unless amended by the City of Olive Branch.

The purpose of this General Statement is to set forth a conceptual vision of the Kirk Farms Planned Residential development. The actual permitted uses, dimensional regulations, access and circulation, design criteria, etc, for the project shall at all times be governed by the Preliminary Development Plan Text and the Declaration of Covenants, Conditions and Restrictions.

Throughout the development process, all aspects of the project must be in compliance with the provisions of the Bulk Regulations and conditions provided below. The Preliminary Sanitary Sewer and Preliminary Drainage Plans illustrate the existing and proposed utility system which will serve the development.

II. USES PERMITTED

A. Area 1-7 Permitted Uses:
1. Single-family dwellings
2. Churches
3. Country Club
4. Model home including sales offices located within developing subdivisions to be used for the promotion of original sales of lots and houses within the subdivision only.
5. Radio and television towers or antennas or earth stations not exceeding 35 feet in height. The setback for such a tower, antenna, or earth station, shall be one (1) lineal foot from all adjacent property lines for every lineal foot of tower, antenna, or earth station height, plus one (1) additional foot.
6. Schools, public
7. Public parks, playgrounds, recreational and community facilities and buildings of a noncommercial nature, however, the Kirk Farms Homeowners Association may rent common facilities as it deems appropriate for the interest of residents of the subdivision.
8. Home occupations subject to the standards defined under "A" Agricultural district of the City of Olive Branch Zoning Ordinance.
9. Accessory buildings and uses as provided in the Zoning Ordinance of the City of Olive Branch.
10. Public service facilities.

B. Common Open Space- C.O.S. 1-~~14~~ 11 and Interior Open Space
Common Open Space within Kirk Farms shall be set aside for the residents active and passive recreational use. These areas will include numerous pocket parks, paved pedestrian trails, pool with a cabana, pavilion, dog park, pickleball court, and benches. Total open space for the development is ~~72.44~~ 75.14 acres or ~~31.0~~ 32.1%.

C. Accessory uses and structures shall be permitted in accordance with the applicable provisions of the City of Olive Branch Code of Ordinance as pertaining to the accessory use of the property.

D. A Declaration of Covenants, Conditions, and Restrictions, shall be applicable to all properties within the community. A Development Association will be created to maintain all Common Open Space and to assure that all features and amenities of the development that are considered common assets are continuously maintained in a quality manner. A copy of the Declaration of Covenants, Conditions, and Restrictions shall be submitted by the developer to the City of Olive Branch for review at consideration of the final plat for Phase 1 of the development.

III. BULK REQUIREMENTS

The Preliminary Development Plan will guide development of the community. All development within the community must follow the dimensions regulations, access and circulation conditions provided below.

A. PLAN DATA

AREA	USE	LOT SIZE	ACREAGE	DENSITY	LOTS
1	MANOR LOT	10,000 S.F.	~~14.97~~ 11.74	~~2.40~~ 2.55	~~36~~ 30
2	MANOR LOT	10,000 S.F.	~~20.93~~ 22.48	~~2.58~~ 2.40	54
3	NEIGHBORHOOD LOT	7,200 S.F.	~~56.55~~ 59.73	~~4.00~~ 4.10	~~226~~ 245
4	COTTAGE LOT	6,000 S.F.	~~22.27~~ 18.80	~~4.62~~ 4.73	~~103~~ 89
5	COTTAGE LOT	6,000 S.F.	~~13.37~~ 13.48	~~5.23~~ 5.19	70
6	NEIGHBORHOOD LOT	7,200 S.F.	~~28.45~~ 27.61	~~3.40~~ 3.54	~~97~~ 98
7	MANOR LOT	10,000 S.F.	5.03	~~3.73~~ 3.18	~~17~~ 16
SUB-TOTAL			~~159.60~~ 158.87	~~3.73~~ 3.78	~~603~~ 602
C.O.S. 1	COMMON OPEN SPACE		~~0.95~~ 31.97		
C.O.S. 2	COMMON OPEN SPACE		~~0.86~~ 0.33		
C.O.S. 3	COMMON OPEN SPACE		~~0.68~~ 3.30		
C.O.S. 4	COMMON OPEN SPACE		~~1.19~~ 1.71		
C.O.S. 5	COMMON OPEN SPACE		~~1.04~~ 1.78		
C.O.S. 6	COMMON OPEN SPACE		~~29.31~~ 1.07		
C.O.S. 7	COMMON OPEN SPACE		~~5.63~~ 15.96		
C.O.S. 8	COMMON OPEN SPACE		~~1.27~~ 15.78		
C.O.S. 9	COMMON OPEN SPACE		~~0.61~~ 1.27		
C.O.S. 10	COMMON OPEN SPACE		1.36		
C.O.S. 11	COMMON OPEN SPACE		~~20.60~~ 0.61		
~~C.O.S. 12~~	~~COMMON OPEN SPACE~~		~~1.19~~		
~~C.O.S. 13~~	~~COMMON OPEN SPACE~~		~~1.07~~		
SUB-TOTAL			~~72.44~~ 75.14		
SUMMARY TOTAL			234.01	2.57	~~603~~ 602

** Common Open Space accounts for ~~31%~~ 32.1% of the total site.*
** 6,000 sf lots account for ~~28.7%~~ 26.4% of the total lot count and ~~15.25%~~ 13.79% of the total land area.*
** 7,200 sf lots account for ~~53.5%~~ 56.9% of the total lot count and ~~36.32%~~ 37.32% of the total land area.*
** 10,000 sf lots account for ~~17.7%~~ 16.6% of the total lot count and ~~17.50%~~ 16.77% of the total land area.*

B. Design Standards for single-family detached residences

1. Two car garages shall be included in the construction of all single-family homes.

2. Front loaded garages shall be recessed a minimum of five (5') from the front facade of the home unless the home is constructed with a minimum five (5') feet by ten (10') feet porch.

3. Homes shall be constructed with a minimum of 75% masonry-type construction in all facades. There will be an emphasis on the use of high grade materials.

C. Minimum Building Setbacks/Standards

1. Building Setbacks will be measured to the front facade of the home and not the roof line of front porches.

Area: 1,2,& 7 Residential Single-Family (80' x 125' - Manor Lots)

Minimum Lot Size.....10,000 square feet
Typical Building Envelope.....4,500 square feet
Minimum Width at Building Line.....80 feet
Minimum Front Yard Setback.....25 feet or 15 feet if rear loaded
Front Porch Encroachment.....8 feet maximum/ 5 feet minimum
Minimum Side Yard Setback.....10 feet
Minimum Rear Yard Setback.....20 feet

Area: 3 & 6 Residential Single-Family (60' x 120' - Neighborhood Lots)

Minimum Lot Size.....7,200 square feet
Typical Building Envelope.....3,750 square feet
Minimum Width at Building Line.....60 feet
Minimum Front Yard Setback.....25 feet or ~~10~~ 15 feet if rear loaded
Front Porch Encroachment.....8 feet maximum/ 5 feet minimum
Minimum Side Yard Setback.....5 feet
Minimum Rear Yard Setback.....20 feet
Minimum 100 percent of homes must have front porches

Area: 4 & 5 Residential Single-Family (50' x 120' - Cottage Lots)

Minimum Lot Size.....6,000 square feet
Typical Building Envelope.....3,000 square feet
Minimum Width at Building Line.....50 feet
Minimum Front Yard Setback.....25 feet or ~~10~~ 15 feet if rear loaded
Front Porch Encroachment.....8 feet maximum/ 5 feet minimum
Minimum Side Yard Setback.....5 feet
Minimum Rear Yard Setback.....20 feet
Minimum 100 percent of homes must have front porches
Each home must contain 900 square feet within the rear/side yard for passive use

2. Heated Space Standards

Area: 1, 2, & 7 Residential Single-Family (80' x 125' - Manor Lots)

The minimum heated square footage of a one or two story home will be 2,000 sf. The areas are exclusive of open porches, garages, and basements.

Area: 3 & 6 Residential Single-Family (60' x 120' - Neighborhood Lots)

The minimum heated square footage of a one or two story home will be 1,800 sf. The areas are exclusive of open porches, garages, and basements.

Area: 4 & 5 Residential Single-Family (50' x 120' - Cottage Lots)

The minimum heated square footage of a one or two story home will be 1,600 sf. The areas are exclusive of open porches, garages, and basements.

3. Height

1. All buildings in the development shall be maximum 2 ½ stories or 35 feet in height.

IV. ROADWAYS, ACCESS, AND CIRCULATION

A. All streets internal to the development shall be public and be improved in accordance with the City of Olive Branch Subdivision Regulations, General Requirements and Minimum Standards of Design and Prerequisites to Acceptance of Public Improvements.

B. One point of vehicular access to Polk Lane, one point of access to Highway 302(Goodman Road), ~~one point of access to Fox Bend Lane,~~ and four points of access to Fox Lane shall be permitted by public road.

C. Fox Lane shall be dedicated 30 feet from the centerline in accordance with the City of Olive Branch Subdivision Regulations, General Requirements and Minimum Standards of Design and Prerequisites to Acceptance of Public Improvements. The existing portion of Fox Lane constructed with Fox Creek Subdivision shall be resurfaced at the time Fox Lane is constructed. (See Exhibit V)

D. Old Goodman Road shall be extended to Eastern Drive upon approval by MDOT.

E. A hammerhead turnaround will be installed inside of the fifty foot natural landscape buffer at the northern terminus of Pleasant Drive and Stanley Drive and a cul-de-sac installed at the northern terminus of Eastern Drive.

F. On-street parking shall be prohibited throughout the development.

V. LANDSCAPING, SCREENING, OPEN SPACE, CEMETERIES

A. Open Space/Common Area within Kirk Farms totals approximately ~~74.41~~ 75.14 ± acres or ~~31.0%~~ 32.1% of the overall development.

B. Medians and streetscape areas within the residential common areas shall be maintained by the Homeowner's Association and shall have underground irrigation where appropriate, as may be required by the City of Olive Branch.

C. Required landscaping shall be located so as to not interfere with any above ground or below ground utility easements.

D. All landscaping in open spaces, screening, and open spaces shall be owned and maintained by a Homeowner's Association.

E. One 2" - 2 ½" caliper deciduous tree shall be planted in the front yard of each home prior to use and occupancy of the house and two trees shall be planted for corner lots or lots with 80' of road frontage.

F. A fifty foot Natural landscape buffer shall be installed along the west property line inside of Area 1 & 2 abutting Eastern Road and and Pleasant Grove Subdivision. Large and medium evergreen trees shall be planted where existing trees cannot be preserved or need to be supplemented to provide year-round foliage and provide an immediate visual screen. *(See Exhibit ~~V~~ Z)*

G. A twenty-five foot streetsape plate will be installed along Highway 302 (Goodman Road) and Polk lane. A large deciduous tree will be planted fifty foot on center. A four foot wood or composite fence will be installed directly behind the trees. Medium evergreen shrubs will be installed between the four foot fence and the proposed single-family. A six foot sight proof fence shall be installed by the home builder.

H. One large deciduous tree that can grow to a minimum height of 30 feet at maturity shall be planted every thirty-five in the landscape area of the boulevard street. Trees in the median of the 64' R.O.W. road shall be 3" - 3 ½" caliper at the time of planting.

I. Both the marked cemetery and the unmarked cemetery will be owned and maintained by the homeowners' association as Common Open Space. The concrete wall surrounding the cemetery will be removed if possible and replaced with a 3' black ornamental iron fence with an access gate. (*See Exhibit ~~V~~ Z*) If removal of the concrete wall is not possible, the wall will be repaired by the developer of the subdivision prior to recordation of the final plat of the area containing the cemetery. The mature ring of trees surrounding the unmarked cemetery shall be preserved.

J. An archeological study was performed around the marked cemetery and around the unmarked cemetery. No anomalies were found.

K. Commemorative access to the cemetery will be allowed to family members and will be established in the homeowners' Covenents, Conditions, and Restrictions.

VI. SIGNS

A. All proposed signs shall comply with the City of Olive Branch Ordinance

B. Portable and temporary signs shall not be permitted, with the exception of temporary construction signs and real estate signs.

C. The subdivision signs along Highway 302 and Polk Lane must be monument style. Subject to administrative inspection and approval by the Planning and Building Department of the City of Olive Branch.

VII. FENCING

A. A wood or composite crossbuck fence shall be placed 15 feet from the right-of-way of Goodman Road and Polk Lane as shown on Streetscape Plates. *(See Exhibit ~~S~~ Y)*

B. Residential Fences must be of wood or composite construction and can be constructed on side and rear yards only.

C. All other fencing regulations as provided in the Zoning Ordinance of the City of Olive Branch shall apply.

VIII. SANITARY SEWER FACILITIES SERVICE

A. Sanitary sewer lines shall be in accordance with the specifications of the City of Olive Branch and approved by the City Engineer.

B. Sanitary sewer service will be provided through the public sewer lines of the City of Olive Branch.

C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.

D. It shall be the responsibility of the developer to extend and provide sewer for each lot.

E. A sewer capacity study is required of both Braybourne sewer lines that may connect to the development and the lagoon on the south end of Braybourne that will treat the wastewater. This study must be submitted to the City Engineer for review and recommendation to the Planning Commission and Board of Alderman at the consideration and approval of the preliminary plat for Phase 1. The developer is advised that the sewer capacity analysis may result in a requirement to reduce the number of total lots in the approval of preliminary plats unless there is sufficient sewer capacity for the entire development as currently approved. The timing of buildable lots creation may likewise be determined by the availability of public sewer infrastructure to service the lots.

IX. STORM DRAINAGE FACILITIES AND SERVICES

A. The stormwater drainage system shall be designed and constructed to the standards of the City of Olive Branch.

B. At the time of subdivision infrastructure construction plan submittal, drainage calculations must be submitted to the City Engineer and must include written determination from the Mississippi Department of Health and Environment regarding their jurisdiction over the watercourses on this site if applicable.

C. All public storm drainage on private property shall require a public easement.

X. WATER SERVICE

A. Water capacity analysis should be submitted to the City Engineer for review and recommendation at the consideration of the Preliminary Plat for Phase 1 by the Planning Commission and Board of Aldermen.

B. The Water System and fire hydrants shall be constructed in compliance with the City of Olive Branch.

C. Public water is to be provided by the City of Olive Branch.

D. Sizes of water lines shall be determined at the time the final construction plans are submitted to the City Engineer

XI. FLOODPLAIN

A. Kirk Farms is clustered by design to preserve much of the floodplain areas so as to foster public safety from flood hazards, promote environmental sustainability, and incorporate the environmentally sensitive areas as common recreational amenities for the subdivision.

B. A flood study was performed on 9/15/23 by W. H. Porter Consultants, PLLC to establish the the 100 year base flood elevation and floodplain boundary and to tie into FEMA in-effect base flood elevations..

C. The developer shall submit flood studies that determine the floodplain, ~~floodway,~~ and the base flood elevations on the property to the City Engineer for review and to FEMA before the Planning Commission may consider the preliminary plat for Phase 1.

D. See exhibit L for the extents of development that will be located within the floodplain.

E. The development will be in compliance with the Floodplain Ordinance of the City of Olive Branch.

F. Lots that are located within the floodplain will be filled a minimum of 2' above established flood.

XII. ARCHITECTURE

A. Appropriate residential architecture is illustrated on Exhibit ~~Y~~ BB. The styles illustrated are intended to show the intent of design and the quality of architecture required in the Kirk Farms Community and are not illustrative of actual approved home plans.

B. A monotonous design of houses is prohibited. The design of the front facade of houses including building elevation materials, fenestration, wall geometry, roof geometry, etc., should be varied such that no more than ten percent of houses between any two street intersections have the same front facade.

XIII. AMENITIES

A. The common open space within Kirk Farms will consist of numerous tree lined pocket parks containing walking paths and benches. These areas will also include amenities such as a pool with a cabana, paved pedestrian trails, pavilion, dog park, pickleball court, and an extensive natural greenway system.

B. The roundabouts located on the 64' boulevard street will contain landscaping and hardscape to enhance the character of the development. ~~The first roundabout located closest to Goodman road will contain a water feature that will be the main community identification monument for the development.~~

C. A Property owners association will be created to own and maintain all common open spaces and amenities and to assure that all features and amenities of the development that are considered common assets are continuously maintained in a quality manner.

D. An entry subdivision monument with a water feature will be located at the entrance of the subdivision from Goodman Road. Public art will be located in Common Open Space 2 at the subdivision entrance located on Polk Lane.

E. Amenities will be constructed in the following order per the preliminary Development Phasing Plan:

1. Phase 1 - ~~Pool & Cabana, landscaped roundabout, and community monument~~
   Paved pedestrian trail, natural greenway system, & subdivision monument with water feature
2. Phase 2 - ~~Pickleball Court~~
   Paved pedestrian trail, natural greenway system, pool & cabana, landscape roundabout
3. Phase ~~3~~ 4 - ~~Paved pedestrian trail and natural greenway system~~
   Pickleball Court
4. Phase ~~4~~ 5 - ~~Paved pedestrian trail, natural greenway system, natural pocket park containing an unmarked cemetery and park benches~~
   Natural greenway system
5. Phase ~~5~~ 6 - ~~Natural greenway system~~
   Dog park and natural greenway system
6. Phase ~~6~~ 7 - ~~Tree lined pocket park with possible playground and a dog park~~
   Natural greenway system, natural pocket park containing an unmarked cemetery, park benches, and public art.
7. Phase ~~7~~ 9 - Tree lined pocket with possible arboretum
8. Phase ~~10~~ 11 - Tree lined pocket with possible playground for kids and natural greenway system

E. The location and type of amenities stipulated in Section XIII(E) above are tentative and are subject to change. A design plan for each amenity shall be submitted together with the preliminary plat for the phase in which the park is located for concurrent review and approval by the Planning Commission and the Board of Alderman. However, except in Common Open Space 2 and ~~5~~ 4, that would contain passive amenities, all other Common Open Space shall contain one or more active recreational amenities. The amenities proposed in common open space ~~13~~ 5 and ~~14~~ 6 (see Preliminary Site Plan) are established but will still require design review by the City of Olive Branch.

F. Except in cemetery areas, all common open spaces intended to be used as recreational amenity areas shall have designed recreational infrastructure or improvements in them. The design plan for each amenity area shall be submitted together with the preliminary plat for the phase in which the park is located for concurrent review and approval.

XIV. PHASING/DEVELOPMENT SCHEDULE

A. Kirk Farms is proposed to be developed in ~~sixteen~~ eleven phases, following the Preliminary Phasing Plan.

B. Phase lines within the Preliminary Phasing Plan may shift to accommodate more or less lot area, based on final site layout and engineering.

C. Phase 1 is anticipated to begin construction in ~~spring~~ fall of ~~2024~~ 2025. One to two phases a year will follow until the completion of all ~~16~~ 11 phases. The proposed schedule is subject to change, due to market demands.

XV. IMPACT ON COMMUNITY FACILITIES

A. The proposed development will increase demand on roads, police, fire, garbage collection, and other city services as may be applicable.

B. All development responsibility shall be on the developer, not the City of Olive Branch and shall meet the standards required by the City of Olive Branch.The developer shall be responsible for the installation and completion of all subdivision infrastructure to the standards required by the City of Olive Branch.

C. The developer shall complete a traffic impact study for the entire development and submit copies to the City Engineer and the Mississippi Department of Transportation before the preliminary plat for Phase 1 may be considered by the Planning Commission. Findings from the traffic study may result in improvement requirements in the consideration and approval of the preliminary plat.

XVI. Board of Alderman Approval Conditions of 03/19/2024

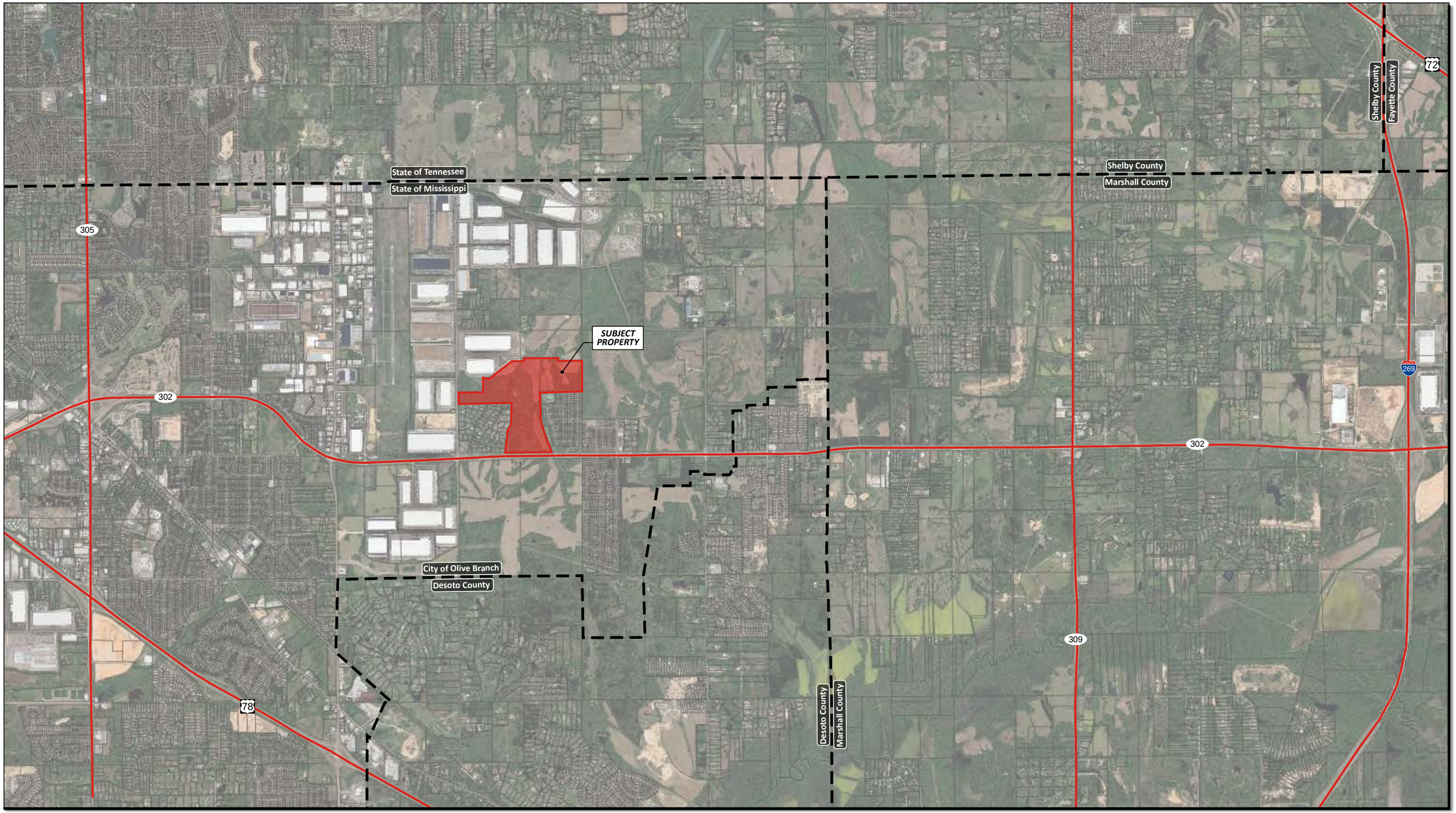
A. All development responsibility shall be that of the developer, not the City of Olive Branch.

B. The developer shall participate in shared funding of sewer infrastructure improvement, including but not limited to a shared pump station and force main necessary to provide public sewer to the development. In this regard, the developer shall work with the City Engineer and the City Attorney on the details of the shared funding agreement, which shall be based on the principal of rough proportionality. The drafted agreement shall be presented to the Board of Alderman for its approval at the consideration of the preliminary plat for Phase 1 of the development.

C. All Building elevations shall be constructed of at least 75% brick/or stone material.

REGIONAL AERIAL PHOTOGRAPH

EXHIBIT A



Kirk Farms

Preliminary Development Plan

Olive Branch, Mississippi

PREPARED FOR:

Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

NORTH

GRAPHIC SCALE

0 2000 4000 8000

SCALE: 1" = 4000'
AUGUST 2025

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS

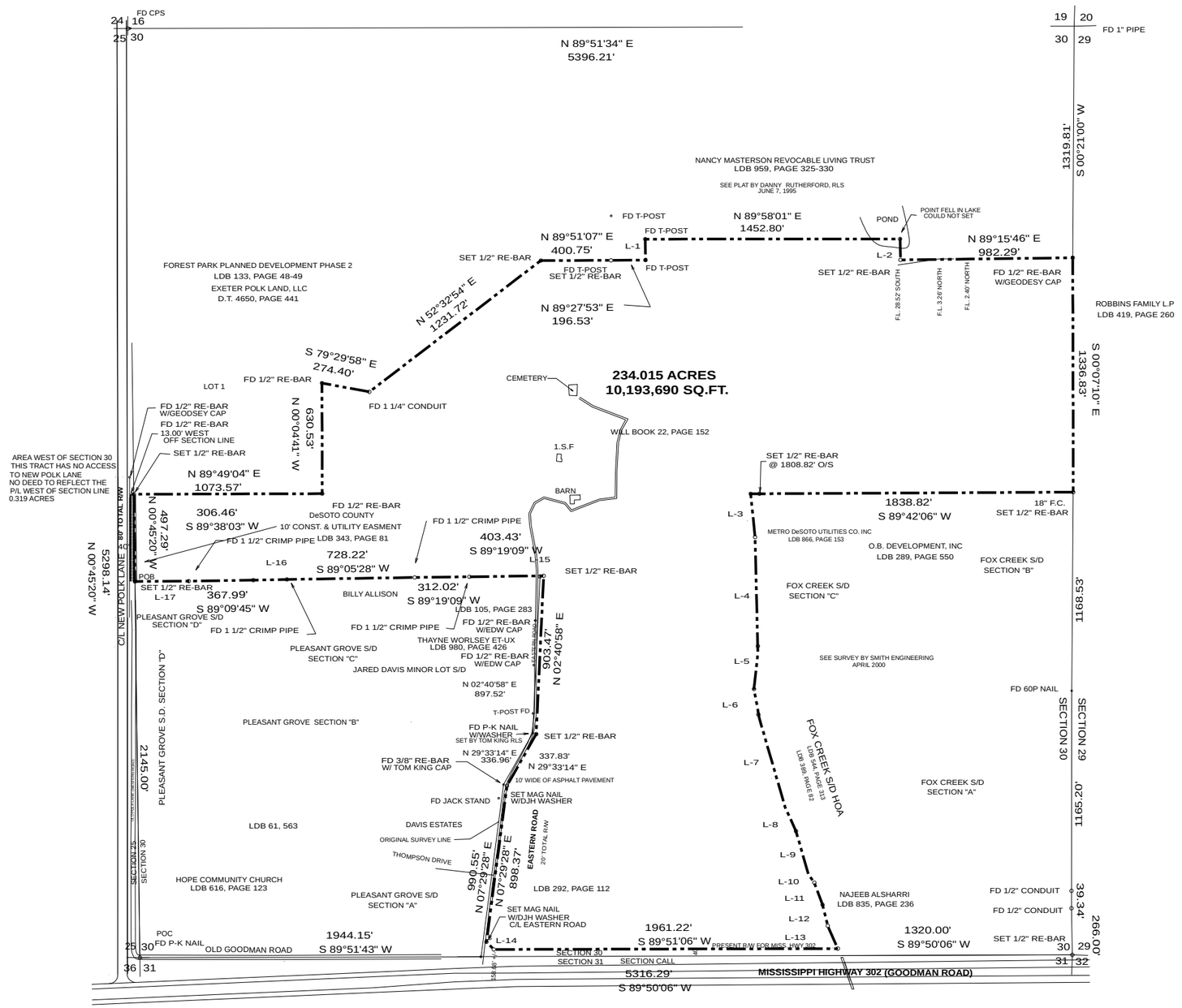
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

Description of the Sarah J. Allen Estate property (234.015 acres) in Section 30, Township 1 South, Range 5 West, City of Olive Branch, DeSoto County County, Mississippi and being more described as follows:

Commence at a p-k nail found in the centerline of Old Goodman Road, said point being the S.W. Corner of Section 30, T-1-S, R-5-W; thence North 0 degrees, 45 minutes, 20 seconds West 2145.00 feet along the west line of Section 30, T-1-S, R-5-W and the centerline of Old Polk Lane (Western Road) to a 1/2" re-bar set according to LDB 61, Page 563, said point being 71.25 feet east of the centerline of New Polk Lane, said point being the Point of Beginning: thence North 0 degrees, 45 minutes, 20 seconds West 497.29 feet along said west section line to a 1/2" re-bar set, said point being 64.66 feet east of the centerline of New Polk Lane (found 1/2" re-bar 13 feet west); thence North 89 degrees, 49 minutes, 04 seconds East 1073.57 feet along the south line of Lot 1 of Forest Park Planned Development to a 1/2" re-bar found; thence North 0 degrees, 04 minutes, 41 seconds West 630.53 feet along the east line of Lot 1 to a 1/2" re-bar found; thence South 79 degrees, 29 minutes, 58 seconds East 274.40 feet along the south line of Lot 1 to a 3/4" conduit found; thence North 52 degrees, 32 minutes, 54 seconds East 1231.72 feet along east line of Lot 1 to a 1/2" re-bar set; thence North 89 degrees, 51 minutes, 07 seconds East 400.75 feet along the south line of said Lot 1 to a 1/2" re-bar set @ a t-post found, said point being the S.E. Corner of Lot 1; thence North 89 degrees, 27 minutes, 53 seconds East 196.53 feet along the south line of Nancy F. Masterson Revocable Living Trust as recorded in LDB 959, Page 325-330 to a T-post found; thence North 0 degrees, 56 minutes, 27 seconds West 119.19 feet along the Masterson Trust to a T-post found; thence North 89 degrees, 58 minutes, 01 seconds East 1452.80 feet along the south line of said Masterson Trust to a point in a pond thence South 1 degrees, 10 minutes, 34 seconds East 119.40 feet along Masterson Trust to a 1/2" re-bar set; North 89 degrees, 15 minutes, 46 seconds East 982.29 feet to a 1/2" re-bar found w/ Geodesy cap in a fence line; thence South 0 degrees, 07 minutes, 10 seconds East 1336.83 feet along the west line of the Robbins Family L.P. as described in LDB 419, Page 260 and fence line to a 1/2" re-bar set @ 18" fence corner, being the N.E. Corner of O.B. Development as described in LDB 289, Page 550; thence South 89 degrees, 42 minutes, 06 seconds West 1838.82 feet (passing a 1/2" re-bar set @ 1,808.82 feet) to a point in a ditch; thence along centerline of said meandering ditch the following calls South 5 degrees, 43 minutes, 52 seconds East 248.29 feet; thence South 1 degrees, 23 minutes, 14 seconds East 657.61 feet; thence South 6 degrees, 00 minutes, 40 seconds West 209.98 feet; thence South 10 degrees, 17 minutes, 34 seconds East 168.42 feet; thence South 16 degrees, 09 minutes, 02 seconds East 529.27 feet; thence South 24 degrees, 36 minutes, 50 seconds East 149.75 feet; thence South 15 degrees, 53 minutes, 25 seconds East 256.59 feet; thence South 35 degrees, 38 minutes, 06 seconds East 58.56 feet; thence South 20 degrees, 20 minutes, 10 seconds East 134.33 feet; thence South 14 degrees, 00 minutes, 21 seconds East 123.09 feet; thence South 23 degrees, 44 minutes, 48 seconds East 142.01 feet to a point on the north r/w of Old Goodman Road (r/w 40 feet & according to State Aid Project 97-0021-01-016-11); thence South 89 degrees, 51 minutes, 06 seconds West 1961.22 feet along said north r/w of Old Mississippi Highway 302 (Goodman Road) to a 1/2" re-bar set on said east right of way of Eastern Road relocation according to State Aid Project mentioned and LDB 292, Page 112 for the relocation of Eastern Drive; thence North 44 degrees, 10 minutes, 49 seconds West 60.26 feet to a mag nail set w/DJH washer set being 20 feet east the original property as described in LDB 61, Page 563 and 18.39 feet 1.37 east of Eastern Road; thence North 7 degrees, 29 minutes, 28 seconds East 898.37 feet to a mag nail set w/DJH washer in the centerline Eastern Road and being 20 feet east of the original survey line as recored in the Sneed Brothers Partnership & Thompson & Wiyele Partnersip as recored in LDB 61, Page 563; thence North 29 degrees, 33 minutes, 14 seconds East 337.83 feet along the east r/w of Eastern Road to a 1/2" re-bar set, said point being 20 feet east of the original survey, found a p-k nail w/washer on the original survey line 20 east & 4.78 feet north; thence North 2 degrees, 40 minutes, 58 seconds East 903.47 feet to a 1/2" re-bar set along the east r/w of Eastern Road being 20 feet east of the original survey corner & 37.37 feet east of the centerline of Eastern Road; thence South 89 degrees, 19 minutes, 09 seconds West 20.03 feet to a 1/2" re-bar set at the original corner as described in LDB 61, Page 563; thence South 89 degrees, 19 minutes, 09 seconds West 403.43 feet along the north line of said property to a 1 1/2" crimp pipe found at the N.E. Corner of Lot 44 of Pleasant Grove S/D, Section "D"; thence South 89 degrees, 19 minutes, 09 seconds West 312.02 feet along said north line of said s/d to a 1 1/2" crimp pipe found; thence South 89 degrees, 05 minutes, 28 seconds West 728.22 feet along said line to a 1 1/2" crimp pipe found; thence South 88 degrees, 44 minutes, 20 seconds West 191.89 feet along said north line to a 1 1/2" crimp pipe found; thence South 89 degrees, 09 minutes, 45 seconds West 367.99 feet along said north line to a 1 1/2" crimp pipe; thence South 89 degrees, 38 minutes, 03 seconds West 306.46 feet to the **POINT OF BEGINNING.**

Said Tract containing 234.015 ACRES more or less (sq.ft. 10,193,690).

BOUNDARY SURVEY
EXHIBIT C



LINE FILE

L-1	North 0 degrees, 56 minutes, 27 seconds West	119.19 feet
L-2	South 1 degrees, 10 minutes, 34 seconds East	119.40 feet
L-3	South 5 degrees, 43 minutes, 52 seconds East	248.29 feet
L-4	South 1 degrees, 23 minutes, 14 seconds East	657.61 feet
L-5	South 6 degrees, 00 minutes, 40 seconds West	209.98 feet
L-6	South 10 degrees, 17 minutes, 34 seconds East	168.42 feet
L-7	South 16 degrees, 09 minutes, 02 seconds East	529.27 feet
L-8	South 24 degrees, 36 minutes, 50 seconds East	149.75 feet
L-9	South 15 degrees, 53 minutes, 25 seconds East	256.59 feet
L-10	South 35 degrees, 38 minutes, 06 seconds East	58.56 feet
L-11	South 20 degrees, 20 minutes, 10 seconds East	134.33 feet
L-12	South 14 degrees, 00 minutes, 21 seconds East	123.09 feet
L-13	South 23 degrees, 44 minutes, 48 seconds East	142.01 feet
L-14	North 44 degrees, 10 minutes, 49 seconds West	60.26 feet
L-15	South 89 degrees, 19 minutes, 09 seconds West	20.03 feet
L-16	South 88 degrees, 44 minutes, 20 seconds West	191.89 feet
L-17	South 89 degrees, 38 minutes, 03 seconds West	306.46 feet

SURVEYOR'S NOTES:

1) NO DEED FURNISHED NOR TITLE OPINION FURNISHED, SURVEYOR COLLECTED ALL ADJOINING DEEDS TO DETERMINE THE ACREAGE FOR THIS PLAT. THE SURVEYOR ASSUME NO LIABILITY FOR ENCROUCHMENTS AND DEED OVERLAPS.
2) FOUND NO PLANS FOR OLD MISSISSIPPI HWY 302 (OLD GOODMAN ROAD) PER MDOT STATE AID ROAD DIVISION.
3) THIS SURVEY DOES NOT EXTEND TO THE PRESENT R/W OF NEW POLK LANE NOR DOES THE PROPERTY LINE EXTEND PASS THE WEST LINE OF SECTION 30.
4) FOUND NO RECORD OF EASEMENT OR RIGHT-OF-WAY DEED FOR EASTERN LINE NOR STREET DEDICATION ON ANY OF THE S/D TO THE WEST OF EASTERN ROAD.
5) THE ORIGINAL PROPERTY LINE RUNS WEST 20 FEET OF EAST BOUNDARY OF EASTERN ROAD, FOUND P-K NAIL & 1/2" RE-BAR W/TOM KING CAP ON THE ORIGINAL ALONG LINE AS DESCRIBED IN LDB 61, PAGE 563.
6) LDB 292, PAGE 112 SPEAKS ABOUT R/W ALONG EASTERN ROAD. PER STATE AID ROAD PLANS

N

GEODTIC

SCALE
300' 150' 0 300' 600'

PLAT OF SURVEY FOR SARA J. ALLEN ESTATE

SECTION 30, T-1-S, R-5-W

CITY OF OLIVE BRANCH

DeSOTO COUNTY, MISSISSIPPI

HOLLINGSWORTH LAND SURVEYING, LLC
2496 CHURCH CHURCH STREET
BYHALIA, MISSISSIPPI 38611
(662) 252-9595

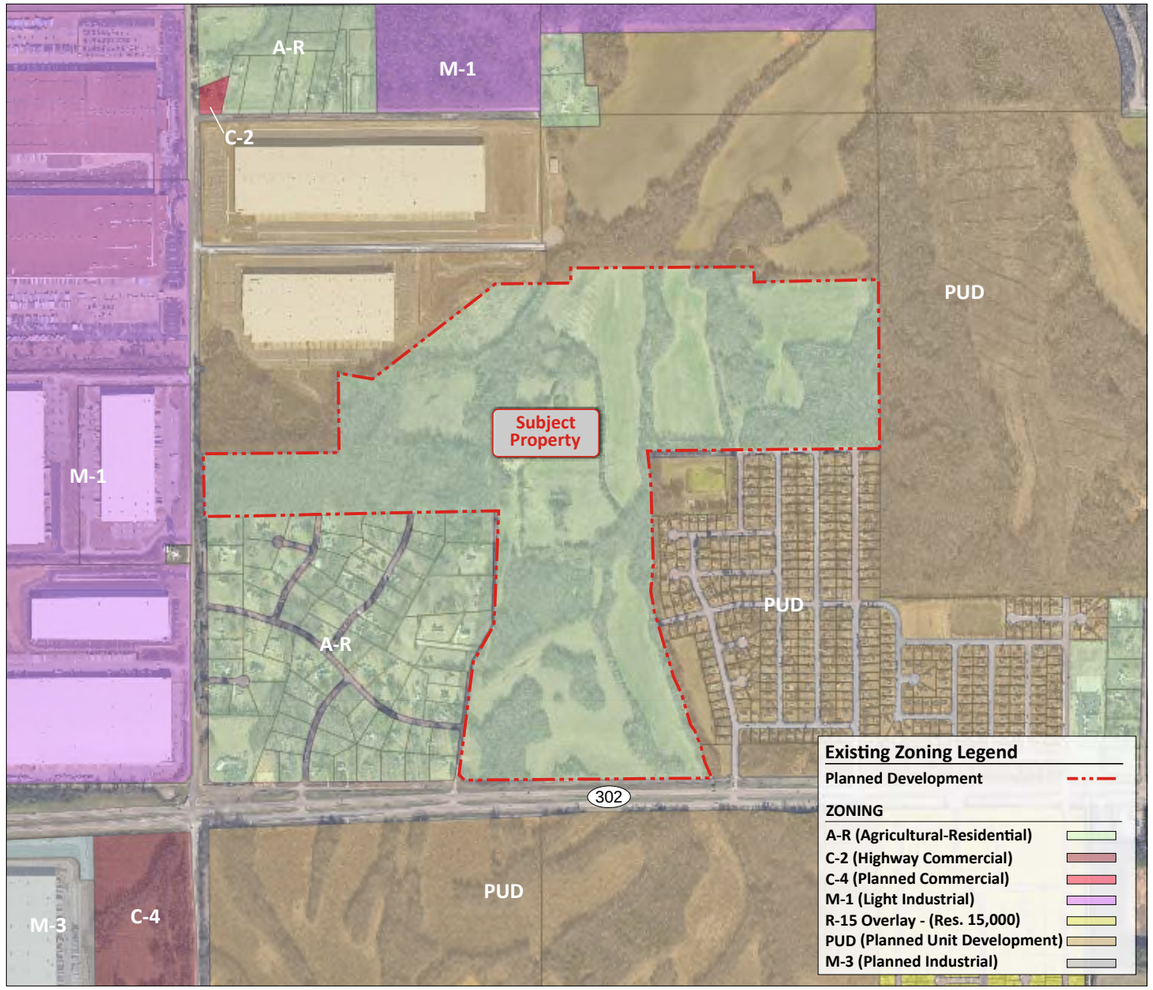
Kirk Farms
Preliminary Development Plan
Olive Branch, Mississippi

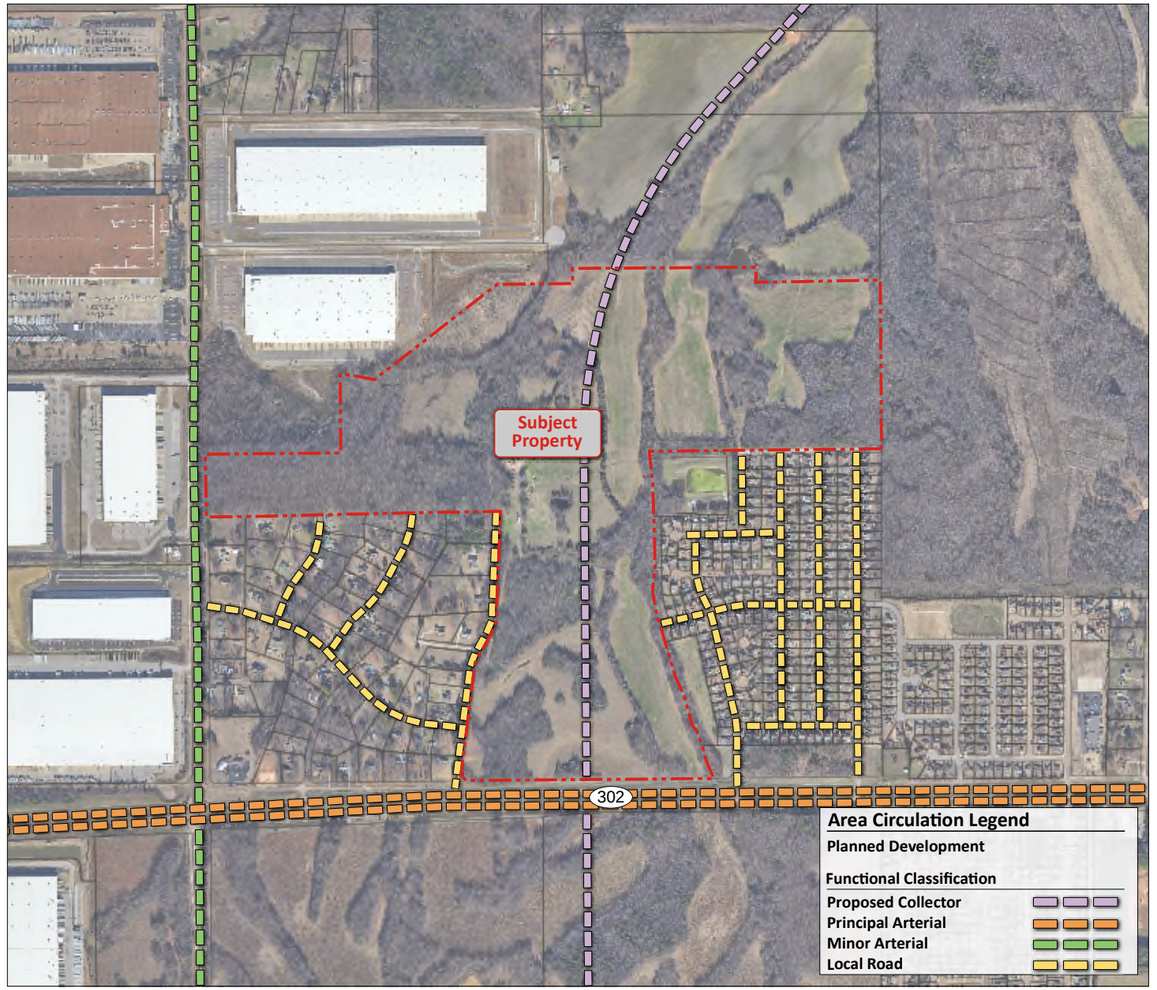
PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

11

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453





EXISTING ZONING

The proposed Planned Residential Development (PRD) is an approximately 234.01 acre tract of land located in extreme north east DeSoto County, Mississippi. The current zoning of the parcel is Agricultural-Residential (A-R). We are requesting that the parcel be rezoned to a Planned Residential District (R-3).

The area around the parcel is almost exclusively zoned Planned Unit Development (PUD) but only 50 percent has been built out. The entire west side of Polk Lane and a large parcel to the north is zoned Light Industrial (M-1). The south west corner of Highway 302 and Polk Lane is zoned Planned Commercial (C-4) and the parcel to the west of that is zoned Plannned Industrial (M-3). The existing subdivision to the south west of the proposed residential development is zoned Agricultural-Residential (A-R).

AREA CIRCULATION

The proposed Planned Residential Development (PRD) is an approximately 234.01 acre tract of land located in extreme north east DeSoto County, Mississippi. The parcel has a multitude of connections to existing and proposed Collectors, Arterial, and Local Roads.

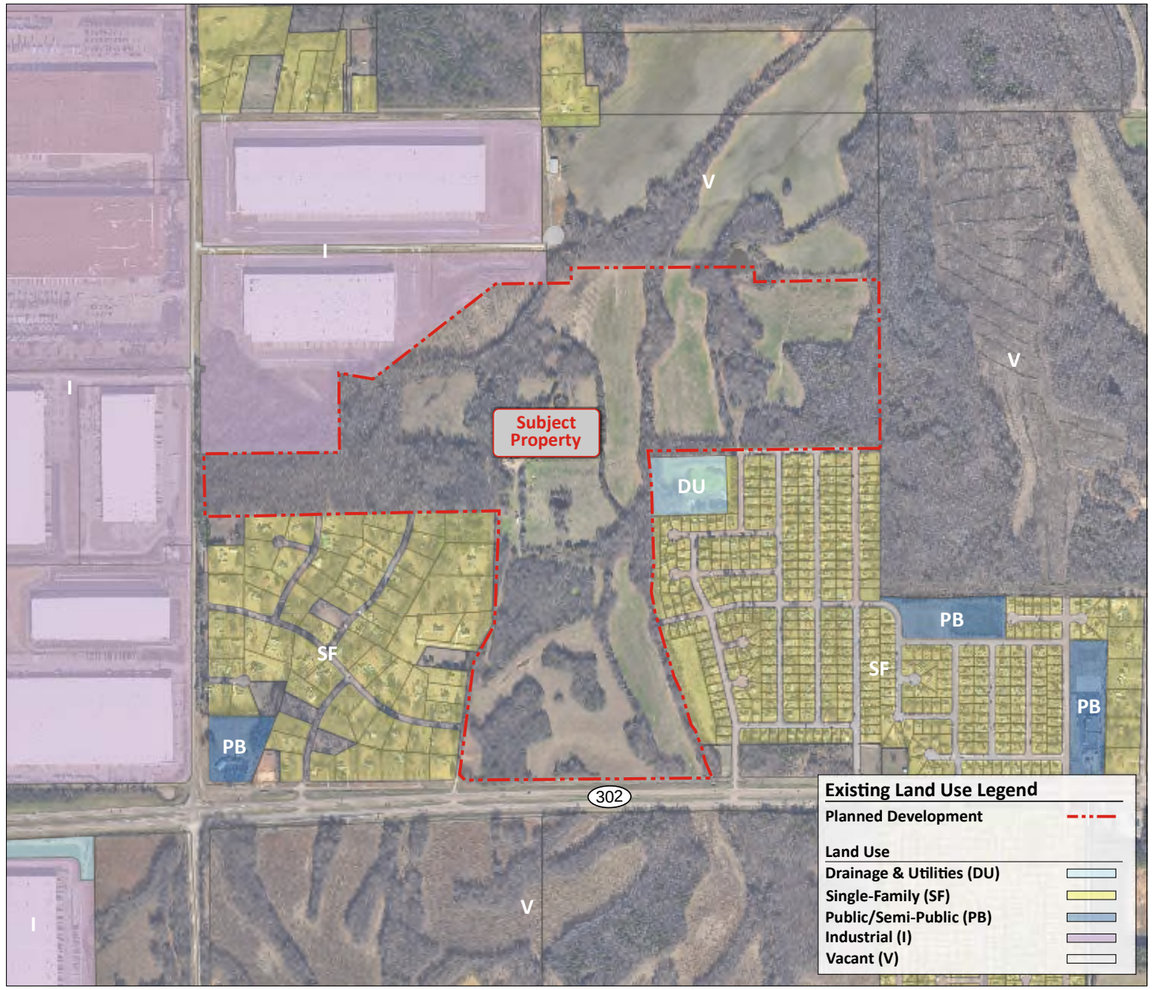
Highway 302 is a Principal Arterial that abuts to the south property line of the parcel. Polk Lane is a Minor Arterial that abuts the west property line of the parcel. Fox Lane is a half built local road that abuts the parcel on the south east side. Four local roads dead end to the property on the south west side of the parcel. Forest Hill Irene Road is a proposed 2-lane median divided Collector that will traverse across the middle of the property from the south to the north and will eventually connect to the Forest Hill Irene Road extension at Kirk Road.

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Olive Branch, Mississippi

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Germantown, TN 38139

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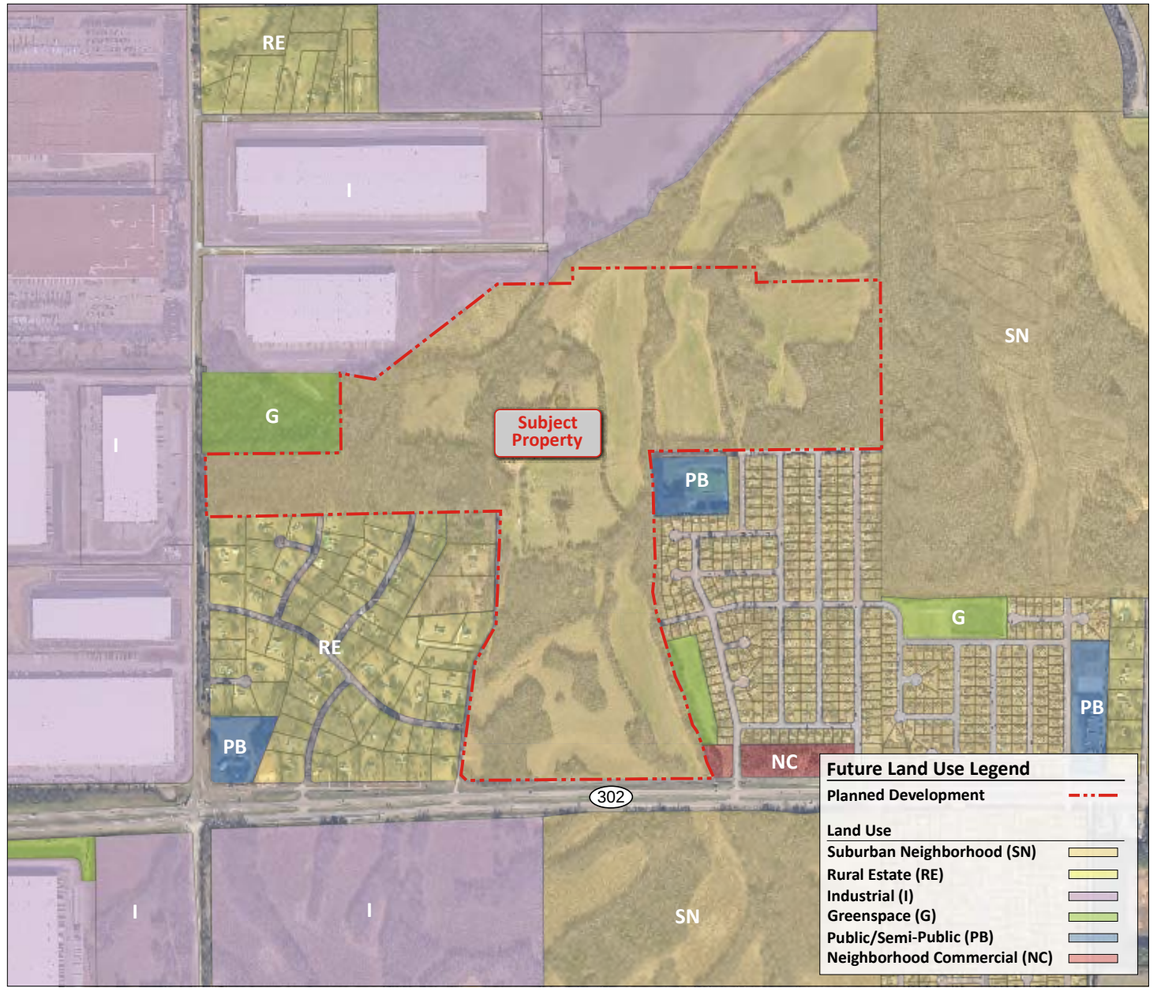
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EXISTING LAND USE

The proposed Planned Residential Development (PRD) is an approximately 234.01 acre tract of land located in extreme north east Desoto County, Mississippi. The current use of the parcel is vacant even though there is a small farming operation on the parcel.

There a vast amount of land uses within the immediate area of this parcel. Industrial is the main use to the west of the property and most of the parcels on Polk Lane. Single-Family residential makes up the uses to the south east and south west of the parcel. The majority of the parcels to the north and the east are vacant along with the parcels to the south of Highway 302. There are also a few parcels being used for Drainage and Utilities and also for the Public/Semi-Public use per the the City of Olive Branch 2040 Comprehensive Plan.



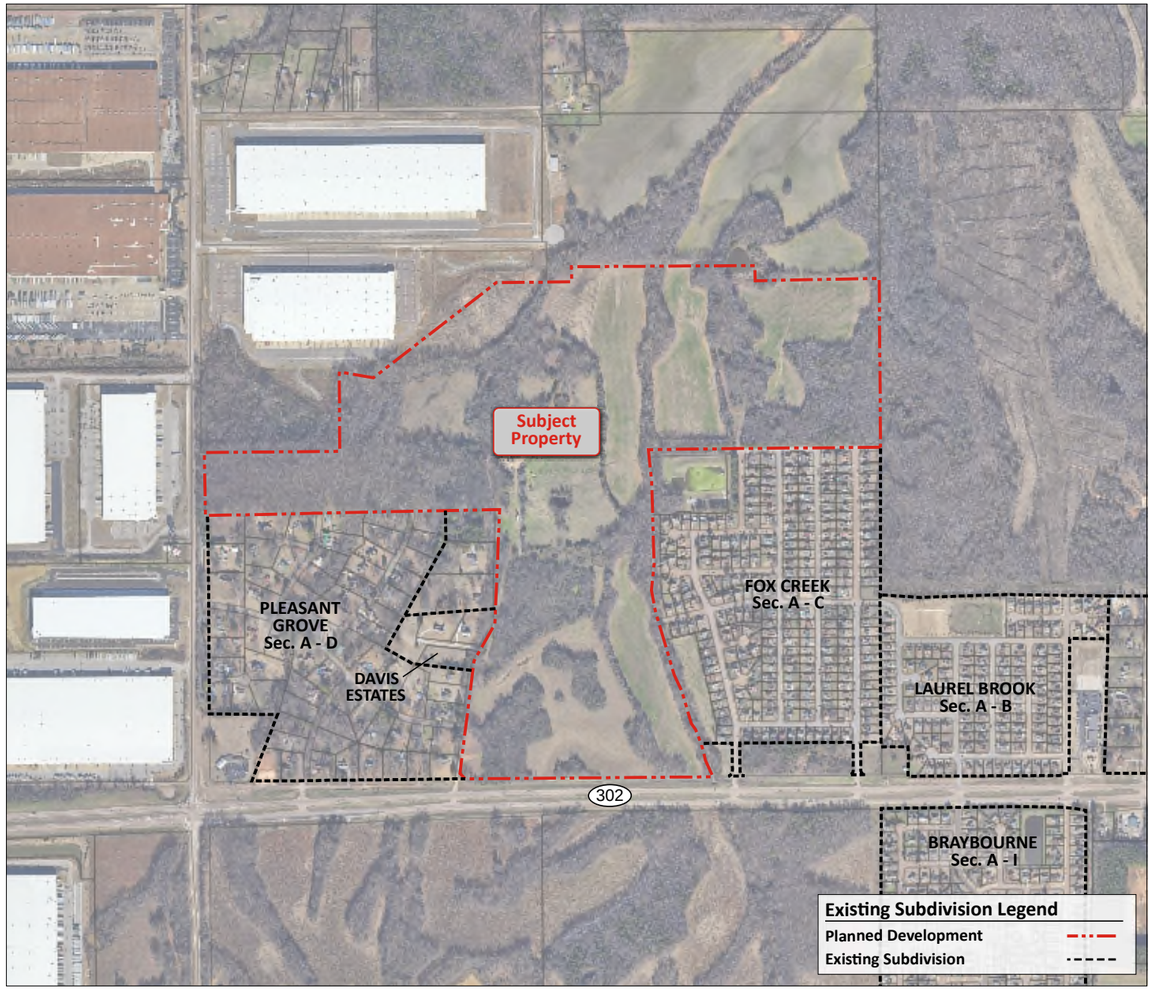
FUTURE LAND USE

The proposed Planned Residential Development (PRD) is an approximately 234.01 acre tract of land located in extreme north east Desoto County, Mississippi. The future land use of the parcel per the City of Olive Branch Comprehensive Plan 2024 is Suburban Neighborhood. Any development in The Suburban Neighborhood future land use category should have lots ranging from 6,000 SF to 30,000 SF and shall not exceed a density of 4 units per acre.

The majority of the surrounding area is proposed to have a future land use of either Suburban Neighborhood or Industrial/Distribution. There is a small area to the west of the property and north of Highway 302 that will be use for Neighborhood Commercial. There is also a few small parcels to be used as Greenspace or for Public/Semi-public which are either detention basins or churches.

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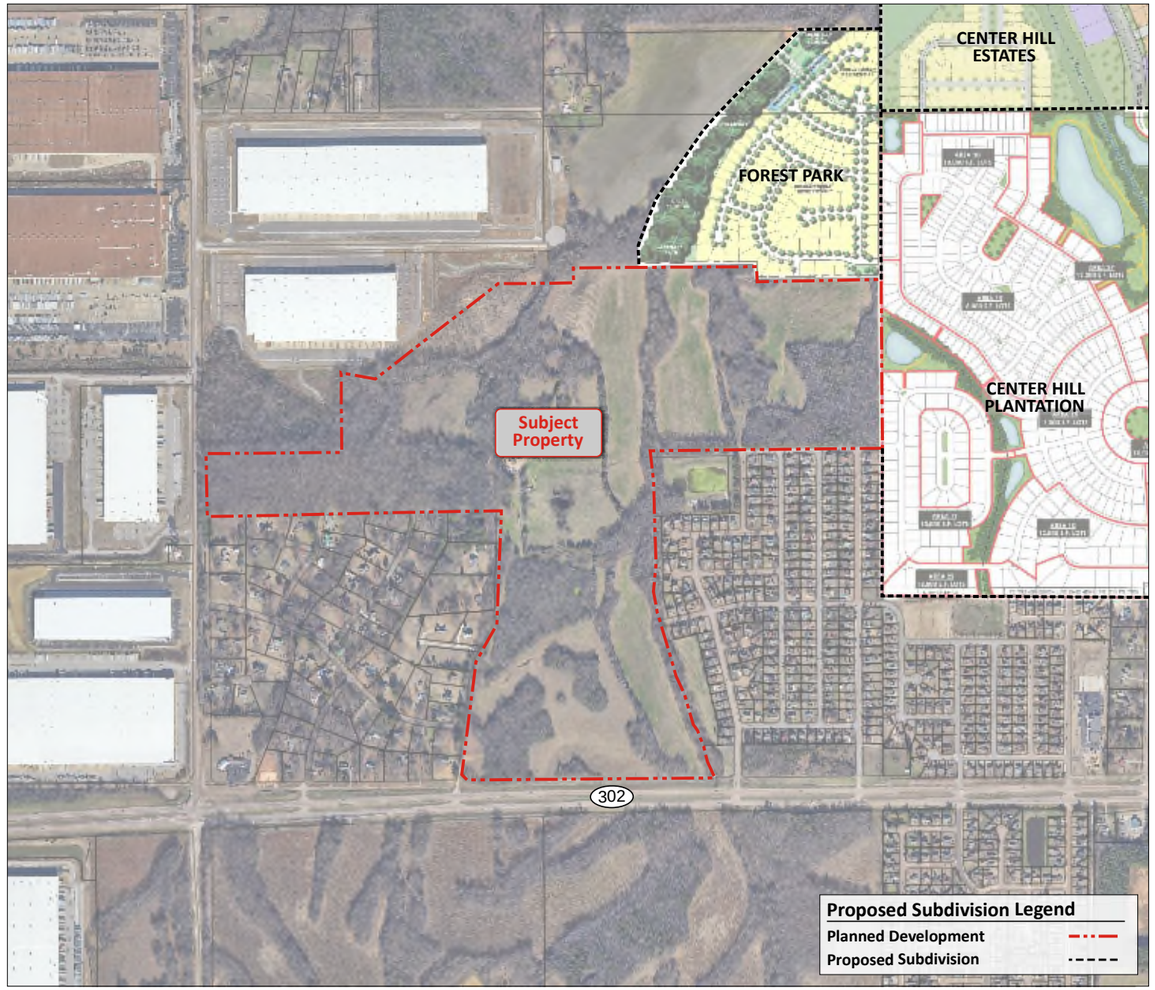
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EXISTING SUBDIVISIONS

The proposed Planned Residential Development (PRD) is an approximately 234.01 acre tract of land located in extreme north east Desoto County, Mississippi. There are very few existing single-family residential subdivisions in the immediate area of the proposed development.

Pleasant Grove is located just to the south west of the property and requires a minimum home size of 1,000 square feet and a one acre minimum lot size. Just next to Pleasant Grove is Davis Estates which requires a minimum 2,400 square foot home size. Fox Creek is a residential subdivision located just to the east of the property and requires a minimum home size of 1,400 square feet and a minimum lot size of 8,400 square feet. To the east of Fox Creek is Laurel Brook which requires a minimum of home size of 1,400 feet and a minimum lot size of 9,000 square feet.



PROPOSED SUBDIVISIONS

The proposed Planned Residential Development (PRD) is an approximately 234.01 acre tract of land located in extreme north east Desoto County, Mississippi. There are multiple subdivisions in the immediate area that have approved conceptual site plans through rezoning applications.

Center Hill Plantation is a large proposed mixed use development that abuts the property on the east hand side. The lots on the proposed development range in size from 40,000 square feet to 6,000 square feet. The houses will range in size from 1,600 - 2,200 square feet. Just to the north of Center Hill Plantation is Center Hill estates. The lot sizes in this development will range in size from 9,000 square feet to 30,000 square feet. Directly to the north is the Forest Park subdivision which will have lot sizes ranging from 8,000 square feet to 10,000 square feet.

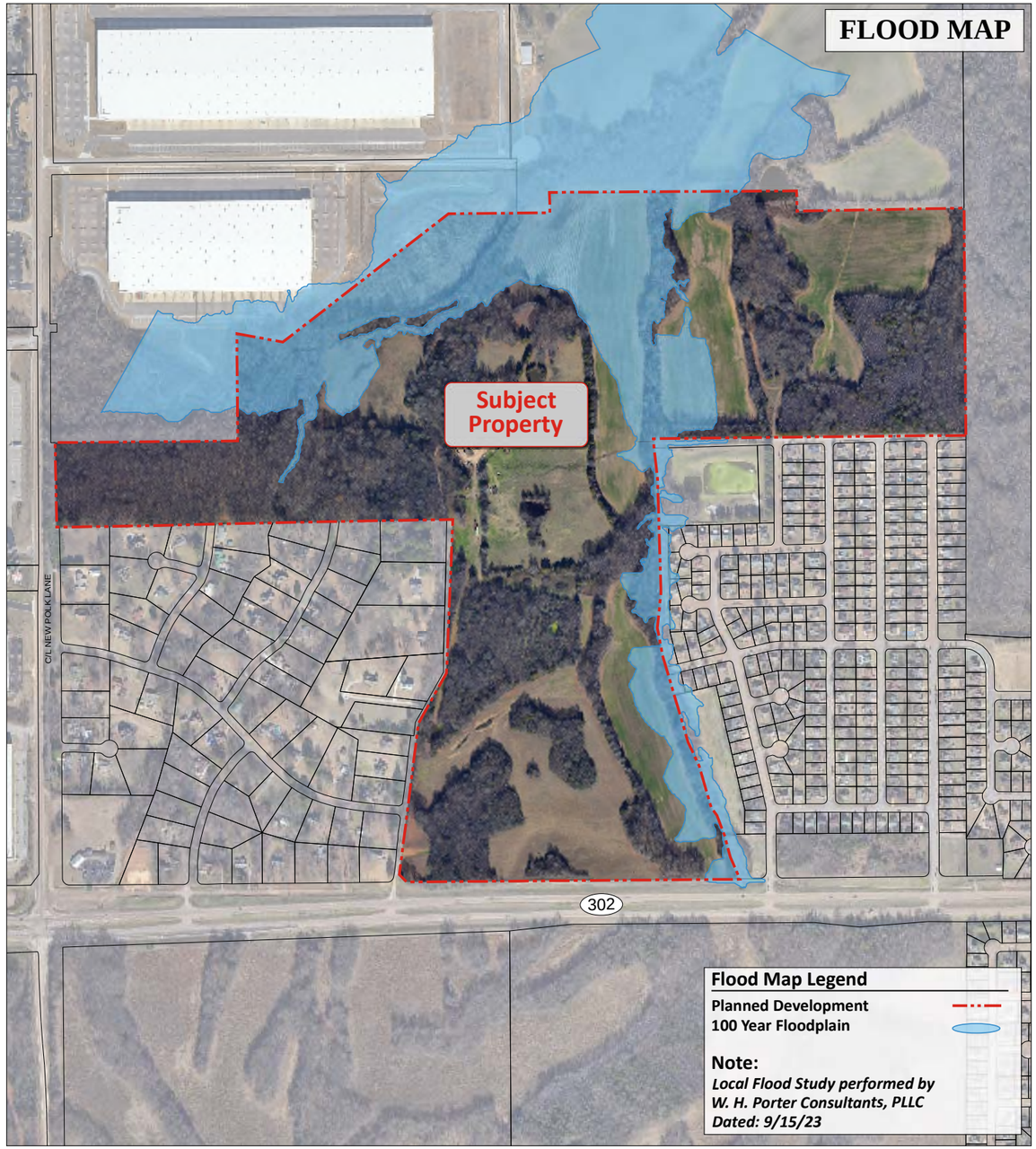
SOILS MAP



Hydrologic Soil Legend

Planned Development	
HYDROLOGIC SOIL GROUP	
Collins Silt Loam	Cg
Collins & Falaya Silt Loam	Cl
Falaya Silt Loam	Fa
Grenada Silt Loam (eroded)	Ga
Grenada Silt Loam	Gd
Grenada Silt Loam (loring)	Ge
Richland Silt Loam	Rb

FLOOD MAP



Flood Map Legend

Planned Development	
100 Year Floodplain	

Note:
Local Flood Study performed by W. H. Porter Consultants, PLLC Dated: 9/15/23

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Olive Branch, Mississippi

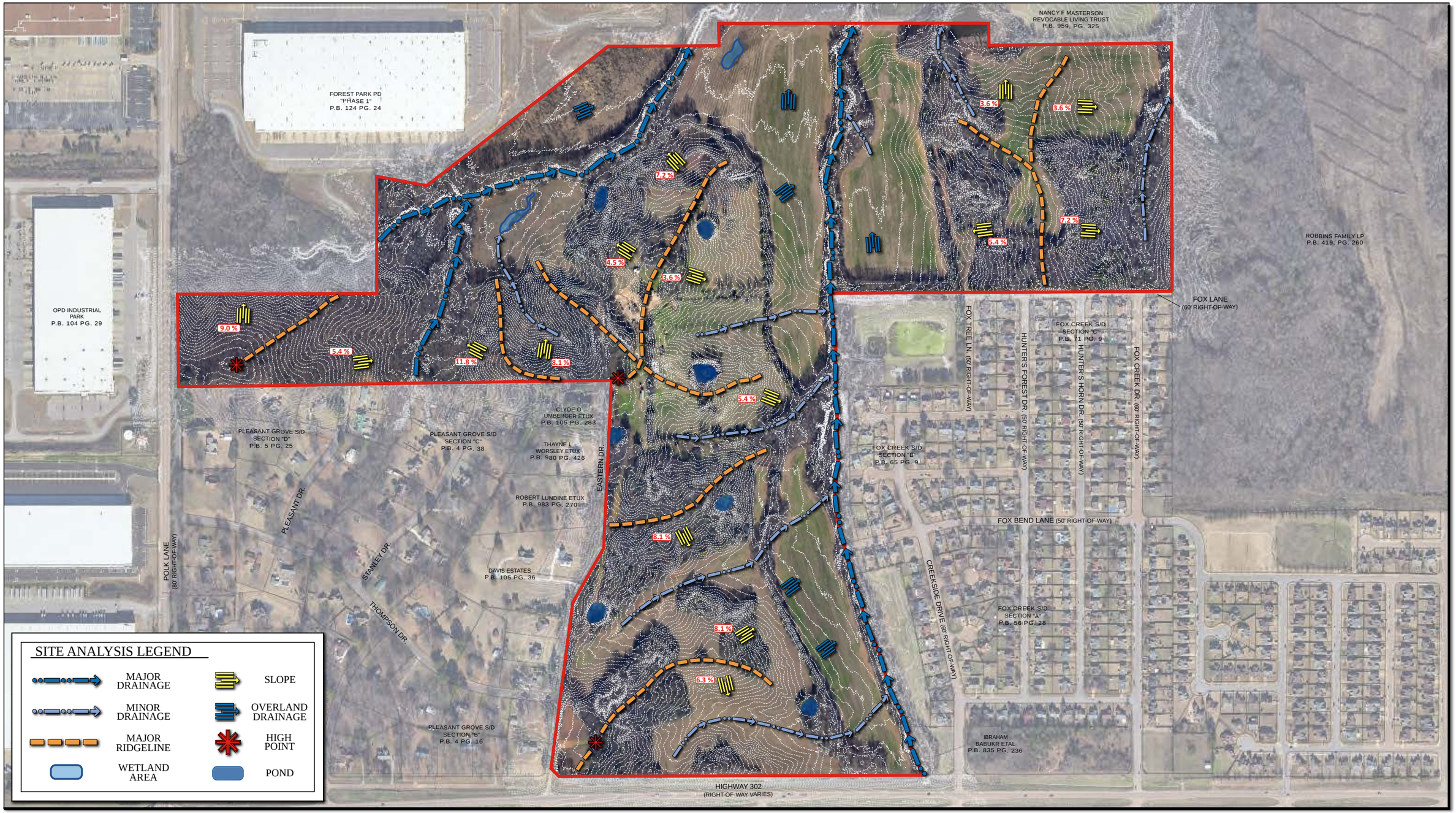
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EXISTING CONDITIONS

EXHIBIT H



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NORTH

GRAPHIC SCALE
0 250 500 1000
SCALE: 1" = 500'
AUGUST 2025

16

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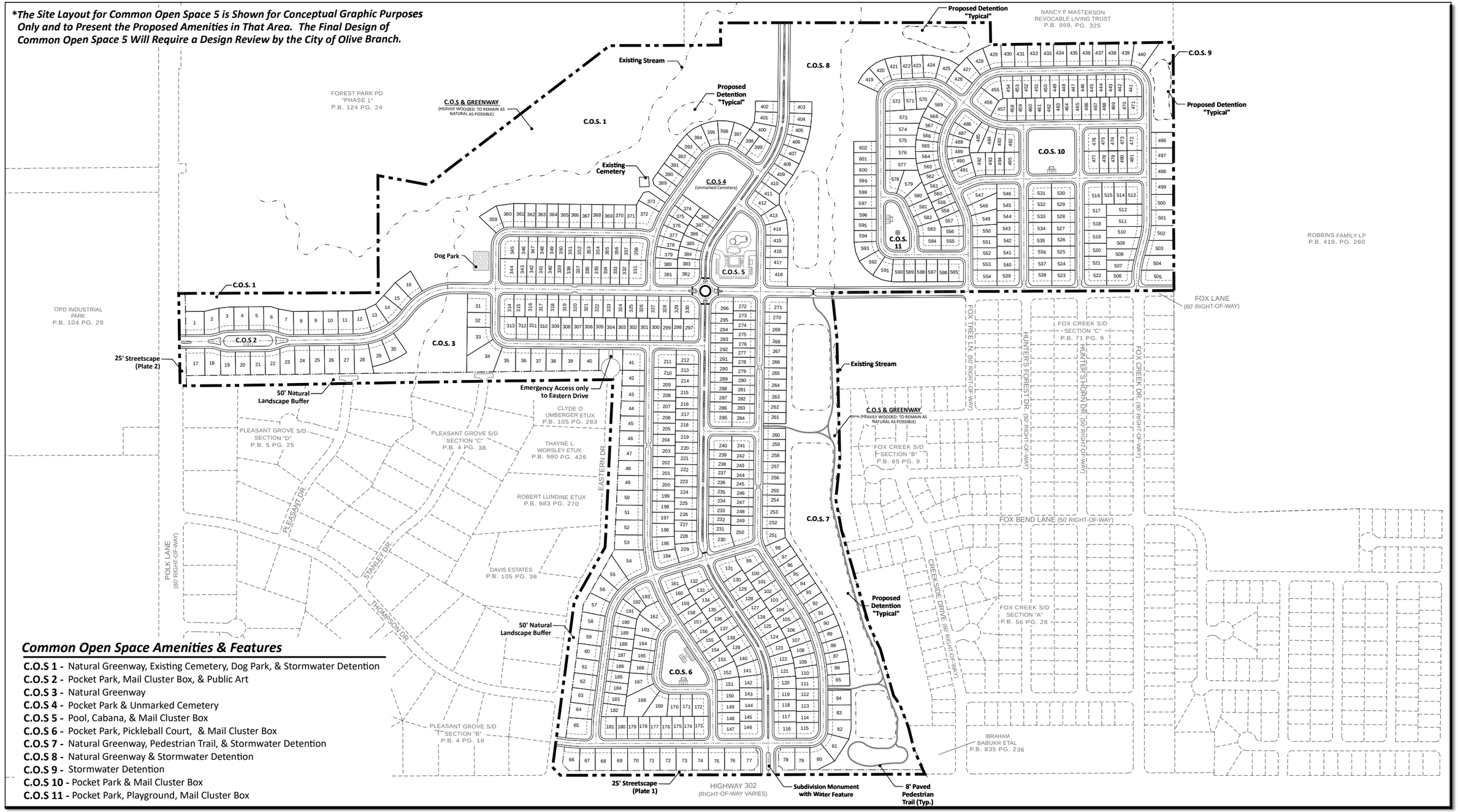
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PRELIMINARY SITE PLAN
EXHIBIT J

***The Site Layout for Common Open Space 5 is Shown for Conceptual Graphic Purposes Only and to Present the Proposed Amenities in That Area. The Final Design of Common Open Space 5 Will Require a Design Review by the City of Olive Branch.**



Common Open Space Amenities & Features

- **C.O.S 1 -** Natural Greenway, Existing Cemetery, Dog Park, & Stormwater Detention
- **C.O.S 2 -** Pocket Park, Mail Cluster Box, & Public Art
- **C.O.S 3 -** Natural Greenway
- **C.O.S 4 -** Pocket Park & Unmarked Cemetery
- **C.O.S 5 -** Pool, Cabana, & Mail Cluster Box
- **C.O.S 6 -** Pocket Park, Pickleball Court, & Mail Cluster Box
- **C.O.S 7 -** Natural Greenway, Pedestrian Trail, & Stormwater Detention
- **C.O.S 8 -** Natural Greenway & Stormwater Detention
- **C.O.S 9 -** Stormwater Detention
- **C.O.S 10 -** Pocket Park & Mail Cluster Box
- **C.O.S 11 -** Pocket Park, Playground, Mail Cluster Box

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NORTH

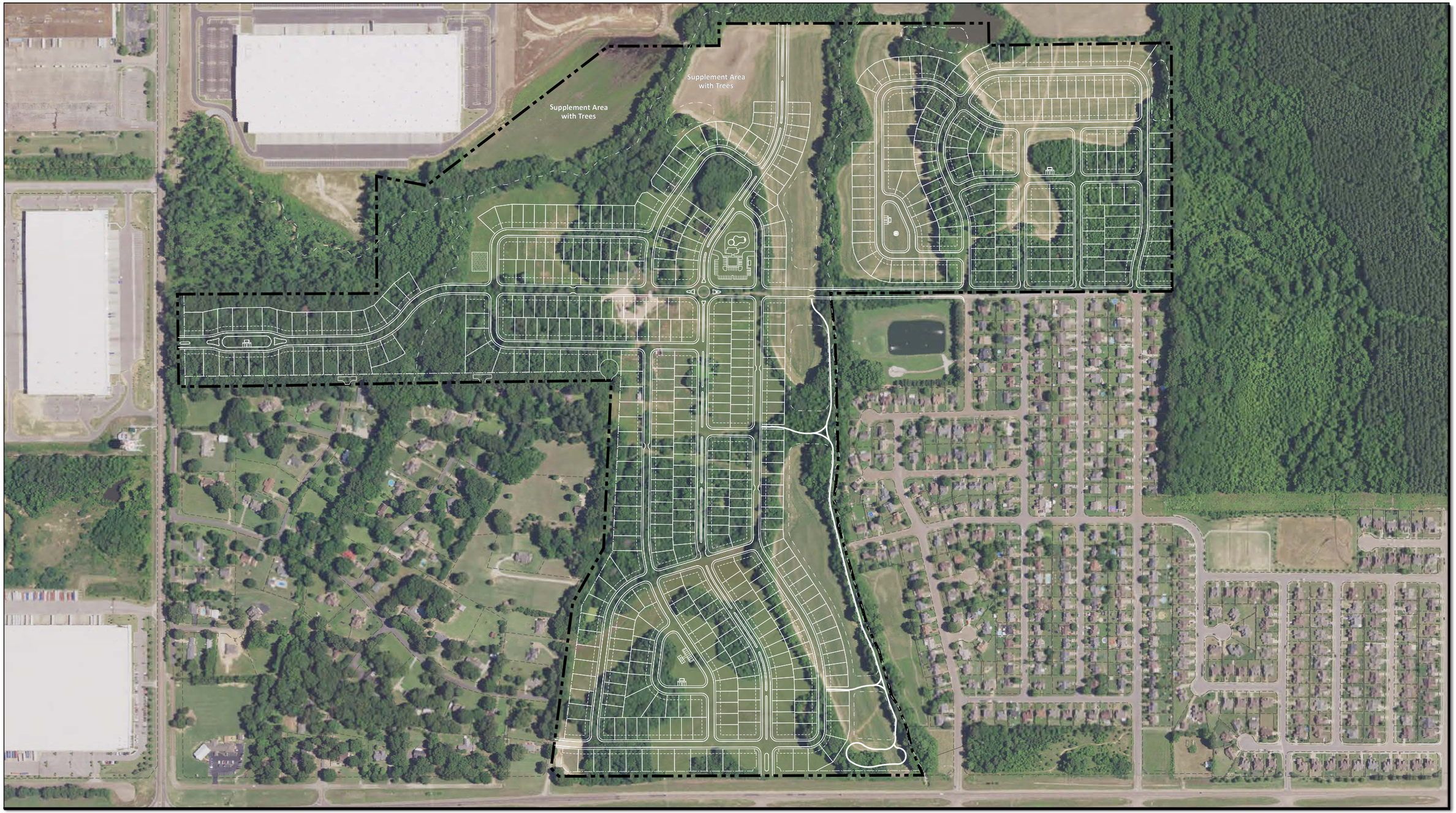
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SCALE: 1" = 500'
AUGUST 2025

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PRELIMINARY SITE PLAN WITH AERIAL

EXHIBIT K



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Preliminary Development Plan

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Germantown, TN 38139

NORTH

GRAPHIC SCALE

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SCALE: 1" = 500'
AUGUST 2025

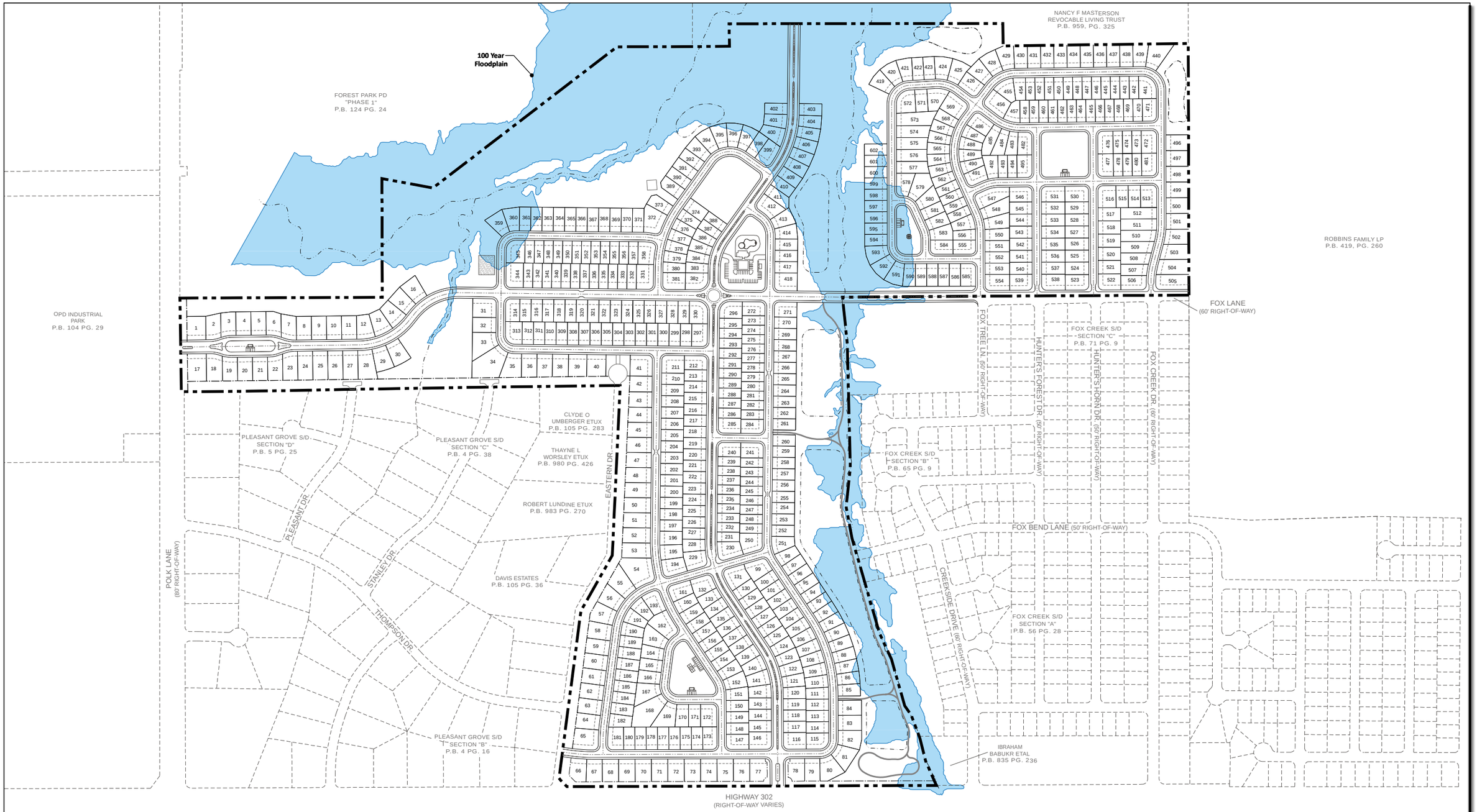
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PRELIMINARY SITE PLAN WITH FLOOD

EXHIBIT L



Kirk Farms

Preliminary Development Plan

Olive Branch, Mississippi

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NORTH

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SCALE: 1" = 500'
AUGUST 2025

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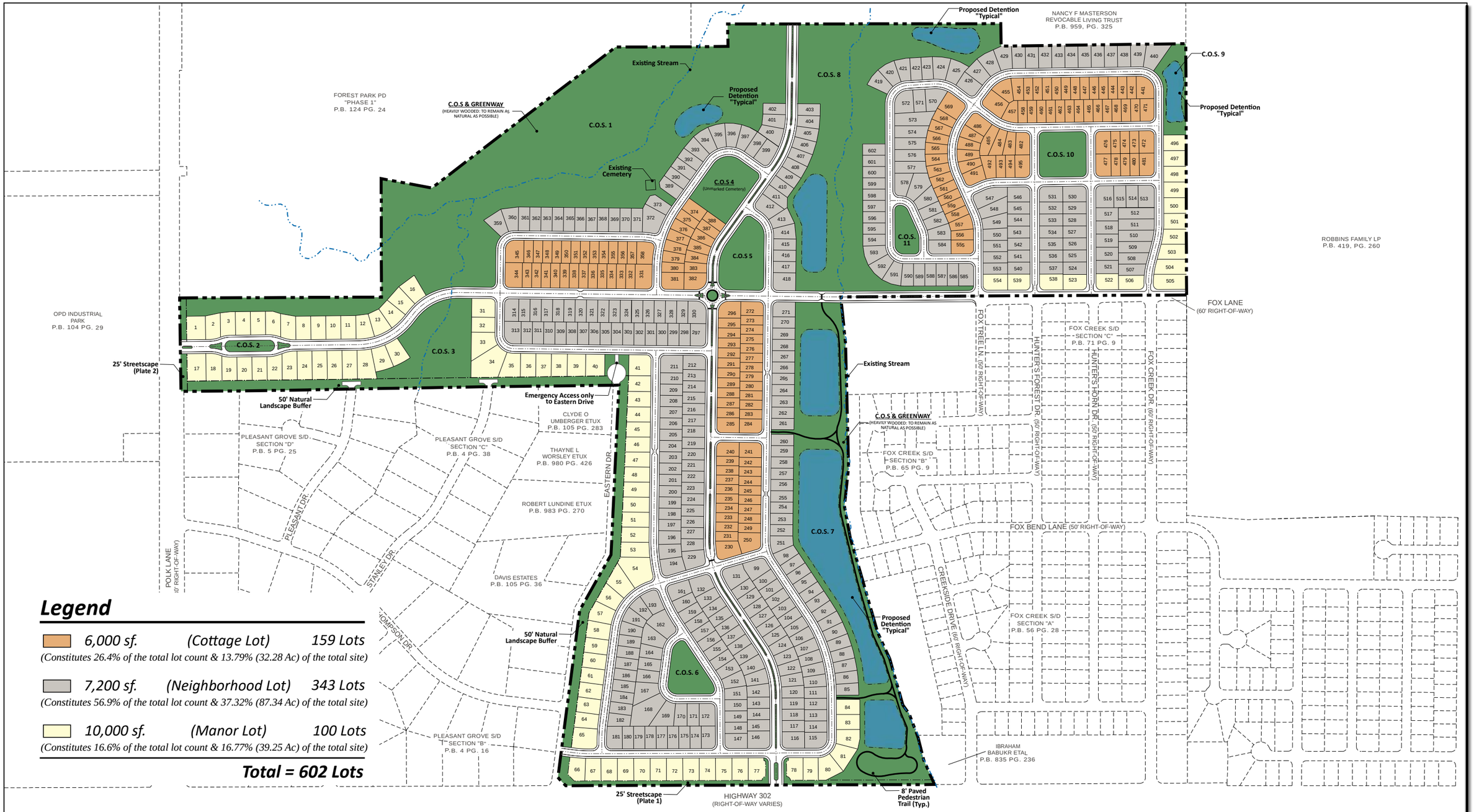
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LOT SIZE CHART

EXHIBIT M

LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	12,546 S.F.	75	10,440 S.F.	149	7,200 S.F.	223	7,200 S.F.	297	9,825 S.F.	371	7,658 S.F.	445	6,000 S.F.	519	8,400 S.F.	593	9,192 S.F.
2	10,404 S.F.	76	10,440 S.F.	150	7,200 S.F.	224	7,200 S.F.	298	7,200 S.F.	372	13,717 S.F.	446	6,000 S.F.	520	8,400 S.F.	594	7,315 S.F.
3	10,030 S.F.	77	11,598 S.F.	151	7,803 S.F.	225	7,200 S.F.	299	7,200 S.F.	373	7,865 S.F.	447	6,000 S.F.	521	8,520 S.F.	595	7,200 S.F.
4	10,000 S.F.	78	10,268 S.F.	152	8,412 S.F.	226	7,200 S.F.	300	7,200 S.F.	374	8,417 S.F.	448	6,000 S.F.	522	10,097 S.F.	596	7,200 S.F.
5	10,000 S.F.	79	10,042 S.F.	153	7,774 S.F.	227	7,200 S.F.	301	7,200 S.F.	375	6,498 S.F.	449	6,000 S.F.	523	10,094 S.F.	597	7,200 S.F.
6	10,023 S.F.	80	12,690 S.F.	154	7,200 S.F.	228	7,602 S.F.	302	7,200 S.F.	376	6,587 S.F.	450	6,000 S.F.	524	8,325 S.F.	598	7,200 S.F.
7	10,233 S.F.	81	12,090 S.F.	155	7,200 S.F.	229	10,499 S.F.	303	7,200 S.F.	377	6,579 S.F.	451	6,000 S.F.	525	8,002 S.F.	599	7,200 S.F.
8	10,000 S.F.	82	11,136 S.F.	156	7,200 S.F.	230	11,260 S.F.	304	7,200 S.F.	378	6,572 S.F.	452	6,000 S.F.	526	8,002 S.F.	600	7,200 S.F.
9	10,000 S.F.	83	10,000 S.F.	157	7,200 S.F.	231	6,170 S.F.	305	7,200 S.F.	379	6,576 S.F.	453	6,000 S.F.	527	8,002 S.F.	601	7,200 S.F.
10	13,000 S.F.	84	10,000 S.F.	158	7,200 S.F.	232	6,000 S.F.	306	7,200 S.F.	380	6,327 S.F.	454	7,265 S.F.	528	8,002 S.F.	602	7,200 S.F.
11	10,000 S.F.	85	7,442 S.F.	159	7,517 S.F.	233	6,240 S.F.	307	7,200 S.F.	381	10,665 S.F.	455	9,131 S.F.	529	8,002 S.F.	-	-
12	10,523 S.F.	86	7,511 S.F.	160	7,652 S.F.	234	6,240 S.F.	308	7,200 S.F.	382	10,150 S.F.	456	11,397 S.F.	530	10,309 S.F.	-	-
13	10,409 S.F.	87	7,511 S.F.	161	9,617 S.F.	235	6,240 S.F.	309	7,200 S.F.	383	6,332 S.F.	457	7,498 S.F.	531	10,074 S.F.	-	-
14	10,433 S.F.	88	7,511 S.F.	162	13,812 S.F.	236	6,000 S.F.	310	7,200 S.F.	384	6,586 S.F.	458	6,000 S.F.	532	8,002 S.F.	-	-
15	10,562 S.F.	89	7,511 S.F.	163	10,920 S.F.	237	6,000 S.F.	311	7,200 S.F.	385	6,586 S.F.	459	6,000 S.F.	533	8,002 S.F.	-	-
16	10,870 S.F.	90	7,511 S.F.	164	8,112 S.F.	238	6,000 S.F.	312	7,200 S.F.	386	6,586 S.F.	460	6,000 S.F.	534	8,002 S.F.	-	-
17	14,613 S.F.	91	7,511 S.F.	165	7,679 S.F.	239	6,000 S.F.	313	10,180 S.F.	387	6,285 S.F.	461	6,000 S.F.	535	8,002 S.F.	-	-
18	12,113 S.F.	92	7,447 S.F.	166	7,940 S.F.	240	8,865 S.F.	314	8,865 S.F.	388	6,000 S.F.	462	6,000 S.F.	536	8,002 S.F.	-	-
19	10,119 S.F.	93	7,200 S.F.	167	11,749 S.F.	241	9,465 S.F.	315	7,200 S.F.	389	8,055 S.F.	463	6,000 S.F.	537	8,002 S.F.	-	-
20	10,000 S.F.	94	7,200 S.F.	168	20,097 S.F.	242	6,000 S.F.	316	7,200 S.F.	390	7,620 S.F.	464	6,000 S.F.	538	10,466 S.F.	-	-
21	10,000 S.F.	95	7,200 S.F.	169	12,054 S.F.	243	6,000 S.F.	317	7,200 S.F.	391	7,620 S.F.	465	6,000 S.F.	539	10,079 S.F.	-	-
22	10,351 S.F.	96	7,200 S.F.	170	8,063 S.F.	244	6,000 S.F.	318	7,200 S.F.	392	7,620 S.F.	466	6,000 S.F.	540	7,680 S.F.	-	-
23	11,943 S.F.	97	7,200 S.F.	171	7,679 S.F.	245	6,000 S.F.	319	7,200 S.F.	393	8,358 S.F.	467	6,000 S.F.	541	7,680 S.F.	-	-
24	12,240 S.F.	98	7,250 S.F.	172	10,145 S.F.	246	6,000 S.F.	320	7,200 S.F.	394	8,921 S.F.	468	6,000 S.F.	542	7,680 S.F.	-	-
25	12,240 S.F.	99	10,631 S.F.	173	8,880 S.F.	247	6,000 S.F.	321	7,200 S.F.	395	8,921 S.F.	469	6,000 S.F.	543	7,680 S.F.	-	-
26	12,240 S.F.	100	7,200 S.F.	174	7,200 S.F.	248	6,000 S.F.	322	7,200 S.F.	396	8,921 S.F.	470	6,000 S.F.	544	7,680 S.F.	-	-
27	12,238 S.F.	101	7,200 S.F.	175	7,200 S.F.	249	6,000 S.F.	323	7,200 S.F.	397	8,921 S.F.	471	8,791 S.F.	545	7,680 S.F.	-	-
28	13,944 S.F.	102	7,200 S.F.	176	7,200 S.F.	250	11,473 S.F.	324	7,200 S.F.	398	7,752 S.F.	472	9,554 S.F.	546	9,468 S.F.	-	-
29	10,955 S.F.	103	7,200 S.F.	177	7,200 S.F.	251	9,284 S.F.	325	7,200 S.F.	399	10,439 S.F.	473	6,000 S.F.	547	13,236 S.F.	-	-
30	10,955 S.F.	104	7,200 S.F.	178	7,200 S.F.	252	7,200 S.F.	326	7,200 S.F.	400	9,143 S.F.	474	6,000 S.F.	548	10,830 S.F.	-	-
31	12,365 S.F.	105	7,264 S.F.	179	7,200 S.F.	253	7,200 S.F.	327	7,200 S.F.	401	8,035 S.F.	475	6,000 S.F.	549	9,337 S.F.	-	-
32	10,000 S.F.	106	7,454 S.F.	180	7,200 S.F.	254	7,200 S.F.	328	7,200 S.F.	402	6,977 S.F.	476	9,561 S.F.	550	8,110 S.F.	-	-
33	14,677 S.F.	107	7,457 S.F.	181	9,832 S.F.	255	7,200 S.F.	329	7,200 S.F.	403	7,252 S.F.	477	9,561 S.F.	551	7,803 S.F.	-	-
34	22,698 S.F.	108	7,449 S.F.	182	7,830 S.F.	256	7,200 S.F.	330	11,027 S.F.	404	7,614 S.F.	478	6,000 S.F.	552	7,804 S.F.	-	-
35	12,281 S.F.	109	7,446 S.F.	183	7,200 S.F.	257	7,200 S.F.	331	11,748 S.F.	405	7,614 S.F.	479	6,000 S.F.	553	7,804 S.F.	-	-
36	10,194 S.F.	110	7,446 S.F.	184	7,200 S.F.	258	7,200 S.F.	332	6,600 S.F.	406	7,614 S.F.	480	6,000 S.F.	554	10,971 S.F.	-	-
37	10,031 S.F.	111	7,242 S.F.	185	7,200 S.F.	259	7,200 S.F.	333	6,600 S.F.	407	7,614 S.F.	481	9,406 S.F.	555	8,865 S.F.	-	-
38	10,226 S.F.	112	7,200 S.F.	186	7,200 S.F.	260	7,200 S.F.	334	6,600 S.F.	408	7,614 S.F.	482	8,869 S.F.	556	6,396 S.F.	-	-
39	11,521 S.F.	113	7,200 S.F.	187	7,200 S.F.	261	7,200 S.F.	335	6,600 S.F.	409	7,408 S.F.	483	7,103 S.F.	557	7,717 S.F.	-	-
40	11,749 S.F.	114	7,200 S.F.	188	7,200 S.F.	262	7,200 S.F.	336	6,600 S.F.	410	7,200 S.F.	484	8,328 S.F.	558	6,000 S.F.	-	-
41	12,996 S.F.	115	9,705 S.F.	189	7,200 S.F.	263	7,200 S.F.	337	6,600 S.F.	411	8,447 S.F.	485	9,131 S.F.	559	6,000 S.F.	-	-
42	10,027 S.F.	116	10,440 S.F.	190	7,520 S.F.	264	7,200 S.F.	338	6,600 S.F.	412	11,203 S.F.	486	9,767 S.F.	560	6,000 S.F.	-	-
43	10,023 S.F.	117	7,200 S.F.	191	7,585 S.F.	265	7,200 S.F.	339	6,600 S.F.	413	8,435 S.F.	487	6,536 S.F.	561	6,000 S.F.	-	-
44	10,000 S.F.	118	7,200 S.F.	192	7,585 S.F.	266	7,200 S.F.	340	6,600 S.F.	414	8,089 S.F.	488	6,536 S.F.	562	6,479 S.F.	-	-
45	10,223 S.F.	119	7,200 S.F.	193	9,894 S.F.	267	7,200 S.F.	341	6,600 S.F.	415	7,200 S.F.	489	6,550 S.F.	563	6,651 S.F.	-	-
46	10,444 S.F.	120	7,485 S.F.	194	10,550 S.F.	268	7,200 S.F.	342	6,600 S.F.	416	7,200 S.F.	490	6,595 S.F.	564	6,651 S.F.	-	-
47	10,665 S.F.	121	7,653 S.F.	195	8,945 S.F.	269	7,200 S.F.	343	6,600 S.F.	417	7,200 S.F.	491	8,412 S.F.	565	6,651 S.F.	-	-
48	10,885 S.F.	122	7,653 S.F.	196	8,593 S.F.	270	7,200 S.F.	344	12,050 S.F.	418	11,293 S.F.	492	8,130 S.F.	566	6,651 S.F.	-	-
49	11,100 S.F.	123	7,653 S.F.	197	7,200 S.F.	271	8,767 S.F.	345	11,346 S.F.	419	8,858 S.F.	493	6,028 S.F.	567	6,651 S.F.	-	-
50	11,327 S.F.	124	7,653 S.F.	198	7,200 S.F.	272	6,000 S.F.	346	6,000 S.F.	420	8,858 S.F.	494	6,000 S.F.	568	6,651 S.F.	-	-
51	11,548 S.F.	125	7,322 S.F.	199	7,200 S.F.	273	6,000 S.F.	347	6,000 S.F.	421	8,251 S.F.	495	9,391 S.F.	569	11,746 S.F.	-	-
52	11,770 S.F.	126	7,200 S.F.	200	7,200 S.F.	274	6,000 S.F.	348	6,000 S.F.	422	7,200 S.F.	496	10,020 S.F.	570	10,368 S.F.	-	-
53	12,184 S.F.	127	7,200 S.F.	201	7,200 S.F.	275	6,000 S.F.	349	6,000 S.F.	423	7,200 S.F.	497	10,020 S.F.	571	7,800 S.F.	-	-
54	21,362 S.F.	128	7,200 S.F.	202	7,200 S.F.	276	6,000 S.F.	350	6,000 S.F.	424	9,681 S.F.	498	10,020 S.F.	572	11,085 S.F.	-	-
55	13,904 S.F.	129	7,200 S.F.	203	7,200 S.F.	277	6,000 S.F.	351	6,000 S.F.	425	9,780 S.F.	499	10,020 S.F.	573	14,294 S.F.	-	-
56	11,319 S.F.	130	7,200 S.F.	204	7,200 S.F.	278	6,000 S.F.	352	6,000 S.F.	426	9,796 S.F.	500	10,020 S.F.	574	11,078 S.F.	-	-
57	11,827 S.F.	131	12,240 S.F.	205	7,200 S.F.	279	6,000 S.F.	353	6,000 S.F.	427	9,313 S.F.	501	10,092 S.F.	575	10,361 S.F.	-	-
58	10,397 S.F.	132	10,523 S.F.	206	7,200 S.F.	280	6,000 S.F.	354	6,000 S.F.	428	9,653 S.F.	502	10,141 S.F.	576	10,222 S.F.	-	-
59	10,000 S.F.	133	7,617 S.F.	207	7,200 S.F.	281	6,000 S.F.	355	6,000 S.F.	429	9,985 S.F.	503	11,640 S.F.	577	10,651 S.F.	-	-
60	10,000 S.F.	134	7,200 S.F.	208	7,200 S.F.	282	6,000 S.F.	356	6,000 S.F.	430	8,551 S.F.	504	13,268 S.F.	578	9,635 S.F.	-	-
61	10,000 S.F.	135	7,200 S.F.	209	7,200 S.F.	283	6,000 S.F.	357	6,000 S.F.	431	8,400 S.F.	505	13,972 S.F.	579	12,455 S.F.	-	-
62	10,000 S.F.	136	7,200 S.F.	210	7,200 S.F.	284	8,865 S.F.	358	10,383 S.F.	432	8,400 S.F.	506	10,143 S.F.	580	8,846 S.F.	-	-
63	10,000 S.F.	137	7,200 S.F.	211	11,125 S.F.	285	9,465 S.F.	359	9,581 S.F.	433	8,400 S.F.	507	8,487 S.F.	581	7,200 S.F.	-	-
64	10,013 S.F.	138	7,200 S.F.	212	8,865 S.F.	286	6,360 S.F.	360	9,060 S.F.	434	8,400 S.F.	508	9,309 S.F.	582	7,697 S.F.	-	-
65	14,232 S.F.	139	7,821 S.F.	213	7,200 S.F.	287	6,360 S.F.	361	7,620 S.F.	435	8,400 S.F.	509	10,258 S.F.	583	8,637 S.F.	-	-
66	10,328 S.F.	140	8,553 S.F.	214	7,200 S.F.	288	6,360 S.F.	362	7,620 S.F.	436	8,400 S.F.	510	11,108 S.F.	584	8,898 S.F.	-	-
67	10,103 S.F.	141	8,545 S.F.	215	7,200 S.F.	289	6,360 S.F.	363	7,620 S.F.	437	8,400 S.F.	511	11,469 S.F.	585	8,488 S.F.	-	-
68	10,440 S.F.	142	7,872 S.F.	216	7,200 S.F.	290	6,360 S.F.	364	7,620 S.F.	438	8,400 S.F.	512	11,491 S.F.	586	9,465 S.F.	-	-
69	10,440 S.F.	143	7,200 S.F.	217	7,200 S.F.	291	6,360 S.F.	365	7,620 S.F.	439	9,094 S.F.	513	10,072 S.F.	587	7,200 S.F.	-	-
70	10,440 S.F.	144	7,200 S.F.	218	7,200 S.F.	292	6,360 S.F.	366	7,620 S.F.	440	13,321 S.F.	514	7,696 S.F.	588	7,200 S.F.	-	-
71	10,440 S.F.	145	7,200 S.F.	219	7,200 S.F.	293	6,360 S.F.	367	7,620 S.F.	441	10,018 S.F.	515	7,650 S.F.	589	7,200 S.F.	-	-
72	11,440 S.F.	146	10,993 S.F.	220	7,200 S.F.	294	6,360 S.F.	368	7,620 S.F.	442	6,000 S.F.	516	11,071 S.F.	590	7,570 S.F.	-	-
73	10,440 S.F.	147	9,451 S.F.	221	7,200 S.F.	295	6,360 S.F.	369	7,620 S.F.	443	6,000 S.F.	517	8,400 S.F.	591	9,192 S.F.	-	-
74	10,440 S.F.	148	7,200 S.F.	222	7,200 S.F.	296	10,052 S.F.	370	7,620 S.F.	444	6,000 S.F.	518	8,400 S.F.	592	9,192 S.F.	-	-

LAND USE PLAN
EXHIBIT N



Legend

6,000 sf.	(Cottage Lot)	159 Lots

(Constitutes 26.4% of the total lot count & 13.79% (32.28 Ac) of the total site)

7,200 sf.	(Neighborhood Lot)	343 Lots

(Constitutes 56.9% of the total lot count & 37.32% (87.34 Ac) of the total site)

10,000 sf.	(Manor Lot)	100 Lots

(Constitutes 16.6% of the total lot count & 16.77% (39.25 Ac) of the total site)

Total = 602 Lots

Kirk Farms
Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

NORTH

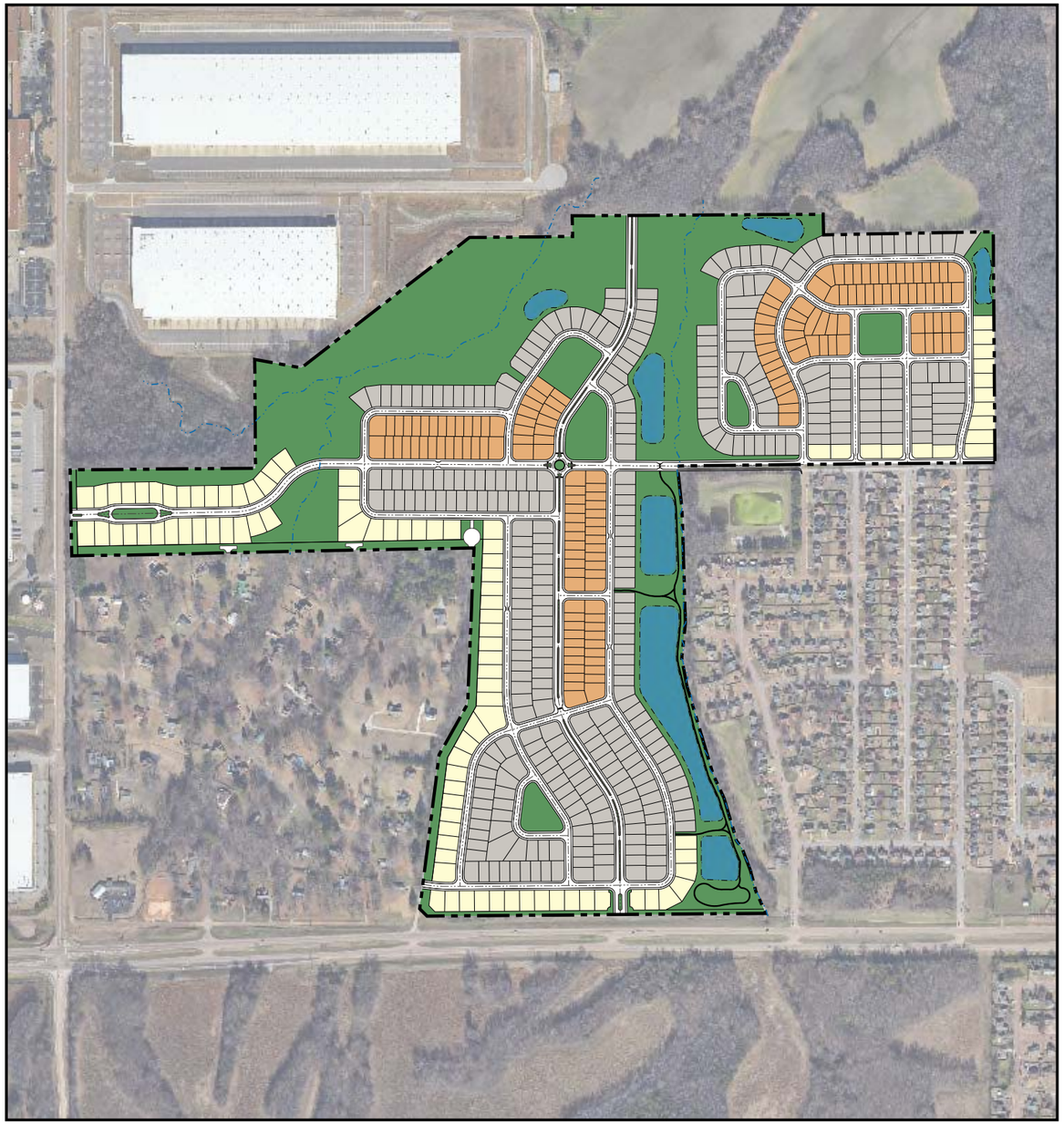
GRAPHIC SCALE
0 250 500 1000
SCALE: 1" = 500'
AUGUST 2025

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

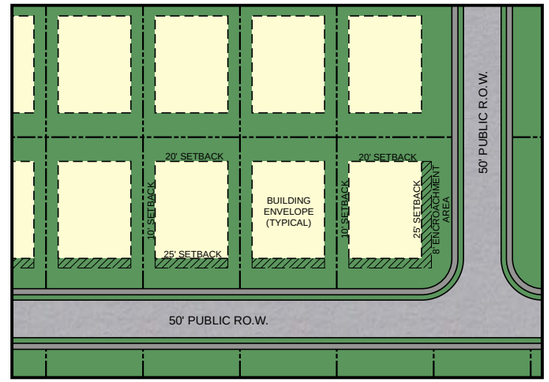
RESIDENTIAL LOT OVERVIEW

EXHIBIT O



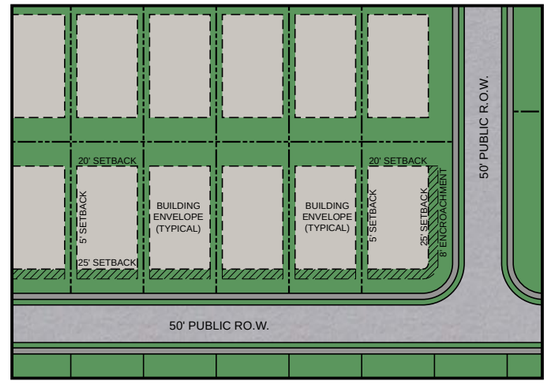
Manor Lot (Area 1, 2, & 7)

- Minimum Lot Size.....10,000 s.f.
- Typical Building Envelope.....4,500 s.f.
- Width at Building Line.....80'
- Minimum Front Yard Setback.....25' or 15' if rear loaded
- Minimum Side Yard Setback.....10'
- Minimum Rear Yard Setback.....20'
- Front Porch may encroach into front setback from 5' to 8'



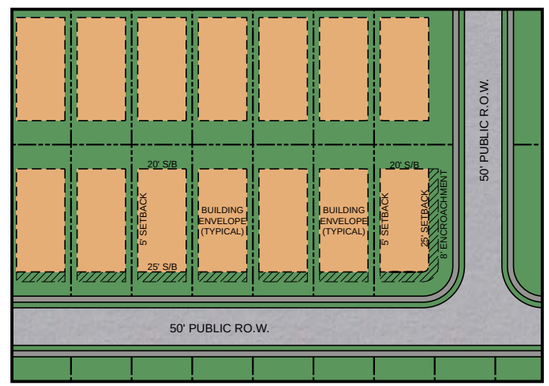
Neighborhood Lot (Area 3 & 6)

- Minimum Lot Size.....7,200 s.f.
- Typical Building Envelope.....3,750 s.f.
- Width at Building Line.....60'
- Minimum Front Yard Setback.....25' or 15 feet if rear loaded
- Minimum Side Yard Setback.....5'
- Minimum Rear Yard Setback.....20'
- Front porch may encroach into front setback from 5' to 8'
- Minimum 100 percent of homes must have front porches



Cottage Lot (Area 4 & 5)

- Minimum Lot Size.....6,000 s.f.
- Typical Building Envelope.....3,000 s.f.
- Width at Building Line.....50'
- Minimum Front Yard Setback.....25' or 15 feet if rear loaded
- Minimum Side Yard Setback.....5'
- Minimum Rear Yard Setback.....20'
- Front porch may encroach into front setback from 5' to 8'
- Minimum 100 percent of homes must have front porches
- Each home must contain 900 square feet within the rear/side yard for passive use



Kirk Farms

Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT P



*Trees are Shown for Conceptual Graphic Representation only and do not Constitute the Actual Location, Size, or Amount of trees to be Installed. See Section V (Landscape, Screening, Open Space, Cemeteries) of the Preliminary Development Text for tree location and size.

Kirk Farms

Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

NORTH

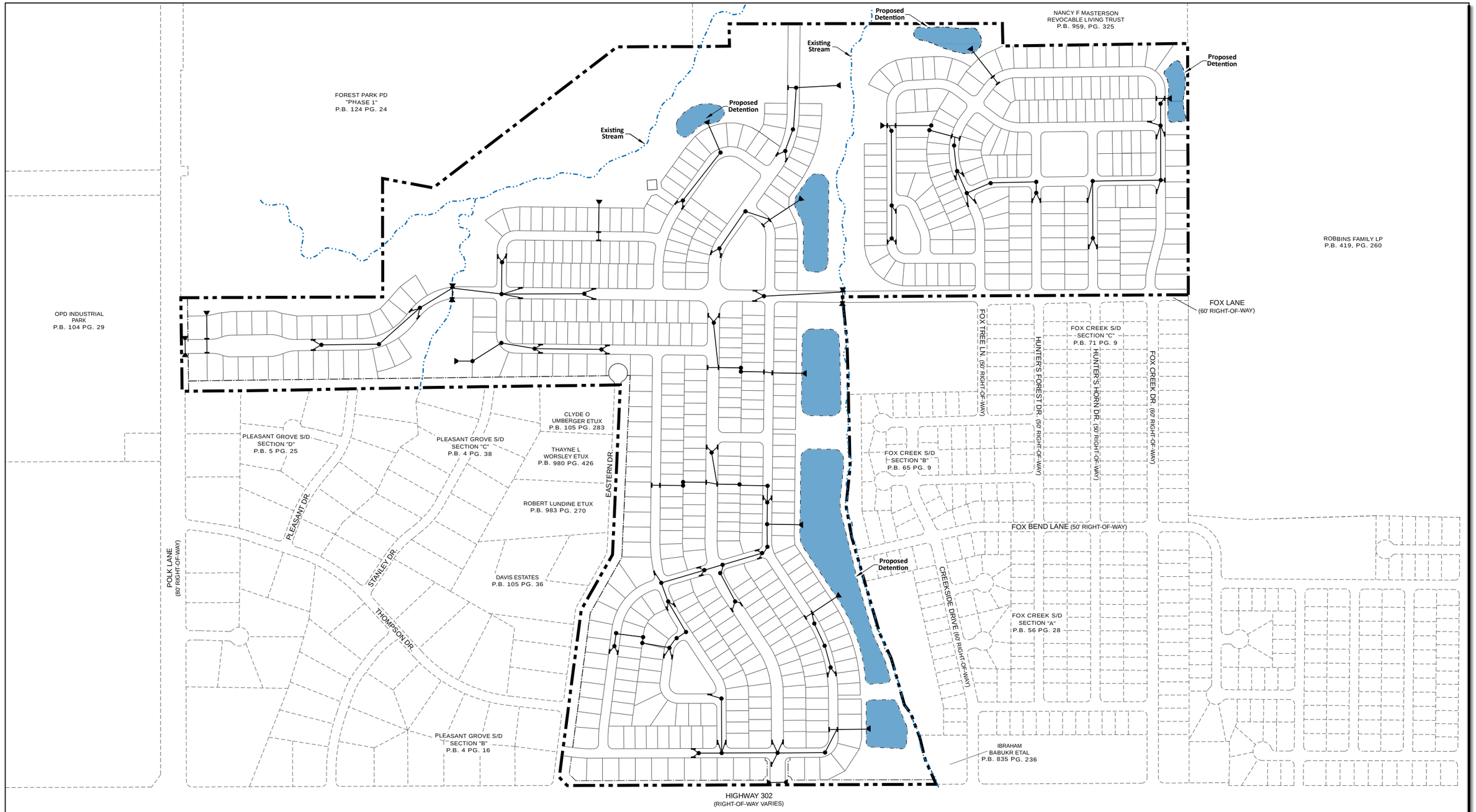
GRAPHIC SCALE
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SCALE: 1" = 500'
AUGUST 2025

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W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

PRELIMINARY DRAINAGE PLAN

EXHIBIT Q



Kirk Farms

Preliminary Development Plan

Olive Branch, Mississippi

PREPARED FOR:

Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

NORTH

GRAPHIC SCALE
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SCALE: 1" = 500'
AUGUST 2025

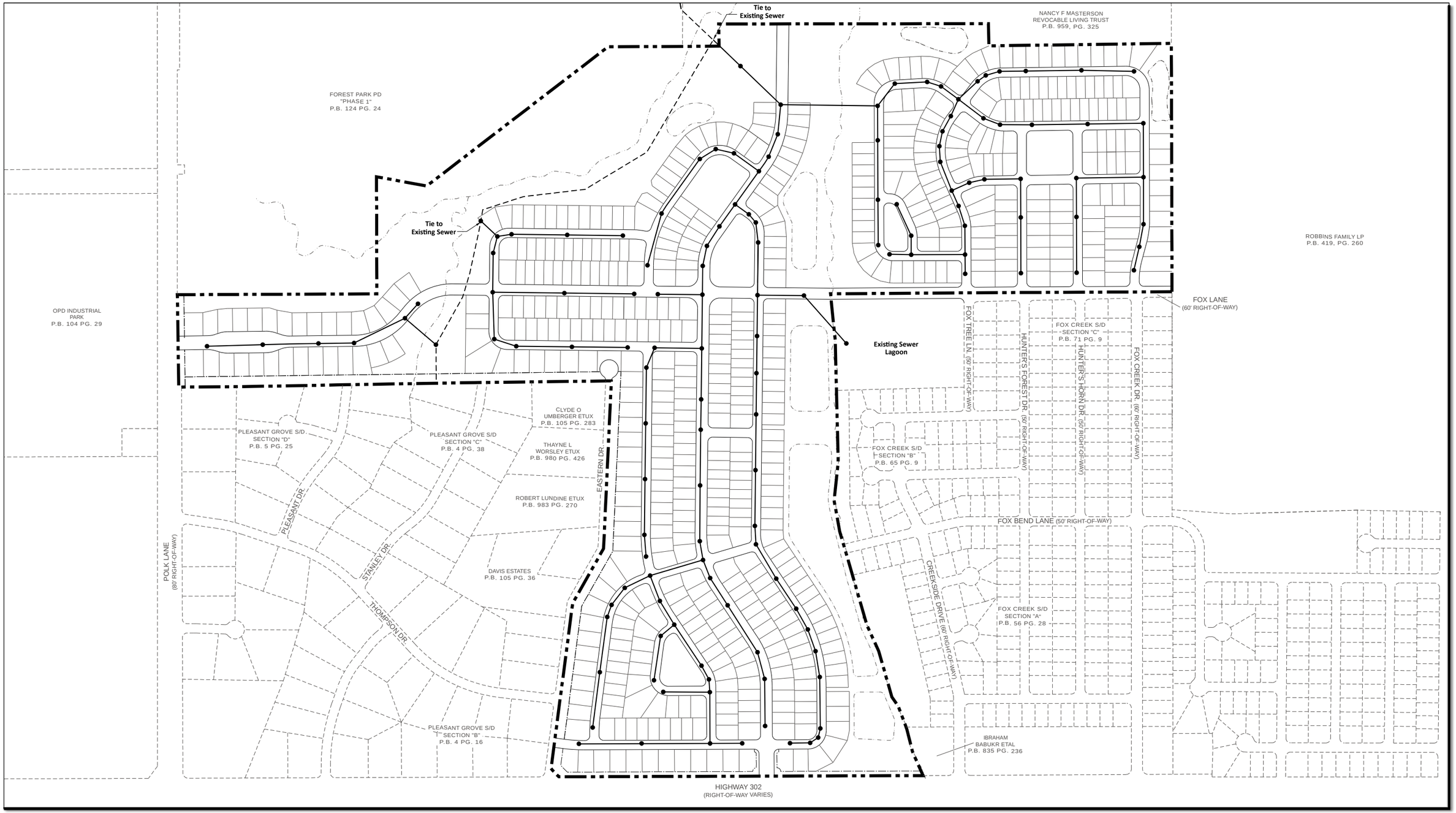
25

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

W.H. PORTER CONSULTANTS, PLLC
ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
901-363-9453

PRELIMINARY SANITARY SEWER PLAN

EXHIBIT R



Kirk Farms

Preliminary Development Plan

Olive Branch, Mississippi

PREPARED FOR:

Allen Olive Branch, LLC

9695 Poplar Avenue

Germantown, TN 38139

NORTH

GRAPHIC SCALE

0 250 500 1000

SCALE: 1" = 500'

AUGUST 2024

DEVELOPMENT GRAPHIC IS ILLUSTRATIVE AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.

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ENGINEERS/PLANNERS/SURVEYORS/CONSULTANTS

6055 PRIMACY PKWY, SUITE 115

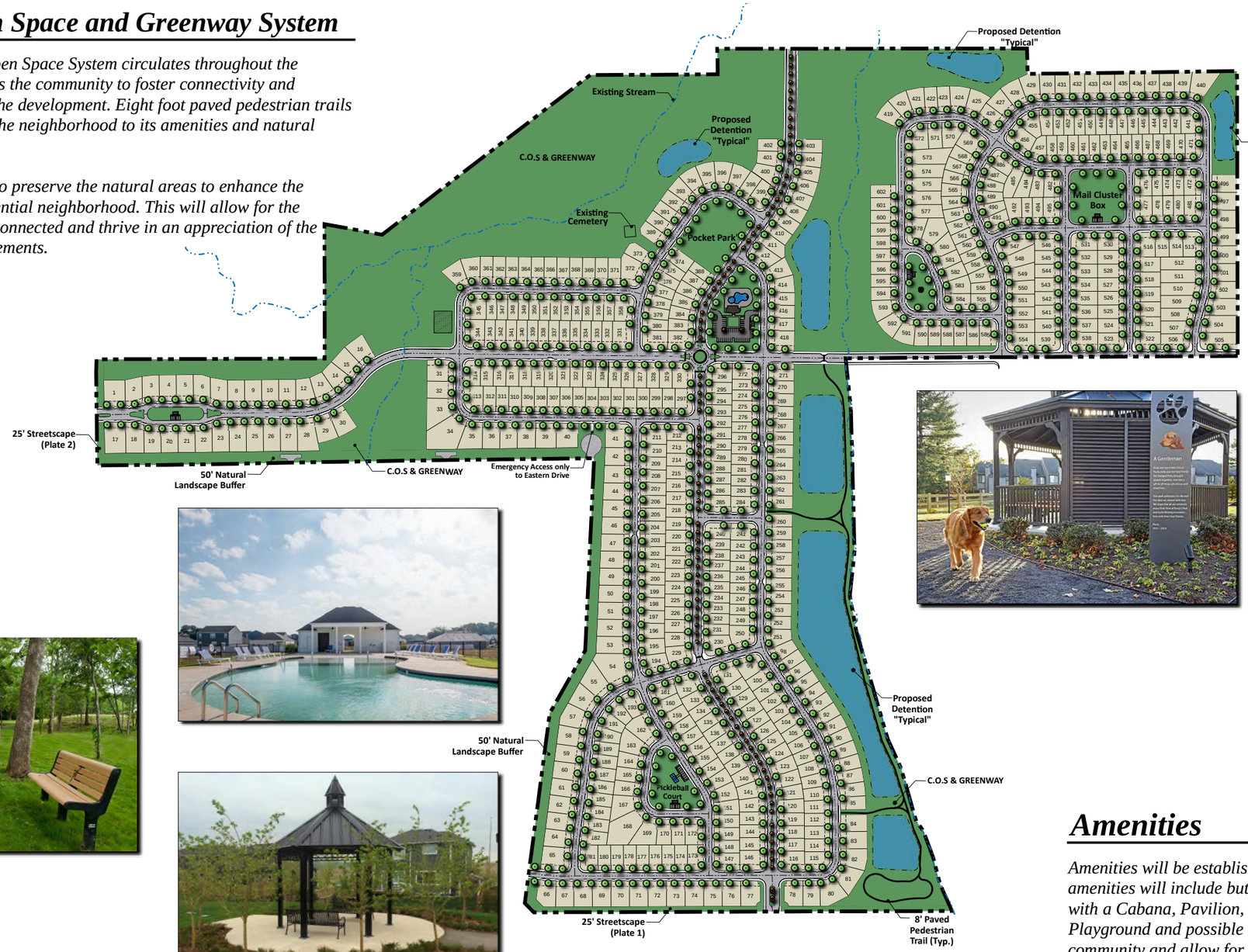
MEMPHIS, TENNESSEE 38119

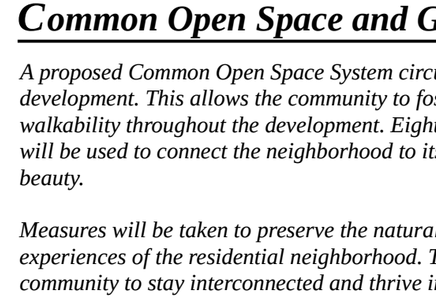
901-363-9453

Common Open Space and Greenway System

A proposed Common Open Space System circulates throughout the development. This allows the community to foster connectivity and walkability throughout the development. Eight foot paved pedestrian trails will be used to connect the neighborhood to its amenities and natural beauty.

Measures will be taken to preserve the natural areas to enhance the experiences of the residential neighborhood. This will allow for the community to stay interconnected and thrive in an appreciation of the community's physical elements.











Amenities

Amenities will be established within the Common Open Space areas. These amenities will include but are not limited to Paved Pedestrian Trails, Pool with a Cabana, Pavilion, Dog Park, Pickleball Court, Benches, Playground and possible arboretum . These amenities will help connect the community and allow for individuals and families to live active healthy life styles within the neighborhood that they live in. This will develop strong sense of place within one's home and surrounding area.

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown TN 38139

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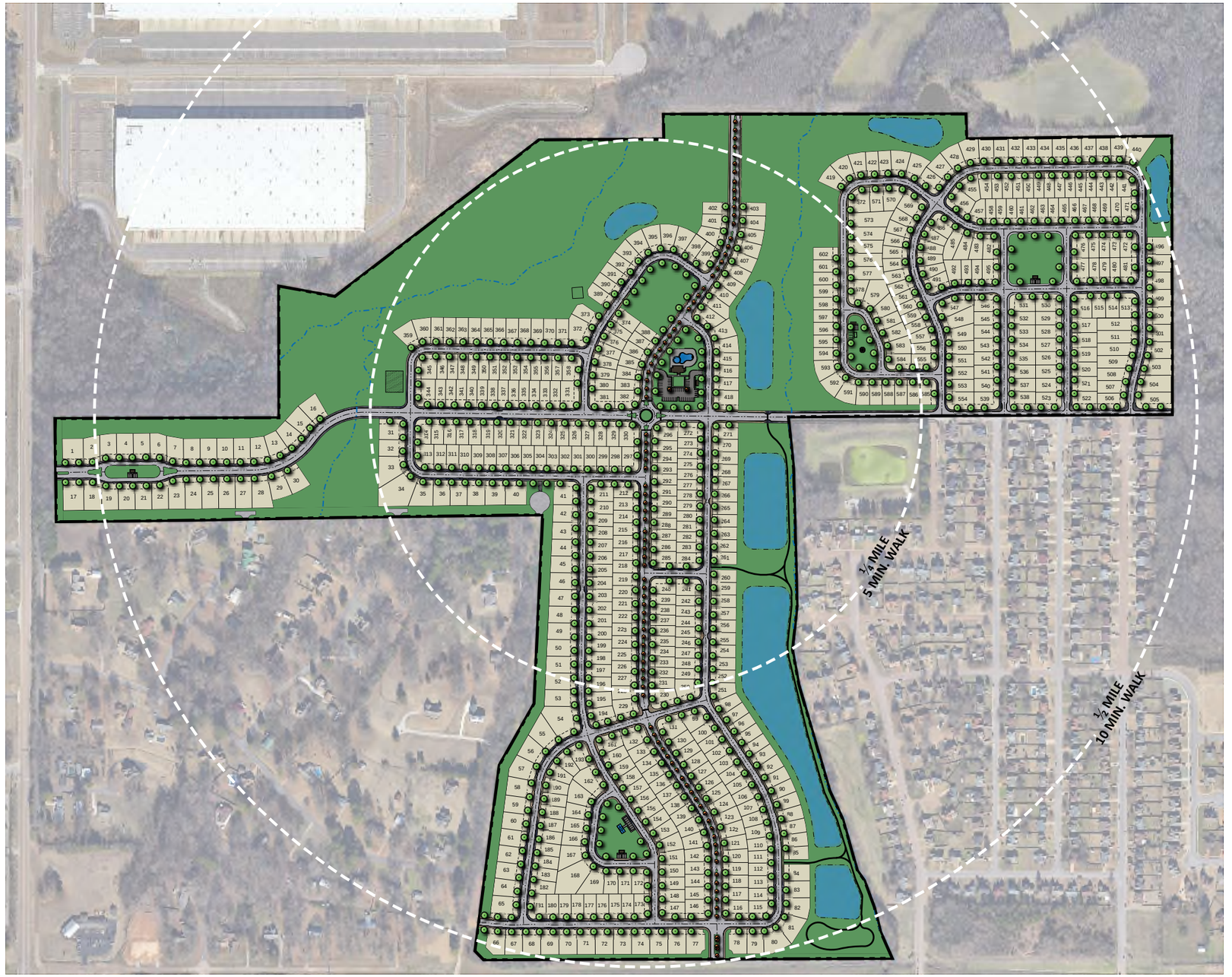
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Kirk Farms a Walkable Community

Walkability is one of the key principals guiding the planning of Kirk Farms. Approximately 1.0 mile of pedestrian trails along with 5' tree lined sidewalks allow the residents and patrons of Kirk Farms the opportunity to experience the natural wooded Greenway System, parks and lakes, and vistas throughout the development. Smaller homes are placed in closer proximity to streets creating streetscape corridors that make for a more interesting stroll and give residents an opportunity to socialize with neighbors.

The exhibit on this page illustrates the "walkability" within the Kirk Farms community. As a general rule ¼ mile equals a five-minute walk. The ¼ mile and ½ mile radius circles show that key destination areas within the community are typically a 5 to 10 minute walk.

A walkable community is a thriving community. When the residents of a community walk to many places, it is an indication that they feel safe in the environment created within the community. The vision for Kirk Farms is to create such an environment.



Kirk Farms
Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown TN 38139

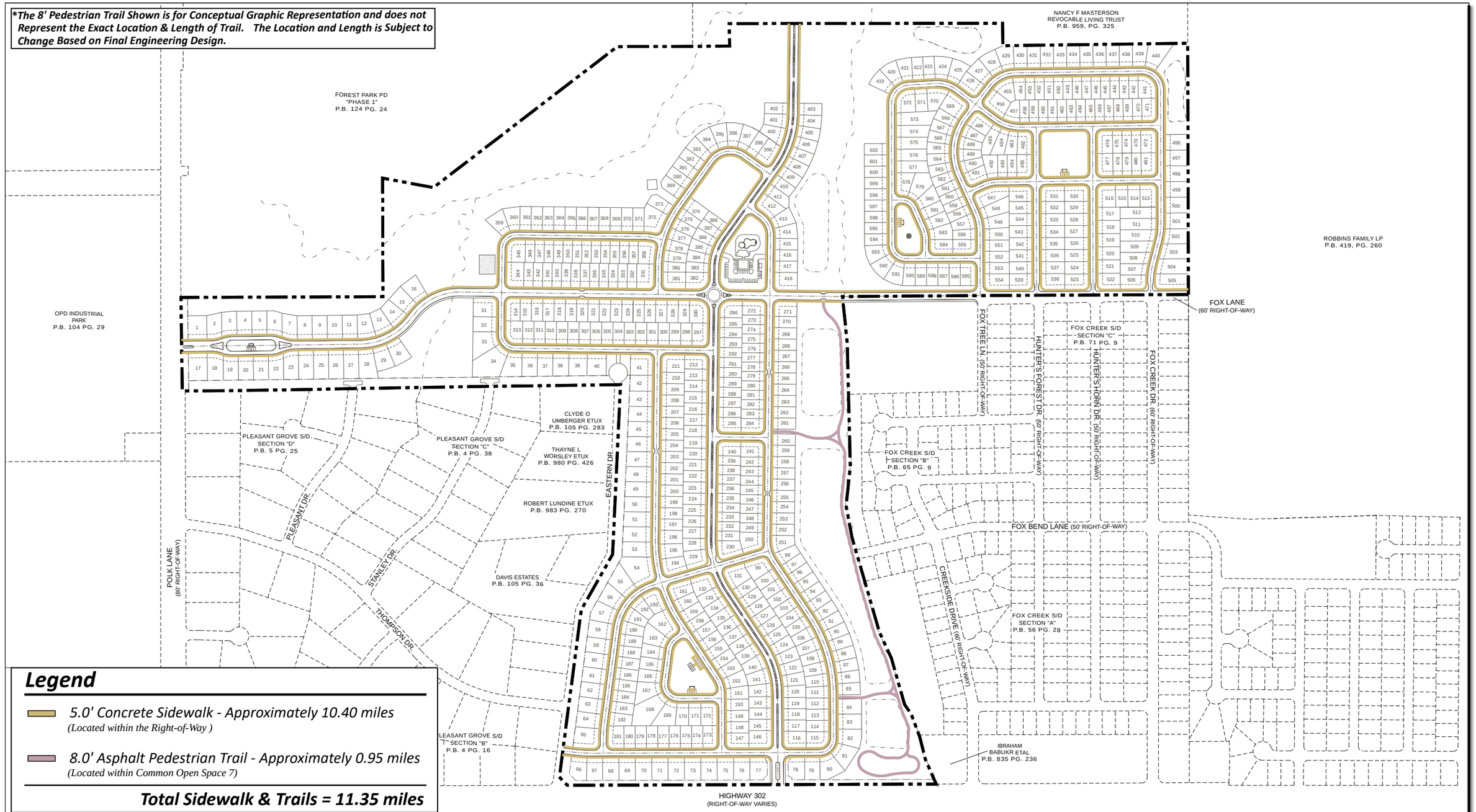
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PEDESTRIAN CIRCULATION PLAN

EXHIBIT U

***The 8' Pedestrian Trail Shown is for Conceptual Graphic Representation and does not Represent the Exact Location & Length of Trail. The Location and Length is Subject to Change Based on Final Engineering Design.**



Legend

- *5.0' Concrete Sidewalk - Approximately 10.40 miles*
  (Located within the Right-of-Way)
- *8.0' Asphalt Pedestrian Trail - Approximately 0.95 miles*
  (Located within Common Open Space 7)

Total Sidewalk & Trails = 11.35 miles

Kirk Farms

Preliminary Development Plan

Olive Branch, Mississippi

PREPARED FOR:

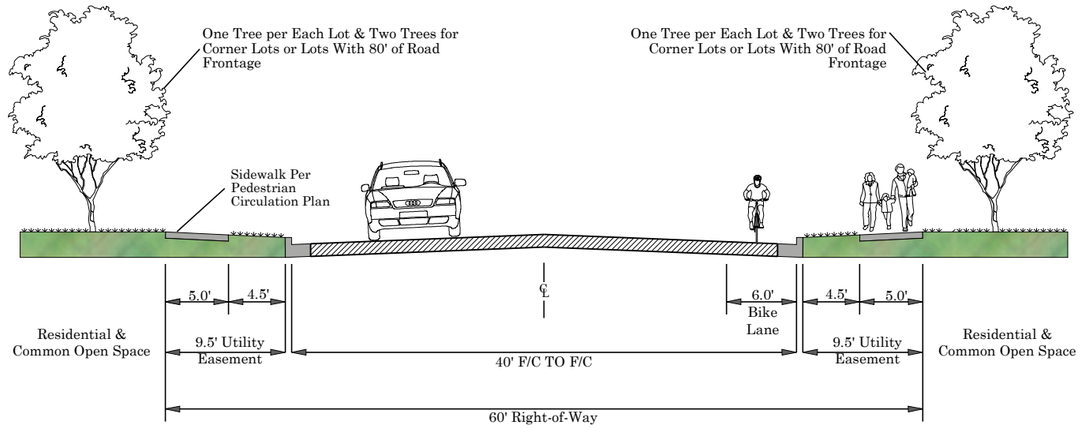
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NORTH

GRAPHIC SCALE
0 250 500 1000
SCALE: 1" = 500'
AUGUST 2025

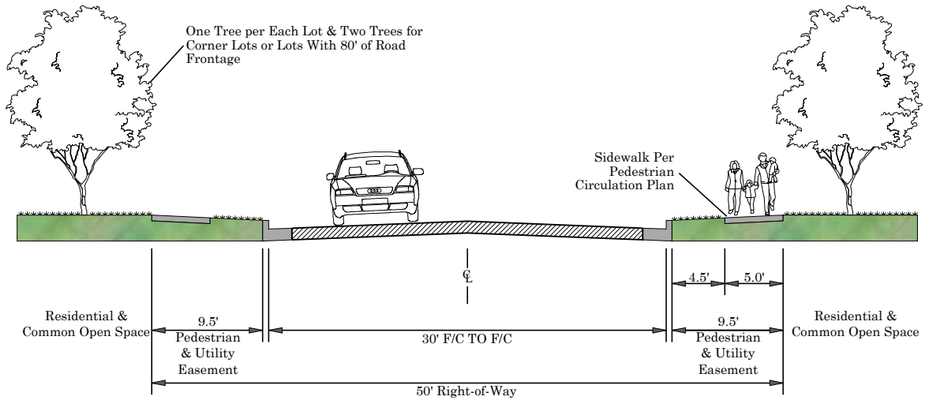
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TYPICAL STREET CROSS SECTION

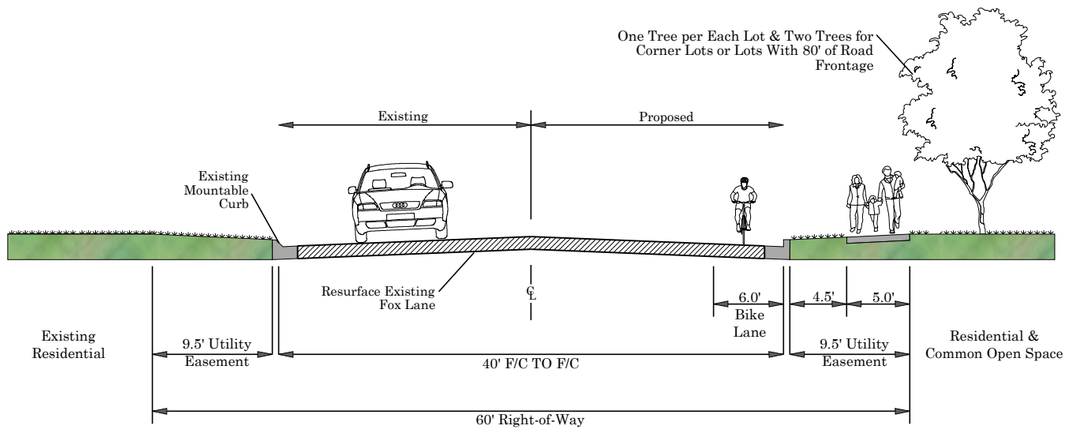
60' R.O.W - WITH CURB (FOX LANE)



TYPICAL STREET CROSS SECTION

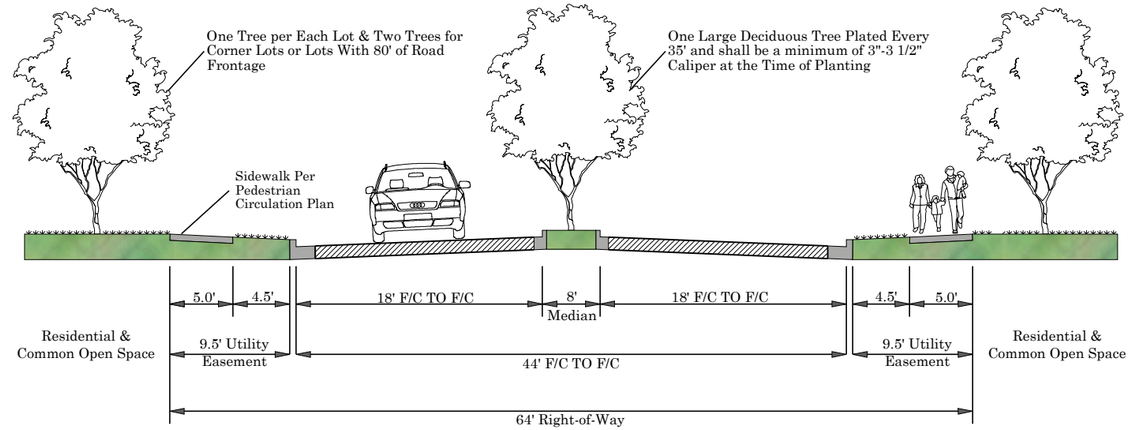
NTS

50' R.O.W - WITH CURB



TYPICAL STREET CROSS SECTION

60' R.O.W - WITH CURB (FOX LANE)



TYPICAL STREET CROSS SECTION

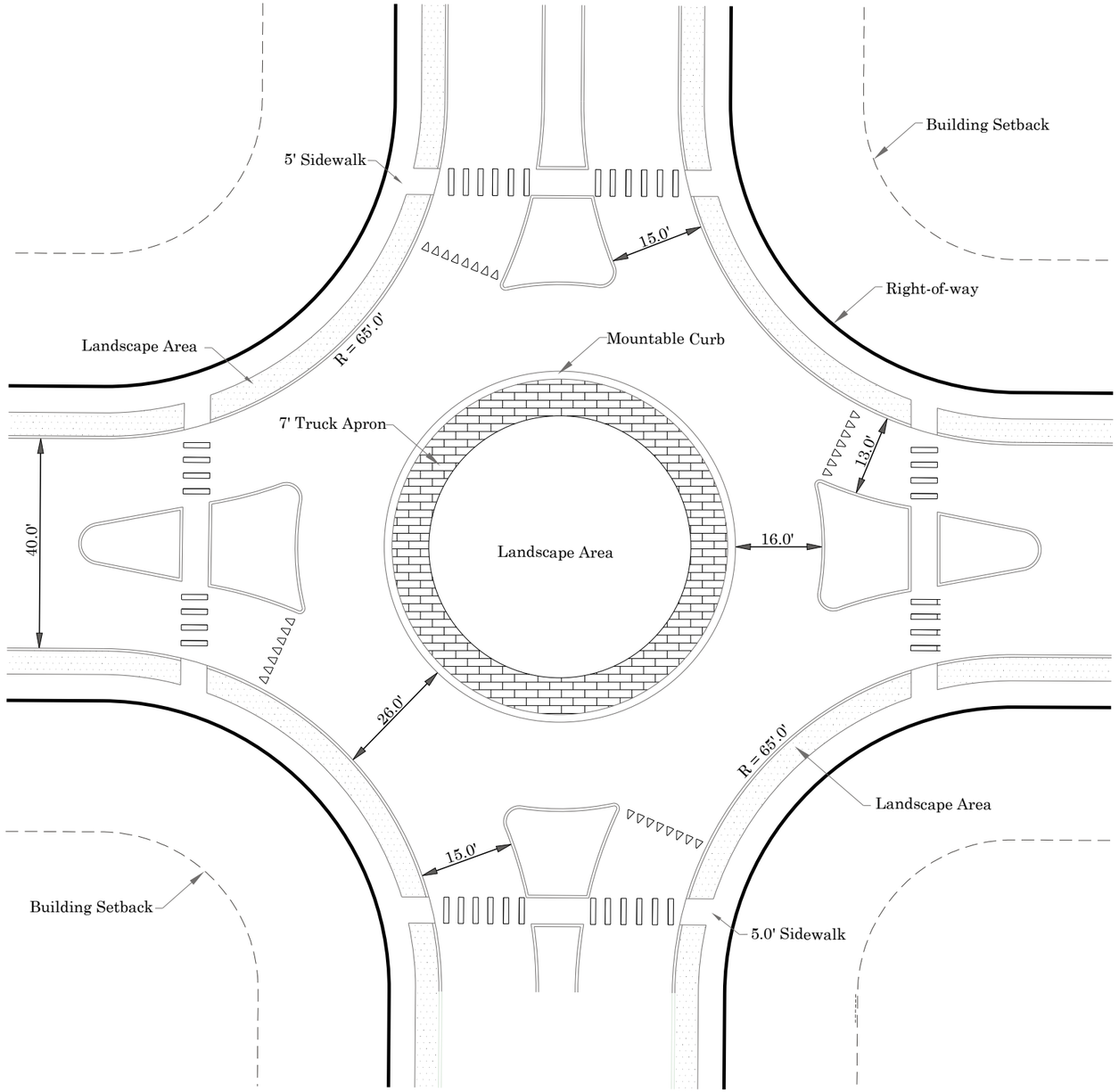
64' R.O.W - WITH CURB (FOREST HILL IRENE)

Kirk Farms
Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

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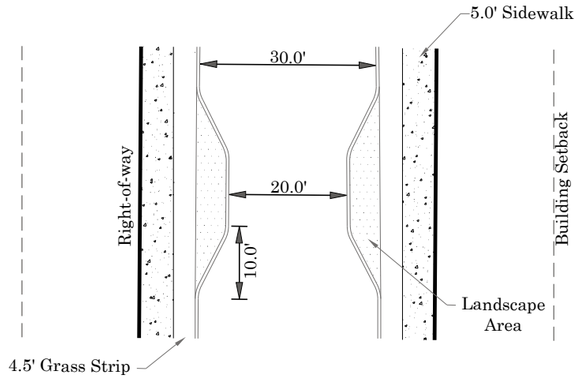
TYPICAL ROUNDABOUT
NTS

Kirk Farms
Preliminary Development Plan
Olive Branch, Mississippi

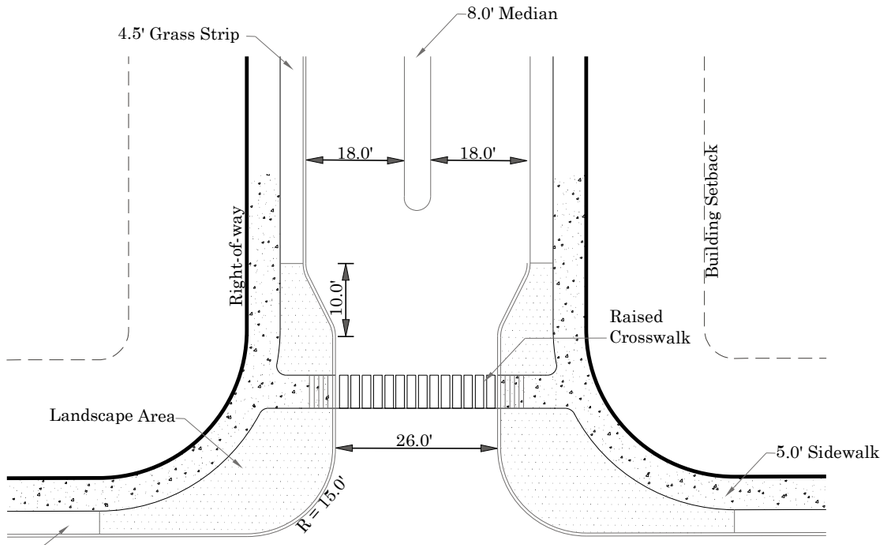
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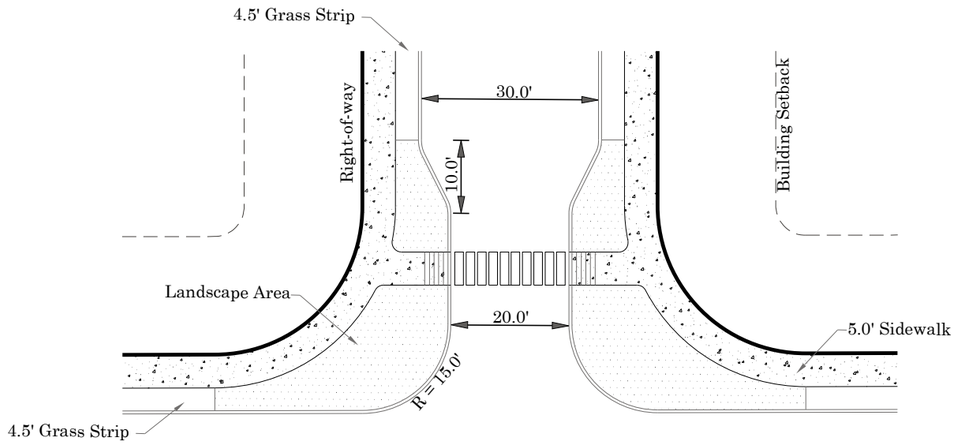
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MID-BLOCK CURB EXTENSION
NTS



CURB EXTENSION FOREST HILL IRENE
NTS



CURB EXTENSION FOX LANE
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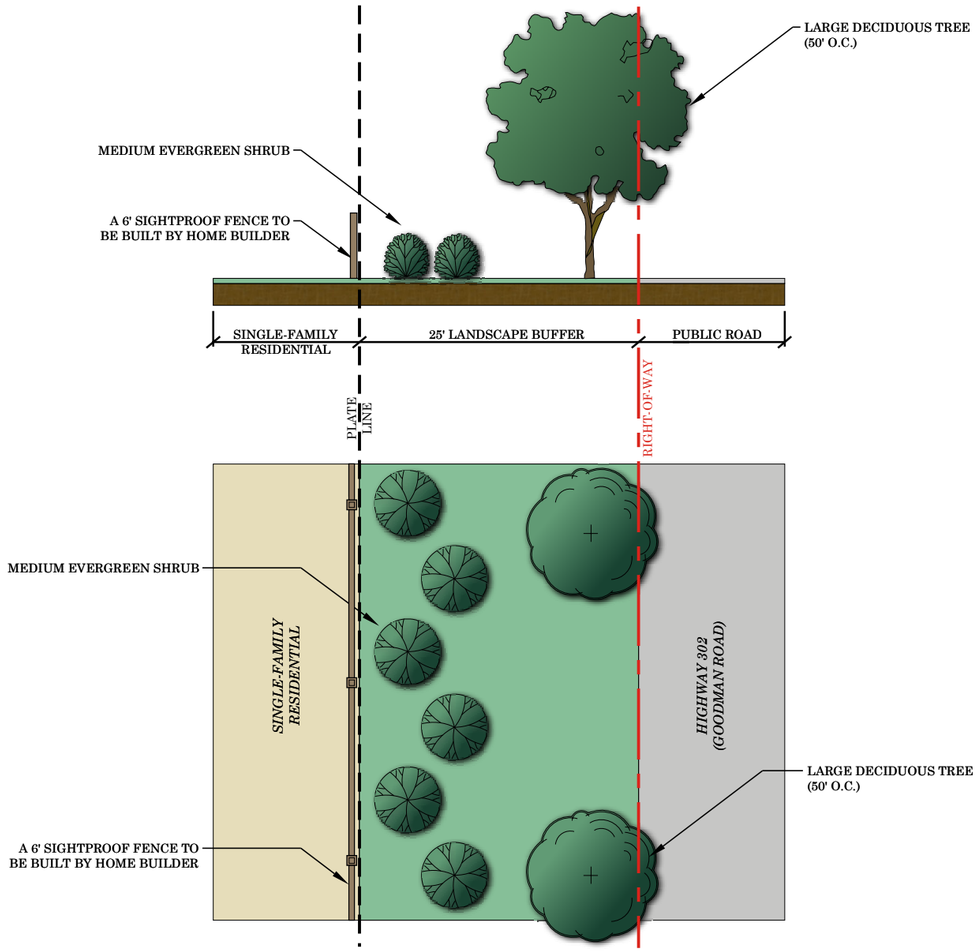


PLATE 1

25' LANDSCAPE BUFFER

HIGHWAY 302 / GOODMAN ROAD

(AS SHOWN ON PRELIMINARY SITE PLAN)

NOT TO SCALE

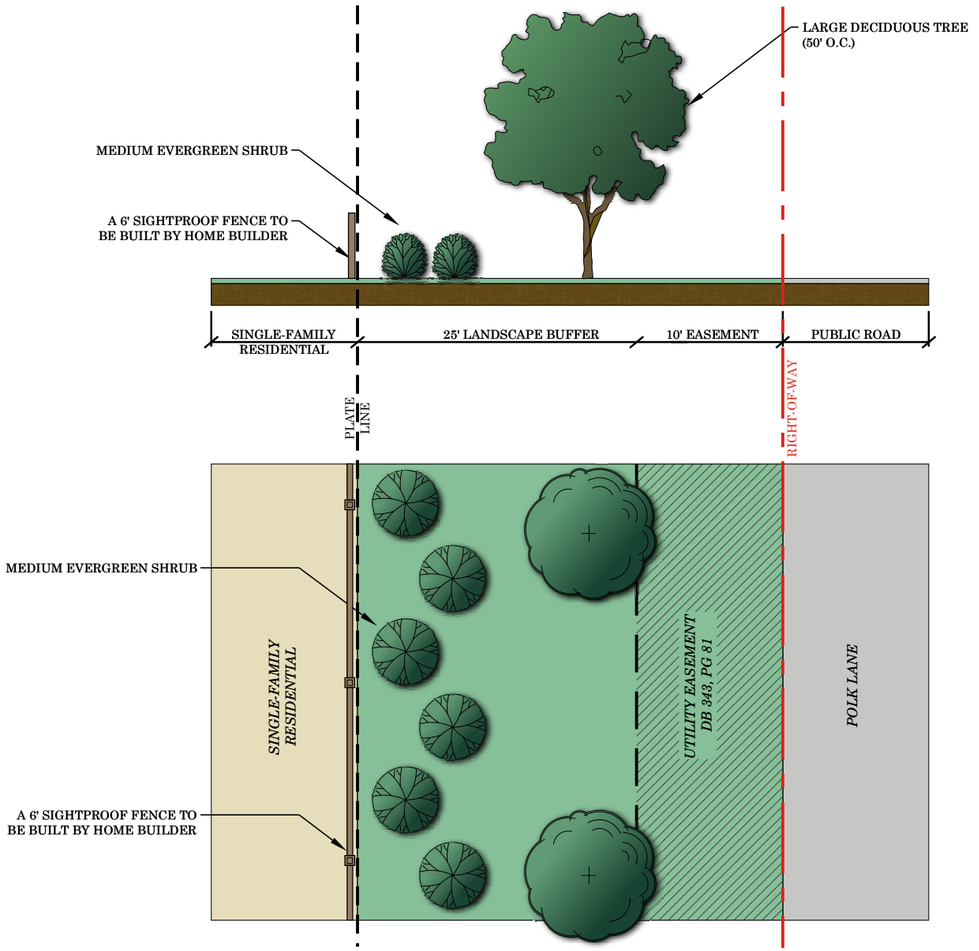


PLATE 2

25' LANDSCAPE BUFFER

POLK LANE

(AS SHOWN ON PRELIMINARY SITE PLAN)

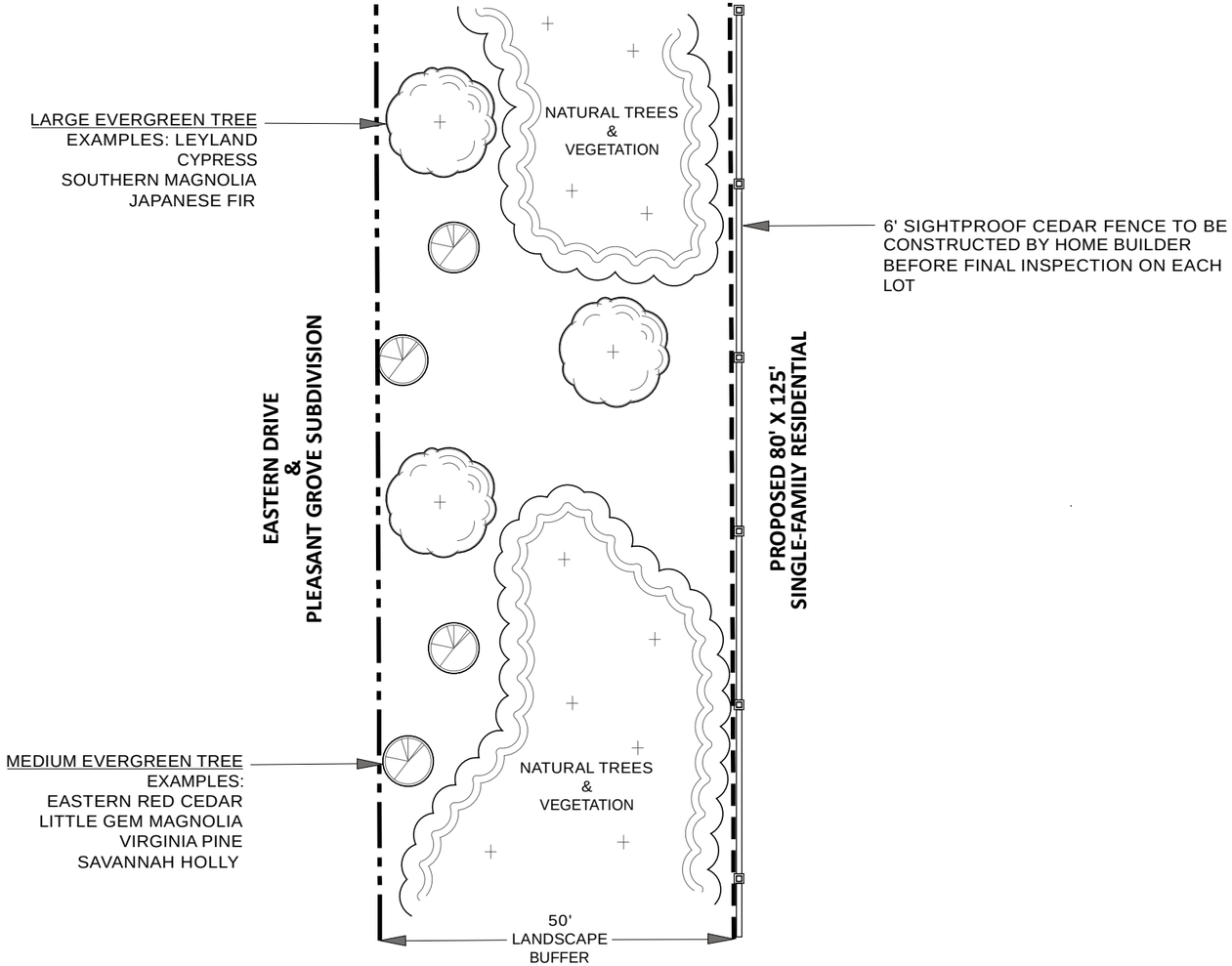
NOT TO SCALE

Kirk Farms
Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

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901-363-9453



50' NATURAL LANDSCAPE BUFFER

A FIFTY (50') FOOT NATURAL LANDSCAPE BUFFER SHALL BE INSTALLED ALONG EASTERN DRIVE AND PLEASANT VIEW SUBDIVISION. LARGE AND MEDIUM EVERGREEN TREES SHALL BE PLANTED WHERE EXISTING TREES CANNOT BE PRESERVED OR NEED TO BE SUPPLEMENTED TO PROVIDE YEAR-ROUND FOLIAGE AND PROVIDE AN IMMEDIATE VISUAL SCREEN.



3' TYPICAL WROUGHT IRON FENCE

3' BLACK ORNAMENTAL FENCE WITH A ACCESS GATE TO BE CONSTRUCTED AROUND CEMETERY IF THE CONCRETE WALL AROUND THE CEMETERY CAN BE REMOVED

CONCEPTUAL ENTRANCE FEATURE

EXHIBIT AA



Kirk Farms

Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
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Typical Manor Lot


Typical Neighborhood & Cottage Lot


Typical Neighborhood & Cottage Lot


Typical Manor Lot


Typical Neighborhood & Cottage Lot


Typical Neighborhood & Cottage Lot


Typical Neighborhood & Cottage Lot


Typical Neighborhood & Cottage Lot


Typical Neighborhood & Cottage Lot

Kirk Farms Planned Residential Development:

Trip Generation Analysis – Summary

1. Description of the site, surrounding areas, and study area.

The +/- 234.015 acres Proposed Planned Residential Development property is currently undeveloped and substantially wooded as well as vacant farm land. The site is located north of E Goodman Road, South of Stateline Road, West of Center Hill Road and East of Polk Lane in Olive Branch, MS. The surrounding area is generally characterized by residential subdivisions ranging in size from small lots to 1 acre parcels and commercial warehouses.

2. Description of the proposed land use.

The proposed development will consist of approximately 602 single family lots ranging from 6,000 S.F. to 18,000 S.F

3. Estimate of trip generation

Trip Generation was based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 9th Edition. The method uses the relationship of vehicle trips and land use characteristics to estimate the peak hour and daily traffic volumes for a specific site.

Based on the land use schedule presented above, the trips generated for the site are as seen in the following tables. ITE assembled over fifty years of data to develop graphs estimating the number of vehicle trips for specific land uses. The data received was separated into A.M. and P.M traffic patterns. We estimated the highest travel conditions.

Our project trip generations were conducted for three conditions; trips generated during the weekday A.M. Peak Hour, the P.M. Peak Hour, and Weekday Total Trips. The weekday A.M. Peak Hour period is between 7:00 and 9:00 a.m. and the weekday P.M. Peak Hour period is between 4:00 and 6:00 P.M.

Weekday Morning (A.M.) Peak Trip Generations				
Horizon 2030				
Landuse (ITE Landuse Reference Code)	**Mode**	**Entry**	**Exit**	**Total**
Single-Family Detached Housing (210)	Vehicle	113	321	434
Directional Distribution:				
Single-Family Detached Housing	*AM Peak Hour: 26% entering, 74% exiting*			

Weekday Evening (P.M.) Peak Trip Generations				
Horizon 2030				
Landuse (ITE Landuse Reference Code)	**Mode**	**Entry**	**Exit**	**Total**
Single-Family Detached Housing (210)	Vehicle	332	187	519
Single-Family Detached Housing	*PM Peak Hour: 64% entering, 36% exiting*			

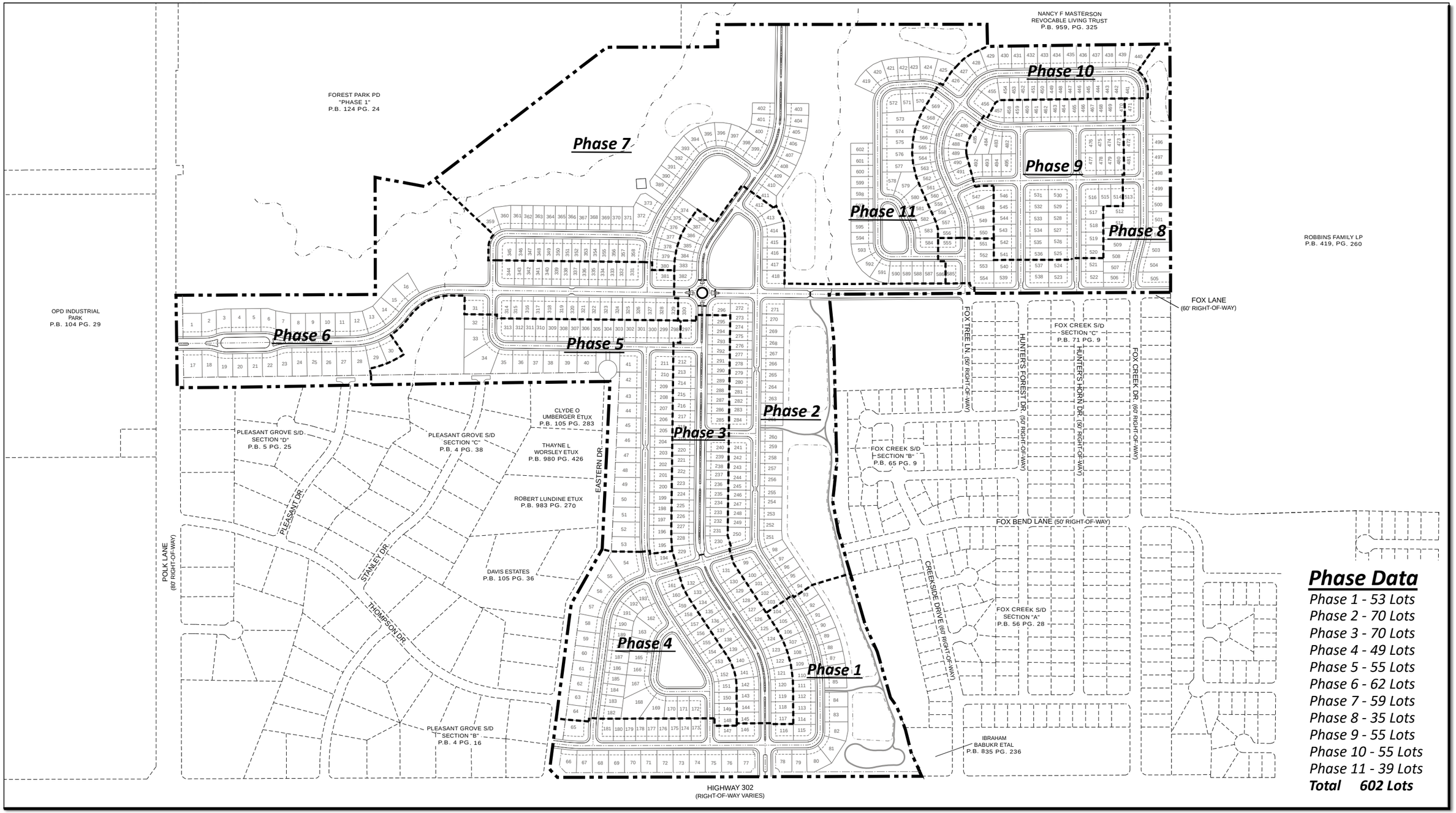
Total Weekday Vehicle Trip Generations				
Horizon 2030				
Landuse (ITE Landuse Reference Code)	**Mode**	**Entry**	**Exit**	**Total**
Single-Family Detached Housing (210)	Vehicle	2738	2738	5477
Single-Family Detached Housing	*AM Peak Hour: 50% entering, 50% exiting*			

When the project is fully built out, the total AM vehicle trips will be **434 veh/hr** for the single-family detached housing. This can be broken down to **113 veh/hr** entering the site and **321 veh/hr** leaving the site. During the PM peak hour event a total of **519 veh/hr** are estimated for the single-family detached housing. This can be broken down to **332 veh/hr** entering the site and **187 veh/hr** leaving the site.
The Total Weekday Vehicle Trip Generation yields 5477 **veh/day** for the single-family detached housing. Traffic will be split between three entrance/exits once all phases are completed. They will be located to the south on Goodman Road, to the West on Polk lane, and to the East on Fox Creek Drive.

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DEVELOPMENT PHASING SCHEDULE

EXHIBIT DD



Phase Data

Phase 1	53 Lots
Phase 2	70 Lots
Phase 3	70 Lots
Phase 4	49 Lots
Phase 5	55 Lots
Phase 6	62 Lots
Phase 7	59 Lots
Phase 8	35 Lots
Phase 9	55 Lots
Phase 10	55 Lots
Phase 11	39 Lots
Total	**602 Lots**

Kirk Farms

Preliminary Development Plan
Olive Branch, Mississippi

PREPARED FOR:
Allen Olive Branch, LLC
9695 Poplar Avenue
Germantown, TN 38139

NORTH

GRAPHIC SCALE
0 250 500 1000
SCALE: 1" = 500'
AUGUST 2025

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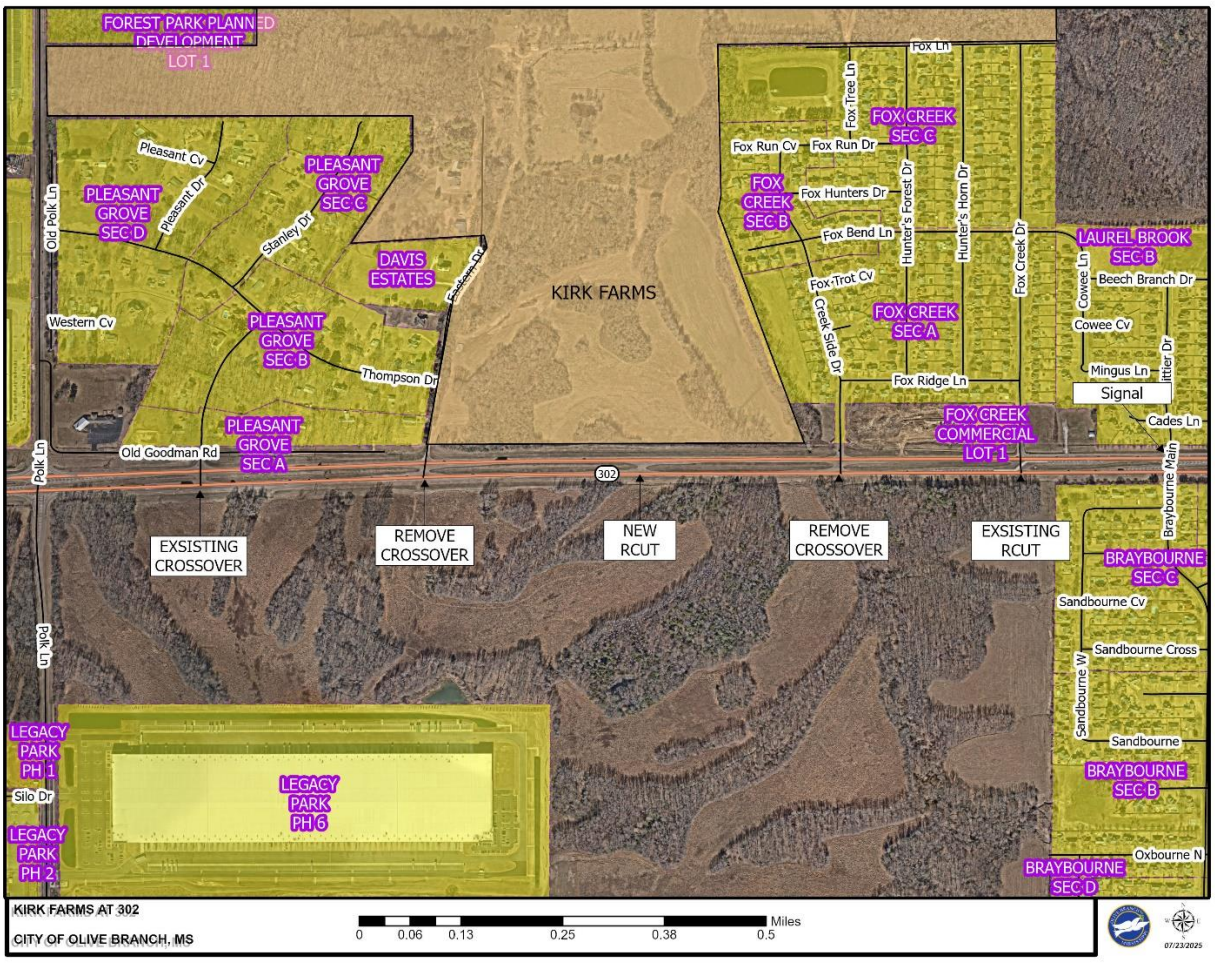
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901-363-9453

Engineering comments on Kirk Farms:

<u>MDOT requirements on SR 302</u>

MDOT has made 302 crossover modification requirements because of the proposed Kirk Farms Development. The attachment below shows the changes they are requesting. An “R-cut”, as already constructed on either side of the new Braybourne signal on 302, prevents left turns OUT of the side street. However, left turns are allowed from 302 ONTO the side street. Two cross-overs will be eliminated as shown below.

MDOT’s reasoning for these changes is safety. MDOT invested $4.5 million in the Braybourne area east of here to make the area safer for motorists and they don’t want the possibility of creating another dangerous issue at the Kirk Farms location.



As a result of this, circulation of Fox Creek Subdivision and the proposed Kirk Farms Subdivision were looked at closely for circulation.

Residents of Fox Creek Subdivision will lose a crossover at Creek Side Drive and for eastbound 302 traffic, drivers will be required to go west on 302, enter the new R-cut at Kirk Farms, and make a U-turn. This is a safer alternative to left turns from Creek Side Drive.

Residents of Pleasant Grove Subdivision will lose a crossover at Eastern Drive and, for eastbound 302 traffic, drivers will be required to go west on 302 to Stanley Drive or Polk Lane to make a U-turn. This is a safer alternative to left turns from Eastern Drive.

Residents of Kirk Farms will not be able to make left turns (eastbound) out the main entrance on 302. Drivers will, likewise, be required to go west on 302 to Stanley Drive or Polk Lane to make a U-turn. This is a safer alternative to left turns from the main entrance at Eastern Drive.

Kirk Farms Road connections to Fox Creek Subdivision

Kirk Farms was originally proposed with a road connection at Fox Bend Lane about mid-way up the development. This road connection to Fox Bend Lane would require a double box culvert at the tributary along the east boundary of the development. The hydraulic analysis reflected the 100-year flood elevation of 365.45 with a double 14x8 box culvert. The residence at 12645 Fox Bend Lane has a finished floor elevation of 365.45. Without this road connection/box culvert the 100-year flood elevation is reduced to 364.52. So, there is some concern regarding the impact caused by this road connection. The study did incorporate a (future) full residential development on the south side of 302 adding to the expected flow. Property south of Hwy 302 could be mitigated in the future to reduce the impact and lower the reflected 100-year flood elevation. Additionally, the road elevation to accommodate the box will require raising the existing road somewhat impacting the two western-most homes on Fox Bend Lane.

Eliminating the Fox Bend Lane connection has two implications, however, which are worth noting. This connection would provide, as was intended, an alternative short available route for residents of Pleasant Grove Subdivision and Kirk Farms (especially south of the connection area) to get to the neighborhood commercial node without impacting traffic on Goodman Road. Eliminating this connection, therefore, has the potential to put more traffic on Goodman Road (Hwy 302) for those intending to get to the neighborhood commercial site at the intersection of Hwy 302 and Fox Creek Drive. Secondly, the Fox Bend Lane stub is flanked on both sides by common open spaces owned by the Fox Creek Homeowner Association. There isn't sufficient right-of-way available for the street to be permanently terminated with a cul-du-sac or T-end. Consequently, without this connection and/or the acquisition of sufficient right-of-way to appropriately end Fox Bend Lane, this street will permanently lack proper termination.

A road connection to Fox Lane in comparison to Fox Bend Lane seems preferable from the perspective of drainage and circulation. While Fox Lane will also be required to have a large drainage structure such as a double box culvert, there will be no existing or proposed homes adjacent to this area that would be impacted. Circulation could also benefit if Fox Lane is developed as a collector street with a connection to Polk Lane and, possibly, a future connection to Center Hill Road to the east. This could encourage residents to avoid SR 302 especially if traveling northbound on Polk Lane or Center Hill Road.

I would recommend a Fox Lane cross section that stays consistent between Polk Lane and any future Center Hill Road connection with Fox Lane functioning as a collector road with bike lanes, curb, gutter, and minimum 5ft wide sidewalks on both sides. A pavement width of 40 feet is recommended.

Connection to Eastern Drive in Pleasant Grove Subdivision

I would recommend, that the developer of Kirk Farms build a full cul-de-sac on the northern end of Eastern Drive.

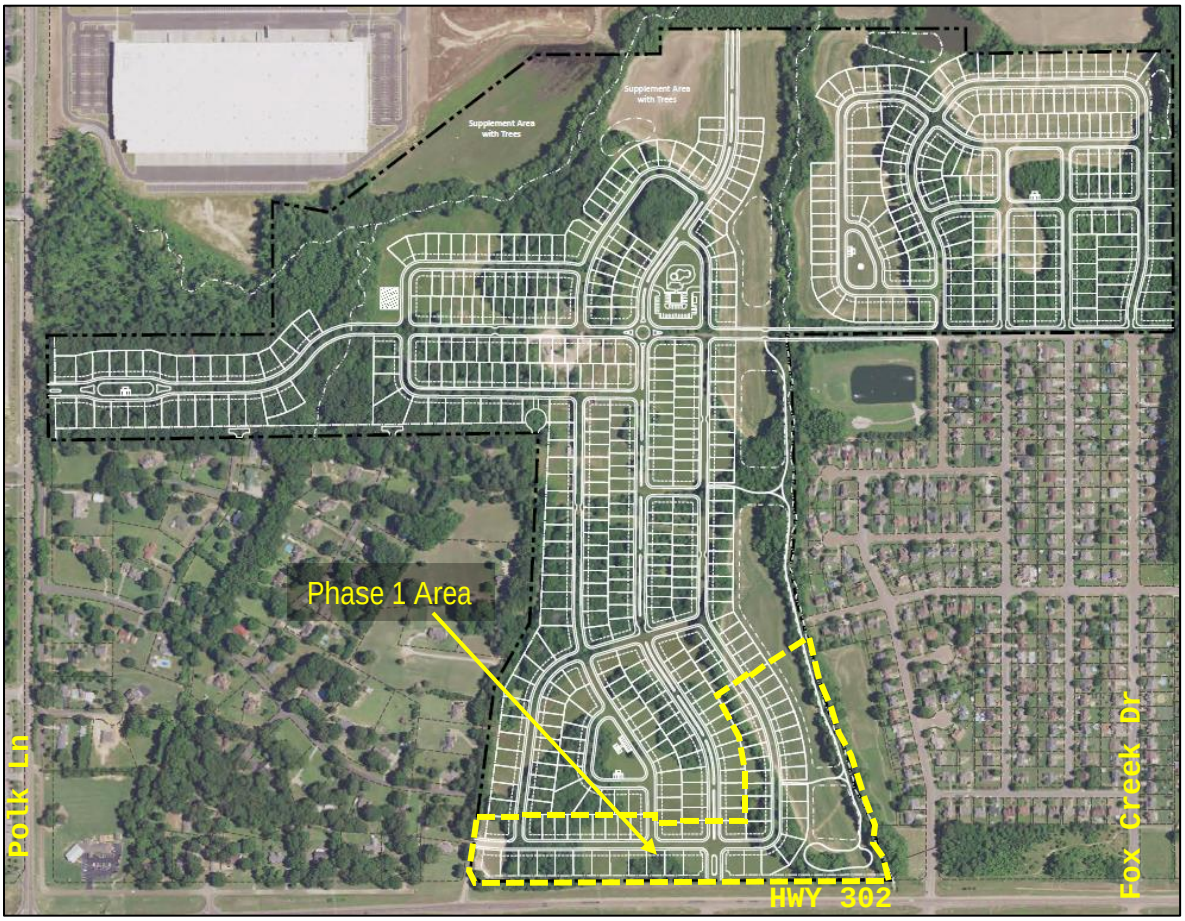
AGENDA NO.: New Business No. 2 SD25-0017 **MEETING DATE:** 08/12/25

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Application for a Preliminary Plat for Kirk Farms Phase 1, submitted by Robert Reaves, Land Development Solutions, LLC, on behalf of Allen Olive Branch, property owners, John Porter, member. The request is to divide 21.83+/-acres into 53 residential lots and 4 common open spaces. The subject property is zoned R-3, Planned Residential District, located in the northeast corner of Eastern Drive and Goodman Rd (Hwy 302). (File # SD25-0017).

EXHIBIT:
1) Preliminary Plat

EXECUTIVE SUMMARY



Robert E. Reaves, on behalf of the property owner, Allen Olive Branch, LLC, requests approval of the preliminary plat for Phase 1 of Kirk Farms Subdivision, which will consist of 53 single family residential lots, new streets, improvements along Hwy 302, public utilities services extension, stormwater management improvements, and 8ft wide pedestrian trail recreational amenity. The developer has submitted an associated project text and preliminary development plan amendment (App. No. ZP25-0008). Should the requested project text amendment be approved, this preliminary plat would align with it. Staff recommends approval subject to various conditions.

1. BACKGROUND

A Preliminary Plat for Phase 1 of the Kirk Farms subdivision, which consisted of 66 lots was approved by the Mayor and Aldermen, upon recommendation by the Planning Commission, on January 21, 2025. Since then, the developer has applied to revise the project text and preliminary development plan of the subdivision (see application No. ZP25-0008). This amendment includes a change in the phasing plan of the development. As such, the applicant, Rober E. Reaves, on behalf of Allen Olive Branch, LLC., the developer, requests approval of a new preliminary plat for Kirk Farms Subdivision, Phase 1, which would align with the said requested project text and preliminary development plan amendment.

This Phase 1 of the subdivision would consist of 53 detached single family residential lots on 21.83 acres along Goodman Rd. The preliminary plat aligns with the proposed amendments. Thus, the approval of this preliminary subdivision plat is dependent on the approval of the proposed project text and preliminary development plan amendment.

2. ANALYSIS

2.1. Zoning

The subject property is a portion of Kirk Farms Planned Residential Development, which approved project text constitutes the zoning regulatory provisions of the property. Permitted uses are mainly single family residential, churches, and public facilities. Bulk requirements shall be as stipulated in the approved applicable project text. The submitted plat does not violate any such requirements.

2.2. Lots

Should the proposed preliminary development plan be approved, the area of the subject Phase 1 will consist of twenty (20) “manor lots” of at least 10,000sq ft in size and thirty-three (33) “neighborhood lots” that shall be at least 7,200sq ft. large. The setback for each of these lot “types” varies and shall be as stipulated in the applicable approved project text. Figure 1 below shows the location of these different lot types within the Phase 1 area.

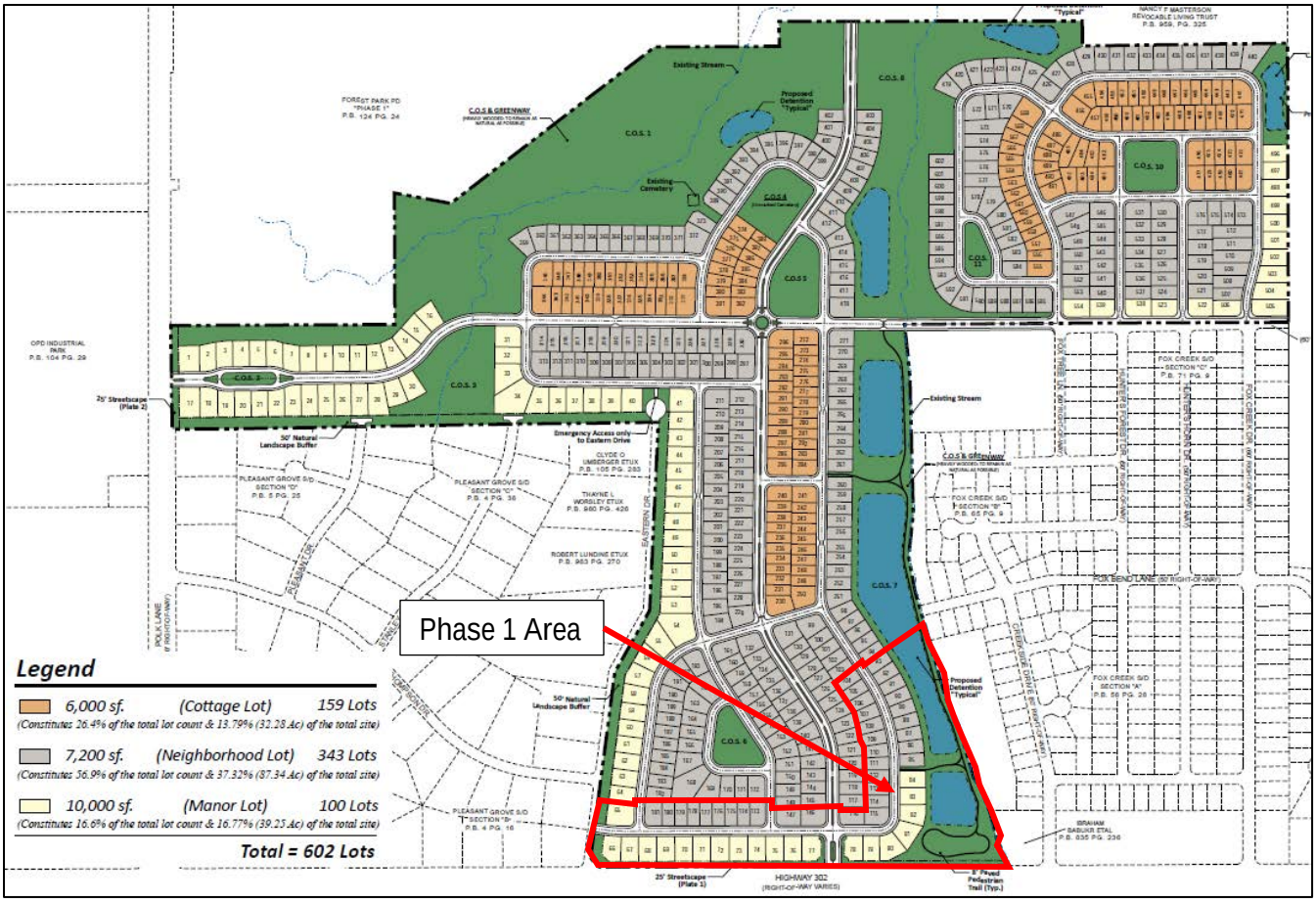


Figure 1: Lot Types in Proposed Phase 1 Area

2.4. Subdivision Infrastructure

2.4.1. Utilities

The developer shall construct new public water and sewer lines and extend all other utilities as necessary to service proposed lots. Full sets of construction plans shall be submitted to the City Engineer and planning staff for review and approval.

The Order of the Mayor and Board of Aldermen approving the project text required the developer to participate in a shared funding of sewer infrastructure improvement to provide public sewer to the development. The approval condition required the developer to work with the City Engineer and the City Attorney on the details of the agreement, which shall be presented to the Board of Aldermen for its approval. The agreement had been completed.

The project text stipulated that before the approval of this Phase 1 plat, an analysis of the capacity of the lagoon at Braybourne to handle sewage discharge from the Kirk Farm subdivision shall be submitted by the developer to the City Engineer for reviewed and recommendation to the Planning Commission. This analysis had been completed and there was sufficient capacity in the said lagoon

to handle the proposed 53 lots. The developer has agreed to an annual review of overall sewer system improvements (both on and off site).

2.4.2. Transportation

All improvements along Hwy 302 (Goodman Rd) as may be required by MDOT would be completed in this Phase 1 of the development. This will include the removal of the Creekside Dr. and Eastern View crossovers on Goodman Rd and the construction of the R-Cut road design on Hwy 302, at the main entrance into the subdivision (Forest Hill Irene).

2.4.3. Amenities

A section of the 8ft wide pedestrian trail and the subdivision sign with water feature will be constructed in this Phase 1 of the subdivision.

3. NEXT STEPS

Following the Planning Commission's recommendation, the preliminary plat will be presented to the Mayor and Board of Aldermen for consideration. Upon approval of the Preliminary Plat by the Board of Aldermen, City regulations allow the subdivider to submit subdivision infrastructure construction plans to the City Engineer and other applicable departments for administrative review and approval. Upon approval of the plans, the developer will proceed with construction of any required improvements, including utilities, roads, recreational infrastructure, any applicable stormwater management measures and other infrastructure needed to service the new lots. A final plat would need to be recommended by the Planning Commission, approved by the Board of Aldermen, and recorded before building permits may be issued for the construction of permitted uses on any or all the buildable lots.

4. STAFF RECOMMENDATION

Staff recommend approval of the preliminary plat for Kirk Farms Subdivision, Phase 1 subject to the following:

1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.

2. Add the 8ft wide pedestrian trail and the cross section of all proposed streets on the preliminary plat before it may be considered by the Board of Mayor and Aldermen.

3. Any and all street names shown on the preliminary plat are tentative; they may be approved by the City of Olive Branch only at final plat approval.

4. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road(s) construction, trail, swimming pool, landscaping (for medians and improvements along Goodman Rd) and other applicable recreational measures, and all other

subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.

5. The portion of the walking trail lying within the area of Phase 1 of this subdivision must be constructed before approval of the final plat of this phase.

6. The developer shall install any and all applicable drainage pipe, erosion control material, water mains, sewer, fire hydrants and service, streetlights, and gravel or soil cement base and asphalt for the access road, recreational facilities, and subdivision signs. If the developer wishes to record the final plat before completion of all required public and common infrastructure, the following minimum improvements must have been completed: all proposed roads must be graded, have the appropriate gravel or soil cement base and binder, and water, sewer, and drainage improvements must be in place. Upon the completion of these minimum improvements, the developer may provide a performance guarantee in an amount set by the City Engineer to the City for the completion of remaining required subdivision infrastructure prior to recording the plat to ensure the installation of all of the improvements.

7. All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.

8. An approved MDOT permit shall be submitted to the City Engineer for new street connection to Hwy 302 before commencement of construction. Any and all improvements required along Hwy 302 by MDOT shall be completed by the developer.

9. All street medians shall be designed and constructed with appropriate street trees as shall be approved by the Director of Planning and Development or designee.

10. The developer and/or property owner shall secure FEMA's approval of the Conditional Letter of Map Revision (CLOMR) for the subdivision before approval of the final plat of this Phase 1, and shall show the designated floodplain limits, floodway boundary, and Base Flood Elevation (BFE) of all lots on the final subdivision plat.

11. The traffic circle, which must be designed to accommodate trucks, school buses, and garbage trucks, be ADA accessible, and incorporate median measures to slow down traffic on approach, shall have subdivision artistic water feature as was required in the project text for Kirk Farms. Subdivision construction plans shall include the design details of these features.

12. At final plat submittal, the draft Declaration of Covenants Conditions & Restrictions for the Homeowners Association, which shall include provisions for the management of all Common Open Space areas, shall be submitted for concurrent review.

13. At final plat application, and in furtherance of compliance with the stipulation of Article XII, Sec. B of the Project Text for Kirk Farms Planned Residential Development regarding roof geometry or pitches, the applicant shall submit elevations for all sides of roofs for houses that shall be constructed in the subdivision for the Planning Commission's consideration and Board of Aldermen's approval. The approved variety of roof elevations shall be binding in the subdivision.

14. The developer shall comply with their obligations regarding sewer improvement cost sharing as provided in the "Memorandum of understanding between the City of Olive Branch, Mississippi, Desoto County Regional Utility Authority and Allen-Olive Branch, LLC for Cost Sharing for Construction of Regional Sewer Systems and Facilities" executed on November 6, 2024. All other provisions of this Memorandum remain effective regarding the Kirk Farms Subdivision, subject to any amendments and/or nullifications as provided in the Memorandum.

STAFF REPORT PREPARED BY: Venard Asongayi, CFM, AICP, DPA **DATE:** 08/07/2025

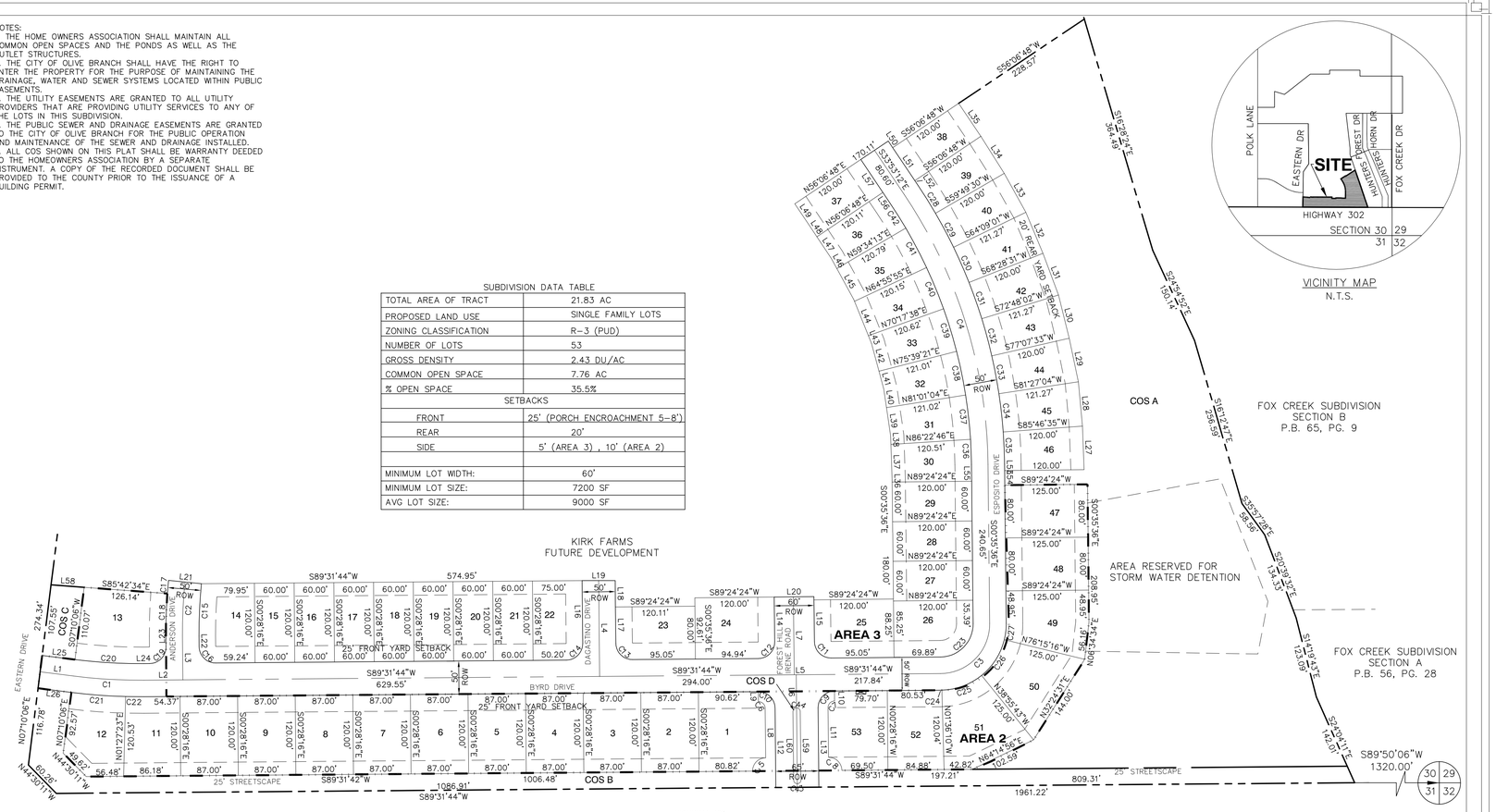
MOTION BY: _____ **SECOND BY:** _____

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

NOTES:
1. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON OPEN SPACES AND THE PONDS AS WELL AS THE OUTLET STRUCTURES.
2. THE CITY OF OLIVE BRANCH SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS.
3. THE UTILITY EASEMENTS ARE GRANTED TO ALL UTILITY PROVIDERS THAT ARE PROVIDING UTILITY SERVICES TO ANY OF THE LOTS IN THIS SUBDIVISION.
4. THE PUBLIC SEWER AND DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF OLIVE BRANCH FOR THE PUBLIC OPERATION AND MAINTENANCE OF THE SEWER AND DRAINAGE INSTALLED.
5. ALL COS SHOWN ON THIS PLAT SHALL BE WARRANTY DEEDED TO THE HOMEOWNERS ASSOCIATION BY A SEPARATE INSTRUMENT. A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SUBDIVISION DATA TABLE

TOTAL AREA OF TRACT	21.83 AC
PROPOSED LAND USE	SINGLE FAMILY LOTS
ZONING CLASSIFICATION	R-3 (PUD)
NUMBER OF LOTS	53
GROSS DENSITY	2.43 DU/AC
COMMON OPEN SPACE	7.76 AC
% OPEN SPACE	35.5%
SETBACKS	
FRONT	25' (PORCH ENCROACHMENT 5-8')
REAR	20'
SIDE	5' (AREA 3) , 10' (AREA 2)
MINIMUM LOT WIDTH:	60'
MINIMUM LOT SIZE:	7200 SF
AVG LOT SIZE:	9000 SF


S56°06'48"W 228.57'
S15°28'24"E 964.49'
S33°45'42"E 150.14'
S10°07'47"E 295.59'
S33°57'28"E 38.56'
S20°39'37"E 134.57'
S14°19'43"E 123.09'
S24°40'11"E 142.01'
S89°50'06"W 1320.00'
S89°31'44"W 1961.22'
809.31'
197.21'
102.59'
N67°14'56"E
69.50'
84.88'
42.82'
S89°31'44"W
N00°28'16"W 120.04'
N00°28'16"W 120.00'
N32°24'11"E 144.00'
N38°55'43"W 125.00'
N76°15'16"W 125.00'
208.85'
N13°44'49"E
S00°35'36"E 240.65'
S00°35'36"E 60.00'
S00°35'36"E 180.00'
S00°35'36"E 148.39'
S00°35'36"E 88.26'
S00°35'36"E 92.61'
S00°35'36"E 80.00'
S00°35'36"E 208.85'
S89°24'24"W 125.00'
S89°24'24"W 120.00'
N89°24'24"E 120.00'
S89°31'44"W 574.95'
S89°31'44"W 629.55'
S89°31'44"W 294.00'
S89°31'42"W 1086.91'
1006.48'
S89°31'44"W
N89°24'24"E 120.00'
S56°06'48"W 120.00'
S59°49'30"W 120.00'
S64°09'01"W 121.27'
S68°28'31"W 120.00'
S72°48'03"W 121.27'
S77°07'33"W 120.00'
S81°27'04"W 121.27'
S85°46'35"W 120.00'
N86°22'46"E 120.51'
N81°01'04"E 121.02'
N75°39'21"E 121.01'
N70°17'38"E 120.62'
N64°35'55"E 120.15'
N59°34'13"E 120.79'
N56°06'48"E 120.00'
N56°06'48"E 170.11'
S33°53'12"E 80.60'
S56°06'48"W 120.00'
S56°06'48"W 170.11'
S85°42'34"E 126.14'
N07°10'06"E 116.78'
N07°10'06"E 92.57'
N01°27'23"E 120.53'
N44°30'11"W 89.60'
N44°30'11"W 80.28'
S00°28'16"E 120.00'
S00°28'16"E 60.00'
S00°28'16"E 59.24'
S00°28'16"E 50.20'
S00°28'16"E 120.11'
S00°35'36"E 93.61'
S00°35'36"E 95.05'
S00°35'36"E 94.94'
S00°35'36"E 95.05'
S00°35'36"E 69.89'
S00°35'36"E 217.84'
S00°35'36"E 75.70'
S00°35'36"E 80.53'
S00°35'36"E 90.62'
S00°35'36"E 80.82'
S00°35'36"E 87.00'
S00°35'36"E 87.00'
S00°35'36"E 87.00

LINE TABLE

LINE	LENGTH	BEARING
L1	50.79	N82°49'54"W
L2	58.84	S89°31'44"W
L3	66.27	S00°28'16"E
L4	145.00	S00°35'36"E
L5	3.00	S89°31'44"W
L6	170.00	S00°35'36"E
L7	117.93	N00°35'36"W
L8	75.02	S00°35'36"E
L9	15.00	S00°28'16"E
L10	15.00	N00°28'16"W
L11	74.98	N00°35'36"W
L12	120.12	S00°35'36"E
L13	119.95	S00°35'36"E
L14	67.81	S00°35'36"E
L15	68.04	S00°35'36"E
L16	94.95	S00°35'36"E
L17	54.80	S00°35'36"E
L18	39.77	S00°35'36"E
L19	50.00	S89°54'51"E
L20	60.00	N89°24'24"E
L21	50.00	S84°14'13"E
L22	16.27	S00°28'16"E
L23	16.27	S00°28'16"E
L24	8.84	S89°31'44"W
L25	50.79	N82°49'54"W
L26	50.79	N82°49'54"W
L27	66.02	S02°08'36"E
L28	67.23	S05°18'18"E
L29	67.23	N11°47'34"W
L30	67.23	N13°57'20"W
L31	67.23	N20°26'36"W
L32	67.23	N22°36'21"W
L33	67.22	N29°05'38"W
L34	66.15	N32°16'11"W
L35	60.00	N33°53'12"W
L36	3.00	S00°35'36"E
L37	53.93	N02°01'31"W
L38	13.18	N02°01'31"W
L39	42.94	N08°17'02"W
L40	28.34	N08°17'02"W
L41	27.79	N15°05'43"W
L42	43.50	N15°05'43"W
L43	12.63	N21°54'24"W
L44	56.10	N21°54'24"W
L45	53.54	N28°43'05"W
L46	17.75	N28°43'05"W
L47	39.06	N33°37'41"W
L48	23.86	N33°37'41"W
L49	36.14	N33°53'12"W
L50	12.89	N33°53'12"W
L51	60.00	N33°53'12"W
L52	8.51	N33°53'12"W
L53	9.64	S00°35'36"E
L54	22.06	S00°35'36"E
L55	25.25	S00°35'36"E
L56	20.60	N33°53'12"W
L57	60.00	N33°53'12"W
L58	50.06	S85°42'34"E
L59	103.59	S00°35'36"E
L60	103.59	S00°35'36"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DIRECTION	DELTA
C1	106.67	800.00	106.59	53.41	S86°39'05"E	7°38'22"
C2	81.60	750.00	81.56	40.84	S02°38'45"W	6°14'03"
C3	117.97	75.00	106.18	75.16	N44°28'04"E	90°07'20"
C4	432.91	745.00	426.84	222.76	N17°14'24"W	33°17'37"
C5	31.37	20.00	28.25	19.96	S44°28'04"W	89°52'40"
C6	15.69	10.00	14.13	9.98	N45°31'56"W	89°52'40"
C7	15.73	10.00	14.16	10.02	S44°28'04"W	90°07'20"
C8	31.46	20.00	28.31	20.04	N45°31'56"W	90°07'20"
C9	39.32	25.00	35.39	25.05	S44°28'04"W	90°07'20"
C10	39.22	25.00	35.32	24.95	N45°31'56"W	89°52'40"
C11	39.22	25.00	35.32	24.95	S45°31'56"E	89°52'40"
C12	39.32	25.00	35.39	25.05	N44°28'04"E	90°07'20"
C13	39.22	25.00	35.32	24.95	S45°31'56"E	89°52'40"
C14	39.32	25.00	35.39	25.05	N44°28'04"E	90°07'20"
C15	78.88	725.00	78.84	39.48	S02°38'45"W	6°14'03"
C16	39.27	25.00	35.36	25.00	S45°28'16"E	90°00'00"
C17	19.92	775.00	19.92	9.96	S05°01'36"W	1°28'21"
C18	64.41	775.00	64.39	32.22	S01°54'35"W	4°45'42"
C19	39.27	25.00	35.36	25.00	N44°31'44"E	90°00'00"
C20	103.33	775.00	103.26	51.74	S86°39'05"E	7°38'22"
C21	82.25	825.00	82.21	41.16	S85°41'15"E	5°42'43"
C22	27.75	825.00	27.75	13.88	S89°30'27"E	1°55'39"
C23	78.65	50.00	70.79	50.11	N44°28'04"E	90°07'20"
C24	1.97	100.00	1.97	0.99	N88°57'47"E	1°07'54"
C25	65.15	100.00	64.00	33.78	N69°44'04"E	37°19'33"
C26	65.15	100.00	64.00	33.78	N32°24'31"E	37°19'33"
C27	25.03	100.00	24.96	12.58	N06°34'34"E	14°20'20"
C28	49.88	770.00	49.87	24.95	N32°01'51"W	3°42'42"
C29	58.13	770.00	58.11	29.08	N28°00'45"W	4°19'31"
C30	58.13	770.00	58.11	29.08	N23°41'14"W	4°19'31"
C31	58.13	770.00	58.11	29.08	N19°21'43"W	4°19'31"
C32	58.13	770.00	58.11	29.08	N15°02'12"W	4°19'31"
C33	58.13	770.00	58.11	29.08	N10°42'41"W	4°19'31"
C34	58.13	770.00	58.11	29.08	N06°23'11"W	4°19'31"
C35	48.79	770.00	48.78	24.40	N02°24'30"W	3°37'49"
C36	38.04	720.00	38.04	19.02	N02°06'25"W	3°01'38"
C37	67.38	720.00	67.35	33.71	N06°18'05"W	5°21'43"
C38	67.38	720.00	67.35	33.71	N11°39'48"W	5°21'43"
C39	67.38	720.00	67.35	33.71	N17°01'30"W	5°21'43"
C40	67.38	720.00	67.35	33.71	N22°23'13"W	5°21'43"
C41	67.38	720.00	67.35	33.71	N27°44'56"W	5°21'43"
C42	43.44	720.00	43.43	21.73	N32°09'30"W	3°27'25"
C43	17.28	5.50	11.00	INFINITE	N89°24'24"E	180°00'00"
C44	17.28	5.50	11.00	INFINITE	S89°24'24"W	180°00'00"

LOT AREA

LOT	AREA (SF)
1	11,598
2	10,439
3	10,439
4	10,440
5	10,440
6	10,440
7	10,440
8	10,440
9	10,440
10	10,440
11	10,103
12	10,339
13	14,233
14	9,862
15	7,200
16	7,200
17	7,200
18	7,200
19	7,200
20	7,200
21	7,200
22	8,879
23	9,451
24	10,993
25	10,441
26	9,706
27	7,200
28	7,200

LOT AREA

LOT	AREA (SF)
29	7,200
30	7,242
31	7,448
32	7,446
33	7,449
34	7,458
35	7,454
36	7,265
37	7,201
38	7,200
39	7,448
40	7,533
41	7,533
42	7,533
43	7,533
44	7,533
45	7,533
46	7,442
47	10,000
48	10,000
49	11,136
50	12,091
51	12,691
52	10,043
53	10,269
COS A	294,911
COS B	36,741
COS C	5,441
COS D	1,234

DEVELOPER:
ALLEN OLIVE BRANCH, LLC
9695 POPLAR AVENUE
GERMANTOWN, TN 38139

ENGINEER:
LAND DEVELOPMENT SOLUTIONS, LLC
6333 BURREN WAY
ARLINGTON, TN 38002

SURVEYOR:
WEST SURVEYING, LLC.
35 CONNER AVENUE
HOLLY SPRINGS, MS 38635

PRELIMINARY PLAT
KIRK FARMS P.D.
PHASE 1
OLIVE BRANCH, MISSISSIPPI

JULY, 2025

SECTION 30, TOWNSHIP 1S, RANGE 5W
SUBJECT PROPERTY AREA: 21.83 AC
ZONING CLASSIFICATION: R-20 PUD OVERLAY
TOTAL LOTS: 53
SCALE: 1" = 100'

OWNER'S CERTIFICATE
I/WE,_____, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE
PROPERTY, HEREBY ADOPT THIS AS MY/OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY
FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE
CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I 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___.

_____
SIGNATURE OF OWNER(S) OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATE
STATE OF _____
COUNTY OF _____
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND
STATE, ON THE _____ DAY OF _____, 20___, WITHIN MY JURISDICTION, THE WITHIN NAMED
_____, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING
CERTIFICATE, FOR THE PURPOSE THEREIN MENTIONED.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE
_____, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF
SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON
THE PLAT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR PUBLIC USE FOREVER. I 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___.

BY: _____ TITLE: _____

NOTARY'S CERTIFICATE (CORPORATE/FINANCIAL INSTITUTION)
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 ACKNOWLEDGED THAT HE/SHE IS _____ OF
_____, AND
THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED
THE ABOVE AND FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID
CORPORATION SO TO DO.

_____
MY COMMISSION EXPIRES NOTARY PUBLIC K

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THAT THE PLAT OF SAME
IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

_____
SIGNATURE OF LAND SURVEYOR DATE

OLIVE BRANCH PLANNING COMMISSION
APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE
_____DAY OF _____, 20___. _____, CHAIRPERSON

OLIVE BRANCH MAYOR AND BOARD OF ALDERMAN
APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY,
MISSISSIPPI, ON THIS THE _____DAY OF _____,20___. MINUTE BOOK_____, PAGE _____

_____
MAYOR

_____
CITY CLERK

DESOTO COUNTY CHANCERY CLERK'S OFFICE
STATE OF MISSISSIPPI
COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE
AT _____ O'CLOCK ___.M., ON THE ____DAY OF_____, 20___ AND WAS IMMEDIATELY ENTERED
UPON THE PROPER INDEX AND DULY RECORDED WITH PLAT BOOK NUMBER _____, PAGE ____.

_____, CHANCERY COURT CLERK

DEVELOPER:
ALLEN OLIVE BRANCH, LLC
9695 POPLAR AVENUE
GERMANTOWN, TN 38139

ENGINEER:
LAND DEVELOPMENT SOLUTIONS, LLC
6333 BURREN WAY
ARLINGTON, TN 38002

SURVEYOR:
WEST SURVEYING, LLC.
35 CONNER AVENUE
HOLLY SPRINGS, MS 38635

PRELIMINARY PLAT
KIRK FARMS P.D.
PHASE 1
OLIVE BRANCH, MISSISSIPPI

JULY, 2025

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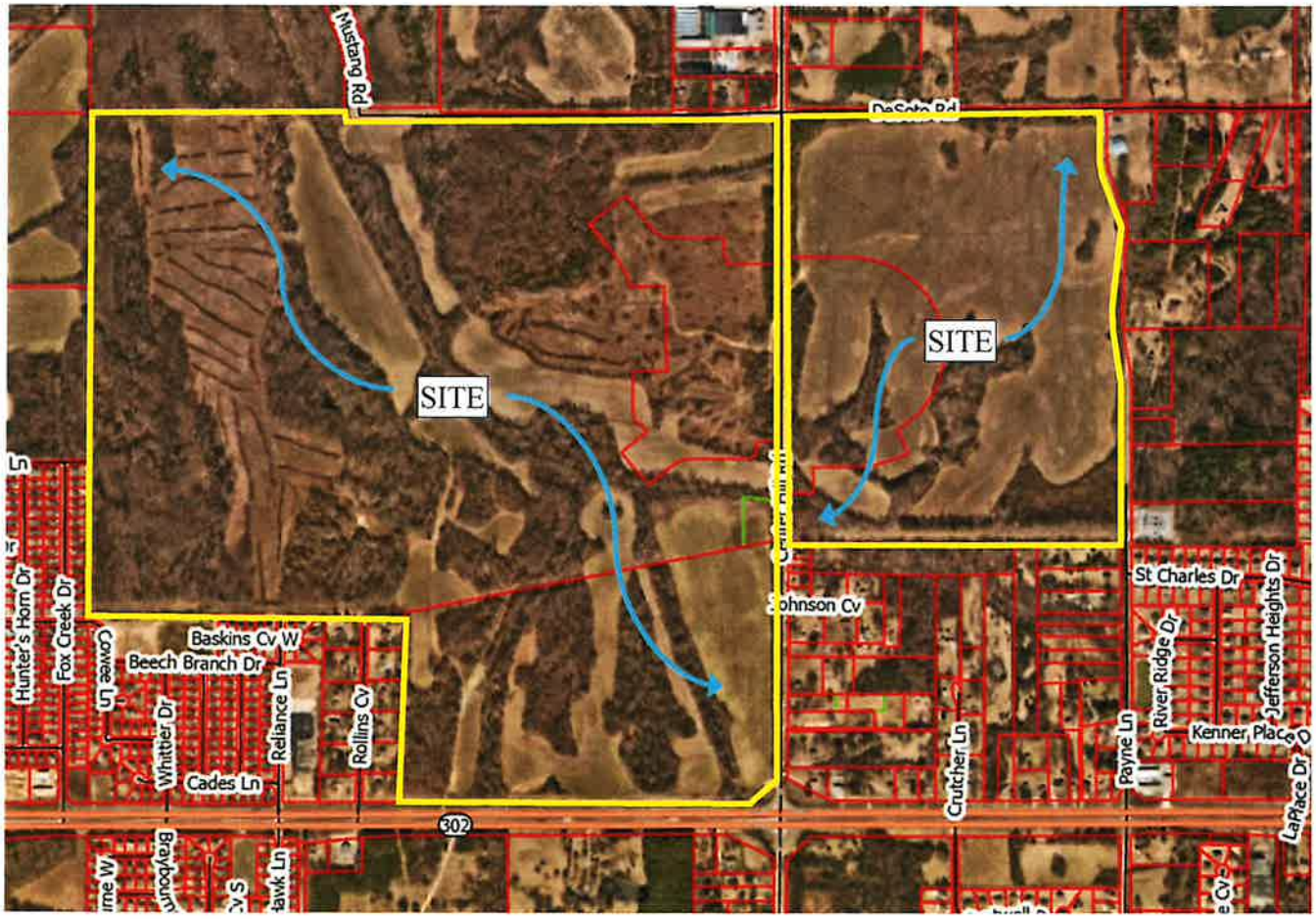
AGENDA NO.: New Business 3 (File #ZP25-0007) **MEETING DATE:** 8/12/25

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Application to Amend the Project Text and Preliminary Development Plan for Center Hill Plantation, submitted by Michelle Ye, DT design studio, on behalf of property owners, David Halle, Center Hill Plantation Partnership. The request is to increase the amount of open space by 10+/-acres and adding a greater variety of uses, while keeping the proposed number of homes below the amount that was approved with the creation of this development in 1999. The subject property is 751.67+/-acres, zoned PUD, Planned Unit Development, located on the south side of Desoto Rd, with 195+/-acres on the east side of Center Hill Rd, and the remaining 556+/-acres on the west side.

EXHIBITS:
1. Application to Amend Project Text & Development Plan (7/16/25)
2. Combined Project Text & Development Plan for Center Hill Plantation PUD (2025)

EXECUTIVE SUMMARY: The Center Hill Plantation (PUD) Project Text and Master Plan was approved by DeSoto County in 1999 (26 years ago). The first amendment was approved by DeSoto County in 2018 and the PUD was annexed into the City of Olive Branch in 2021. When property is annexed into the City, existing zoning entitlements remain intact. The applicant and property owner have requested a second amendment to the PUD Project Text and Master Plan to meet several objectives to increase open space, add a greater variety of uses, and to change the total number of residential lots back to the 1999 original version. The changes are relatively minor and the amendment is recommended for approval.



BACKGROUND: The +/-751.67 acres located on both sides of Center Hill Rd, between Goodman Rd E (Hwy 302) and DeSoto Rd was originally approved by DeSoto County in 1999 as the "Center Hill Plantation" Planned Unit Development (PUD). A 2018 text amendment reduced the number of lots from 1133 to 1020 (113 lots). In 2021, the property was annexed by the City of Olive Branch.

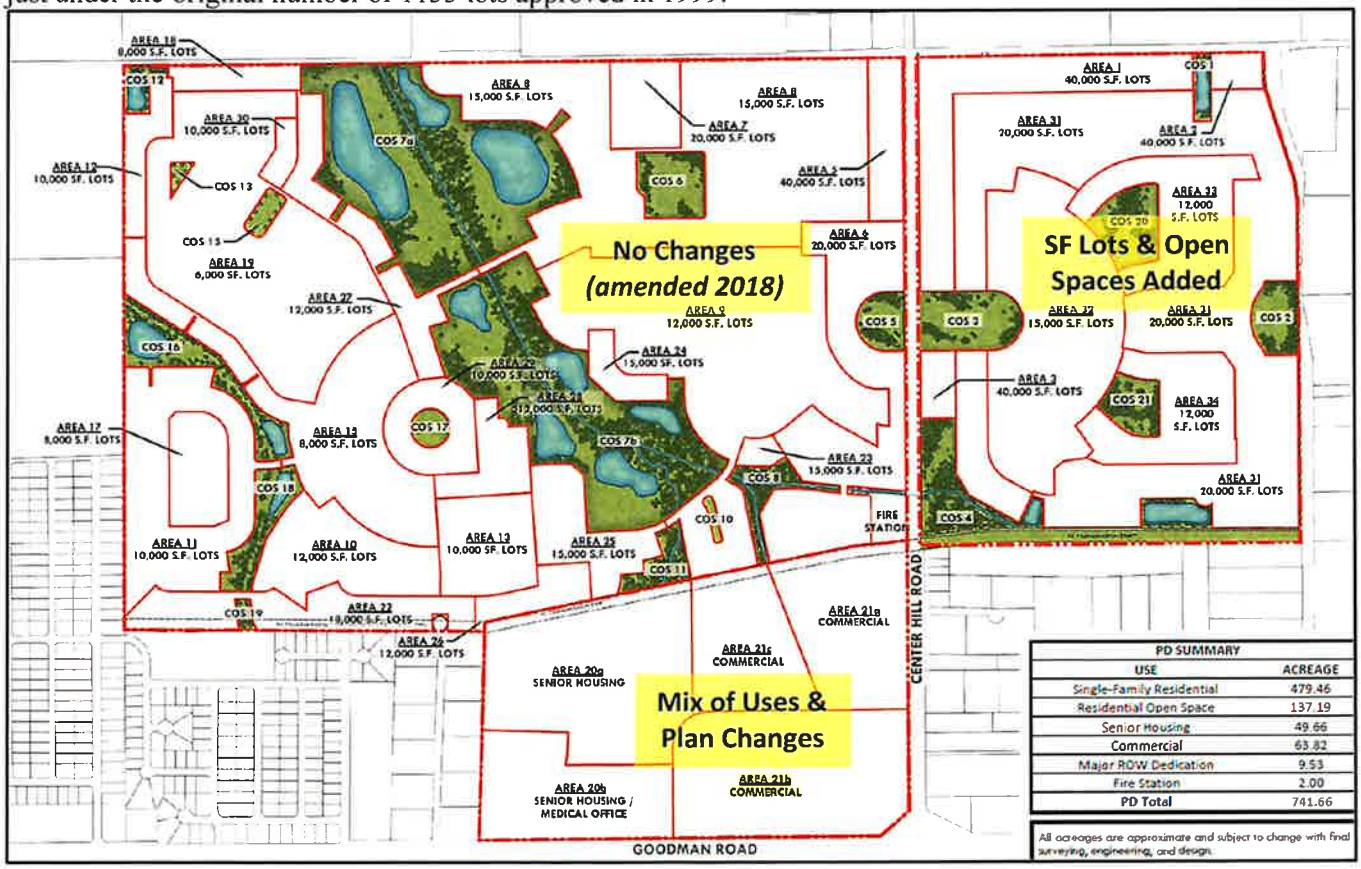
There has been no development in Center Hill Plantation since its 1999 approval and the 2018 amendment, but with the post-annexation extension of central sewer to the area, development is expected to commence within the next several years. The full program is expected to extend over many years in multiple development phases and will be dependent upon market conditions. It will be further regulated through the City's subdivision procedures where streets and utilities will be installed and lots platted to allow construction of new homes and businesses.

PUD AMENDMENT SUMMARY: Unlike conventional zoning, a PUD Project Text serves as a unique development code for a project by setting forth permissible uses, bulk regulations and other standards (e.g. architectural) to coincide with a PUD Master Plan. In the case of Center Hill Plantation, these standards are applied to 3 different parts of the overall project.

The part of the project that contains mixed uses (i.e. commercial and single family residential, including senior housing) is 112+/- acres located at the Center Hill intersection along the north side of Goodman Rd. It is bounded to the north by a 75ft. wide power line easement. The PUD amendment proposes changes to this area, including adding complimentary uses to senior housing such as medical offices, senior fitness facilities, and professional offices. The application furthermore proposes the addition of a self-storage facility within the commercial area.

North of the power line easement along the west side of Center Hill Rd. is an area of 556+/- acres planned for single-family. This part of the project was the center piece of the 2018 PUD amendment approved by the DeSoto Board of Supervisors and is <u>not</u> proposed for further changes as part of the current amendment.

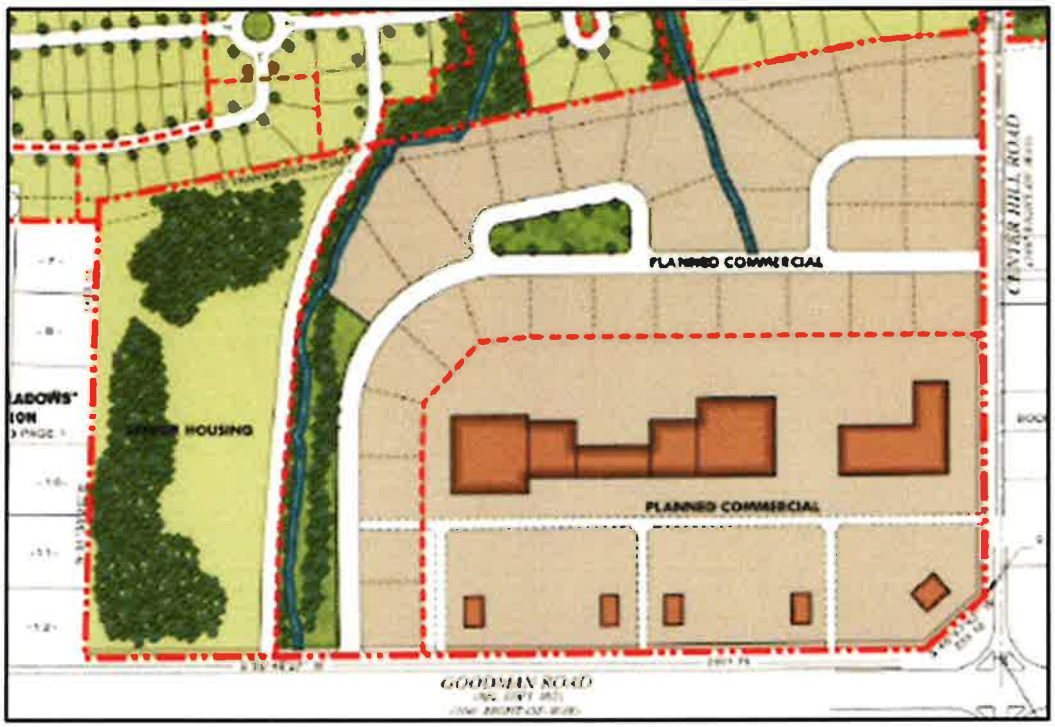
Along the east side of Center Hill Rd. is an area of 195+/- acres planned for single family residential. The PUD amendment proposes changes to this area, including adding 10+/- acres of open space and adding back 110 single-family lots. This addition would bring the total number of lots within the Center Hill Plantation PUD back to 1130, just under the original number of 1133 lots approved in 1999.



ANALYSIS:

1) Proposed Changes to 112+/- acre Mixed-Use Area: As depicted below, the land area and potential square footage for the commercial shopping center has been proposed for a substantial reduction from the 2018 plan. The proposal also reduces the number of potential commercial lots north of the proposed shopping center and adds a self-storage facility as a permitted use in Area 21c, which will be well-buffered and inobtrusive. The land area planned for senior housing has been expanded to both sides of the drainage ditch. It incorporates single family senior lots (Area 20a) with a prospective senior housing facility and medical offices, senior fitness facilities, and professional offices as supplementary uses in Area 20b fronting Goodman Rd.

EXISTING PLAN (2018)



PROPOSED PLAN



2) Proposed Changes to the 195+/- acre Single Family Area East of Center Hill Rd.:

The lot layout of a portion of the single-family area east of Center Hill Rd would be revised to re-add 110 lots. This would closely mirror the original 1999 PUD lot total. Area 4 from the 2018 amendment which contains 156 30,000 sf lots would become areas 31, 32, 33, and 34 which would contain 269 lots for a net increase of 113 lots. The perimeter lots within areas 1, 2 , and 3 would remain unchanged at 40,000 and 30,000 sf. respectively.

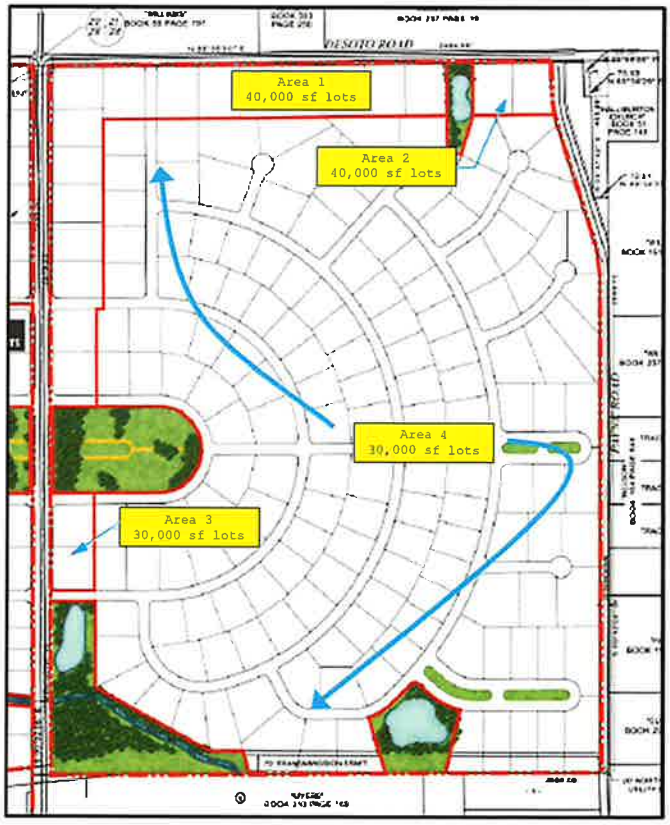
The summary of the re-addition is as follows:

Single Family Area East of Center Hill Rd		
Ex. Area 4	**30,000 sf lots**	**-156**
Proposed Area 31	**20,000 sf lots**	**+125**
Proposed Area 32	**15,000 sf lots**	**+71**
Proposed Area 33	**12,000 sf lots**	**+40**
Proposed Area 34	**12,000 sf lots**	**+33**
		269 – 156 lots
TOTAL	**N/A**	**113 lots re-added**

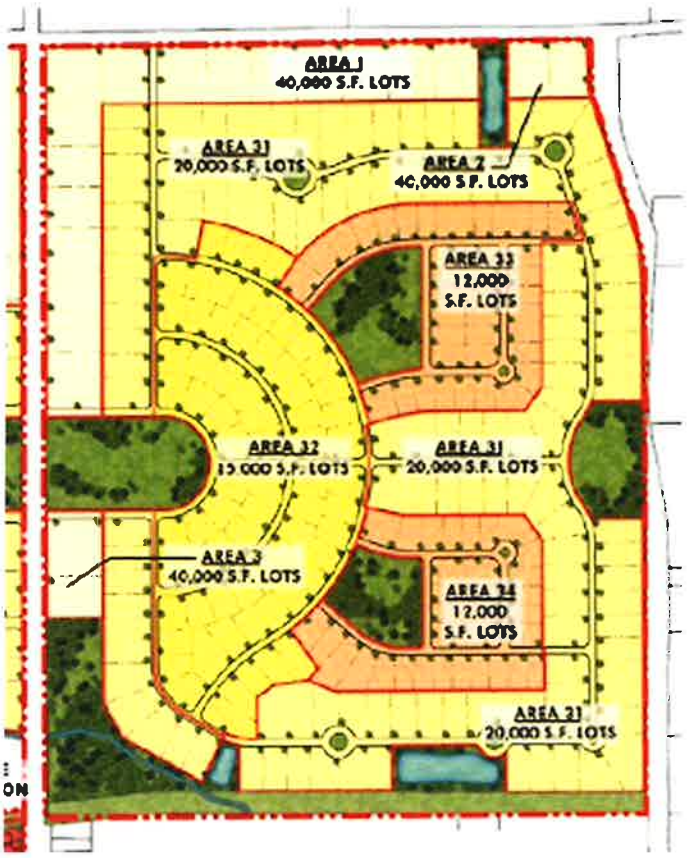
The re-added lots would be an upgrade from an open ditch street section to include curbs, gutters, and sidewalks within a typical 50 ft residential street cross section. Additionally, several traffic circles are proposed as traffic calming devices within the new areas.

The City's Zoning Ordinance requires that a minimum of 10% of the gross subject property shall be set aside as parks, playgrounds, or other common open space. The applicant has also proposed revising the Common Open Space total acreage upward from 127.04 ac (approx. 20%) to 137.19 ac (10.15 ac or approx. 22%) for a 2% net increase in open space.

EXISTING PLAN (2018)



PROPOSED PLAN



3) Additional changes:

Additional changes to the project text include:

Identification of any required frontage improvements to Center Hill Rd, such as widening, installation of acceleration/deceleration lanes, and installation of curb, gutter, and sidewalks, shall be addressed through the Olive Branch subdivision approval procedure for each phase of development.

An overall reduction in traffic generation resulting from the reduction in the commercial acreage.

All references to "DeSoto County" changed to "Olive Branch".

NEXT STEPS: Pursuant to the review and recommendation of the Planning Commission, the Board of Aldermen will be asked to set a public hearing for September 16, 2025 to review the proposed amendments and consider approval. Development is not expected to proceed for several years pursuant to approval of preliminary and final plats that would allow for construction of infrastructure.

RECOMMENDED MOTION: Approve the application and recommend that the Board of Aldermen approve the proposed amendments to the Project Text and Development Plan for Center Hill Plantation PUD with the following condition.

1. Any future amendment to the single-family residential area located to the west of Center Hill Rd. will need to consider provisions to extend Fox Lane as a minor collector eastward to Center Hill Rd., with a specific cross section as recommended by the City Engineer.

2. Post approval, provide final version of project text in hard copy and electronic format without strikethrough and underline.

CHECKED FOR SUBMISSION TO THE COMMISSION BY: _____ **DATE:** 8/7/25

MOTION BY: _____ **SECOND BY:** _____

VOTE	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
YES							
NO							
ABSTAIN							

City of Olive Branch
MISSISSIPPI

Planning and Building Department
9200 Pigeon Roost - Olive Branch, MS 38654
P. (662) 892-3134 F. (662) 892-3136

OFFICE USE ONLY

APPLICATION FEE: $_____ CASE #(S) _____
RECORDING FEE: $1.00 _____
TOTAL FEES: $_____ MEETING DATE(S):
RECEIVED BY: _____ _____
CHECK #: _____ CASH: _____ _____
RECEIPT #: _____ DATE: _____ PLANNER: _____

PROJECT NAME: Center Hill Plantation - PD Amendment
WAS THERE A PRE-APPLICATION MEETING? [Y]/N
IF YES, DATE OF PRE-APPLICATION MEETING: 10/30/24

COMPLETED APPLICATIONS, INCLUDING FEES ARE TO BE FILED BY THE DEADLINE DATE. APPLICATION DEADLINES FOR MEETING DATES AVAILABLE AT THE PLANNING OFFICE OR CITY WEBSITE – www.obms.us - UNDER "PLANNING AND DEVELOPMENT".

PART I – APPLICATION TYPE (PLEASE PRINT)

Brief Description of Application: _____

	CHECK ONE *(multiple if applicable)*	***SEE PAGES 2 - 4 FOR APPLICATION CHECKLISTS (CL) FOR OVERVIEW OF APPLICATION REQUIREMENTS***			
☐	**VARIANCE**	Is Variance to Zoning Code standard (e.g. setbacks, fence height, parking or paving requirements, lot coverage)? Y/N		Is Variance to Design Review Ordinance (e.g. alternative plan for landscaping or building architecture)? Y/N	See CL1
☐	**CONDITIONAL USE PERMIT**	New Use or Extension of Existing Use.	See CL2	Small Cell Tower- New Pole	See CL3
☐	**REZONING**	What is the Current Zoning & Future Land Use Designation (Comprehensive Plan)? _____		What is the Requested Zoning? _____	CL4 & CL5 if PD zoning is requested
☒	**AMENDMENT TO EXISTING PLANNED DEVELOPMENT OR NEW PLAN IN PD ZONE**	If amending an existing Project Text, provide changes in ~~strike-thru~~ (language to delete) & underline (language to add)		Is this a proposal for a new or revised Preliminary Development Plan (also called a Zoning Master Plan)? [Y]/N	CL6 or CL5 if new plan in PD zone.
☐	**CIVIL SITE PLAN / DESIGN REVIEW**	Is the application for a new metal building? Y/N		If "No", see Separate Checklist under Planning & Development www.obms.us	See CL7
☐	**SUBDIVISION**	Is this a Preliminary Plat? Y/N		Is this a Final Plat or Plat Revision? Y/N	See CL8

PART II – SUBJECT PROPERTY (PLEASE PRINT)

PROPERTY ADDRESS: North of Goodman Rd, South of DeSoto Rd, along both sides of Center Hill Rd

LEGAL DESCRIPTION: Description & Survey Provided in PD Booklet
Enter Subdivision Name & Lot #(s); Or, if Un-Platted Metes & Bounds Description & Survey Required

TAX / PARCEL ID#(S) 105929000 0000100, 105929000 0000102, 105828000 0000601, 105828000 0000600, 105929000 0000101
See: http://maps.desotocountyms.gov/oneview/

PART III – OWNERSHIP / AGENT INFORMATION (PLEASE PRINT)

PROPERTY OWNER

NAME: *(include title & company if property not individually owned)*
David Halle
Center Hill Plantation Partnership

ADDRESS: 506 Halle Park Dr #102
Collierville, Tennessee 38017

PHONE: 901.861.3815

E-MAIL: lowgrove@aol.com

SIGNATURE: _____

AGENT / REPRESENTATIVE *(if different than owner)*

NAME, TITLE, & COMPANY:
Michelle Ye, Principal
DT design studio

ADDRESS: 1350 Concourse Ave, Ste 447 (Mailbox LL004)
Memphis, TN 38104

PHONE: 901-646-5077

E-MAIL: michelle@dt-designstudio.com

SIGNATURE: Michelle Ye



CENTER HILL PLANTATION

PLANNED DEVELOPMENT

Olive Branch, Mississippi

SUBMITTAL COPY
AUGUST 1, 2025

DESIGN STUDIO

OWNER:

Center Hill Plantation Partnership
506 Halle Park Dr #102
Collierville, Tennessee 38017
901.861.3815

contact: David Halle - lowgrove@aol.com

PLANNER / LANDSCAPE ARCHITECT:

DESIGN STUDIO

DT design studio
1350 Concourse Ave, Ste 447 (Mailbox LL004)
Memphis, Tennessee 38104
901.646.5077
www.dt-designstudio.com

contact: Michelle Ye - michelle@dt-designstudio.com

ENGINEER:

Civil Link

Civil-Link
5779 Getwell Rd. | Building B
Southaven, Mississippi 38672
662.510.2169
www.civil-link.com

contact: Nick Kreunen - nkreunen@civil-link.com

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DISCLAIMER:
Graphics, images, and photographs included in this booklet are solely to convey form and character within Center Hill Plantation Planned Development and are not intended to be a final product design. All site design, engineering, graphics, and images are subject to final design. Some images used in this booklet are not property of DALHOFF THOMAS design studio. A full list of photo credits can be provided if needed.

DESIGN STUDIO

[redacted]

July 11, 2025

Mr. Jason Gambone
City of Olive Branch
9200 Pigeon Roost
Olive Branch, MS 38654

RE: CENTER HILL PLANTATION PD
PLANNED DEVELOPMENT AMENDMENT
OLIVE BRANCH, MISSISSIPPI

Dear Jason,

We are pleased, on behalf of the Developer, to submit this request for a Planned Development (PD) Amendment for Center Hill Plantation PD, located north of the intersection of Goodman Road and Center Hill Road. The original PD was approved by DeSoto County in 1999, and an amendment was approved by the County in 2018. The City annexed the site in 2021, which significantly boosts development potential for both residential and commercial uses.

These amendments are being proposed in response to several changes to the site and market conditions:
- The annexation of the property by the City
- The development of surrounding areas in recent years, as well as the growth of Olive Branch in general
- The donation of 2 acres of land by the Developer for a new City of Olive Branch fire station on Center Hill Road

The site is approximately 750 acres total, split into three parcels by Center Hill Road and a 75' transmission easement. The largest portion of the property is the northwest piece at ± 437 acres, featuring a mix of residential lots flanking both sides of a large central open space and creek, as well as a historic cemetery. The site plan for this piece remains largely unchanged within this proposed amendment, except to accommodate the fire station property donation.

Just east of Center Hill Road is a ±191-acre piece, originally planned for large rural lots at 30,000 SF – 40,000 SF along with a rural cross-section street. The current housing demand and cost of construction prevent these large lots from being feasible to develop. The proposed amendment addresses this issue by substituting the 30,000 SF lots with a mix of lot sizes (12,000 SF, 15,000 SF, and 20,000 SF), adding more common open space, and adding curb and gutter.

The final ±114-acre piece of the property south of the transmission easement was originally planned as senior housing, commercial, and office uses, although previously, these land uses lacked detailed study. The proposed amendment looks at this piece with a more fine-tuned lens, rebalancing and modifying these uses to establish a true commercial and senior housing center for Olive Branch.

All in all, the proposed amendments accomplish the following:
- Increases the amount of open space ±10 acres above the 2018 plan and ±64 acres above the 1999 plan
- Increases the development potential for the project by mixing in a greater variety of uses and lot products
- Keeps the number of homes and density at or below the original approved 1999 plan

We look forward to working with the City on bringing this key development to life. If we can provide any additional information for your review, please let us know.

Sincerely,

Michelle Ye

Michelle Ye, PLA
Principal
DT design studio

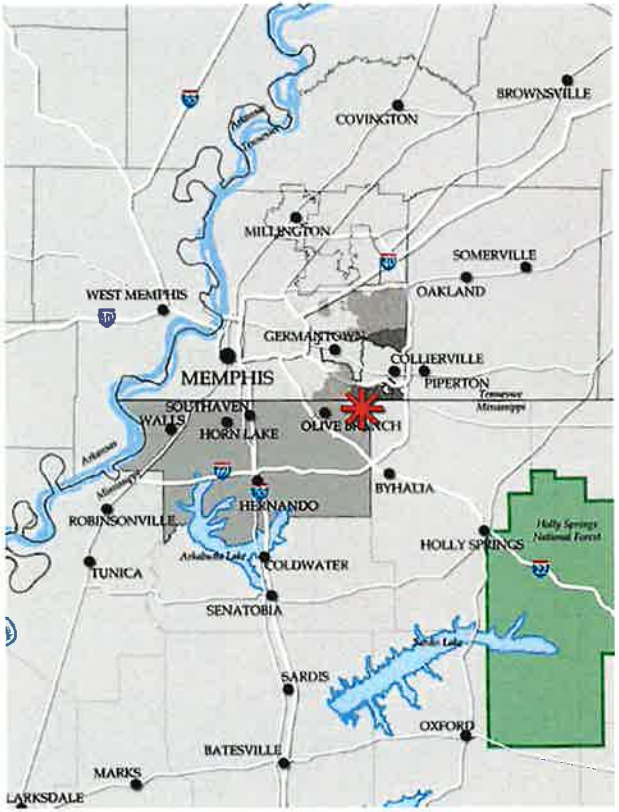
REGIONAL LOCATION

Center Hill Plantation Planned Development is located in the northeastern portion of Desoto County, Mississippi. The property is close by to the Memphis Metropolitan Area boasting a population of over 1.29 million. Metropolitan Memphis is also known as the Mid-South.



IMMEDIATE LOCATION

More defined, the Center Hill Plantation Planned Development is located in the northeast portion of Desoto County which was annexed by the City of Olive Branch in 2021. The subject property is bound by Desoto Road to the North and Goodman Road to the South. Center Hill Road runs through the property.



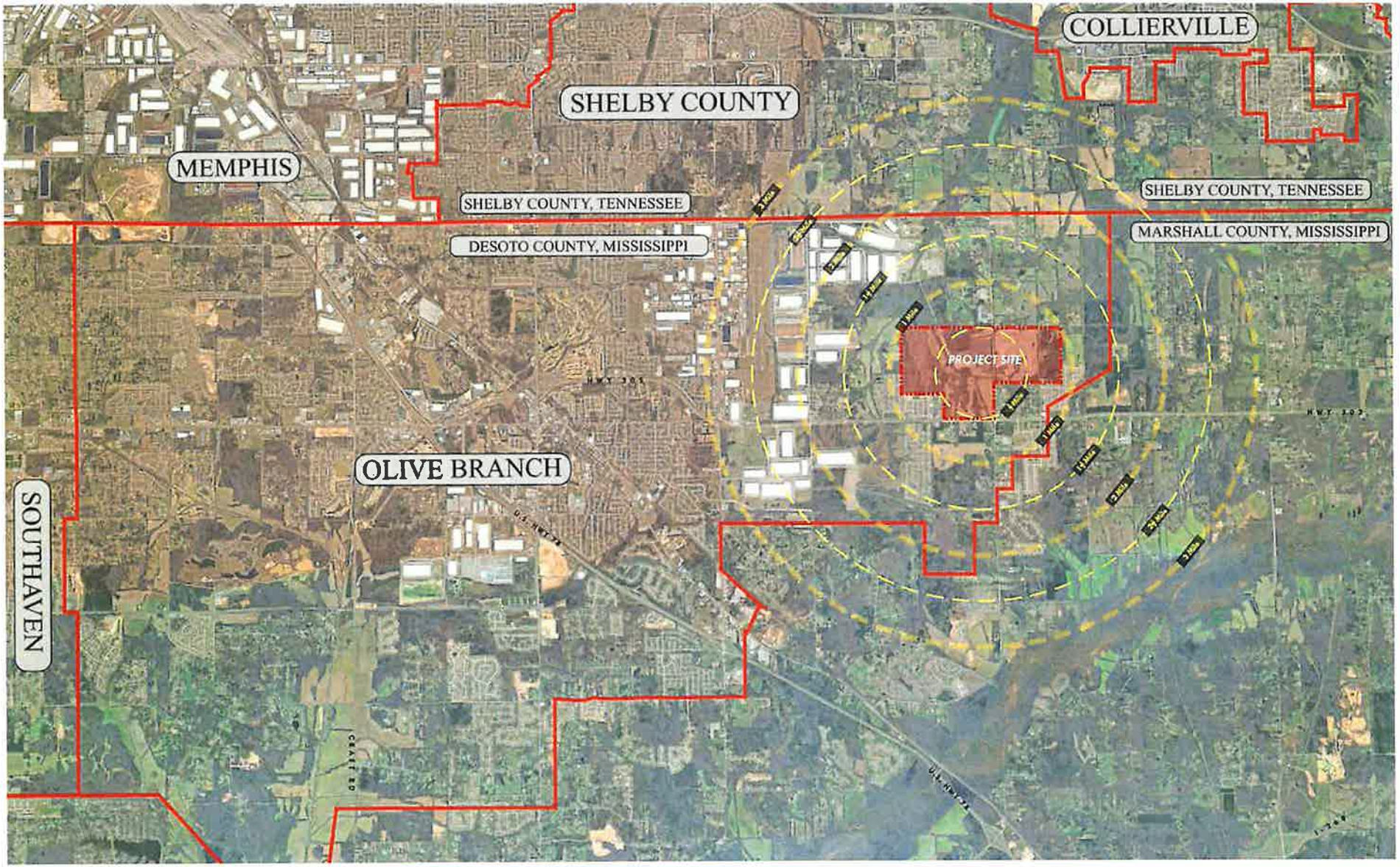
MUNICIPALITIES

Center Hill Plantation Planned Development falls entirely within the Desoto County boundary and the City of Olive Branch. The US Census Bureau estimates the current population within the City of Olive Branch to be approximately 47,187. The County itself has a population of over 193,247.



MILEAGE TO SURROUNDING MUNICIPALITIES

Collierville	7.2
Germantown	8.6
Southaven	13.4
Horn Lake	15.1
Downtown Memphis	20.0
Holly Springs	22.6



REGIONAL AERIAL PHOTOGRAPHY

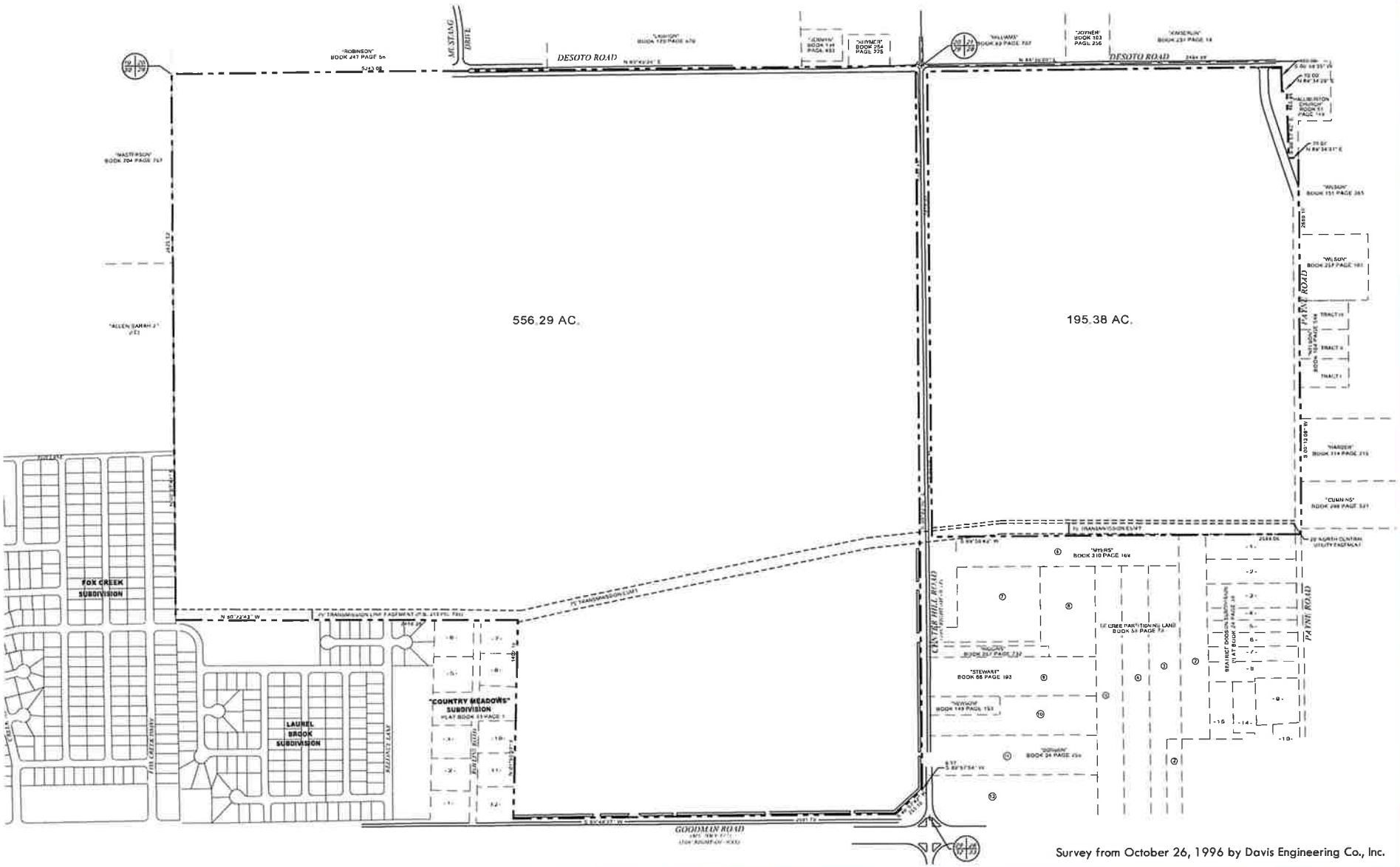
SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 WEST

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 5 WEST IN DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 89 DEGREES 45 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SECTION 29, A DISTANCE OF 5243.09 FEET TO A IRON PIN (SET) IN THE WEST LINE OF CENTER HILL ROAD (40 FEET WEST OF CENTERLINE); THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF CENTER HILL ROAD A DISTANCE OF 5098.70 FEET TO AN IRON PIN (SET); THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST A DISTANCE OF 9.37 FEET TO AN IRON PIN (SET); THENCE SOUTH 48 DEGREES 57 MINUTES 42 SECONDS WEST A DISTANCE OF 255.10 FEET TO AN IRON PIN (SET) IN THE NORTH LINE OF GOODMAN ROAD (MISSISSIPPI HIGHWAY 302) (30 FEET NORTH OF CENTERLINE); THENCE SOUTH 89 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF GOODMAN ROAD A DISTANCE OF 2691.79 FEET TO AN IRON PIN (SET) IN THE EAST LINE OF LOT 12, COUNTRY MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 33 PAGE 1; THENCE NORTH 01 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF LOTS 12, 11, 10, 9, 8, AND 7, COUNTRY MEADOWS SUBDIVISION A DISTANCE OF 1402.18 FEET TO AN IRON PIPE (FOUND) IN THE NORTH LINE OF LOT 7, COUNTRY MEADOWS SUBDIVISION; THENCE NORTH 89 DEGREES 22 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AND LOT 6 OF THE COUNTRY MEADOWS SUBDIVISION AND THE ALLEN PROPERTY AS DESCRIBED IN BOOK 90 PAGE 553 IN DESOTO COUNTY, MISSISSIPPI A DISTANCE OF 2408.38 FEET TO AN IRON PIN (SET) IN THE EAST LINE OF THE O.B. DEVELOPMENT, INC. PROPERTY AS DESCRIBED IN BOOK 290 PAGE 436 AND THE EAST LINE OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 WEST; THENCE NORTH 00 DEGREES 07 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF THE O.B. DEVELOPMENT, INC. PROPERTY AND THE MASTERSON PROPERTY AS DESCRIBED IN BOOK 294 PAGE 767 AND THE EAST LINE OF SECTION 30, A DISTANCE OF 3825.52 FEET TO THE POINT OF BEGINNING. CONTAINING 24,232,140 SQUARE FEET OF 556.29 ACRES OF LAND

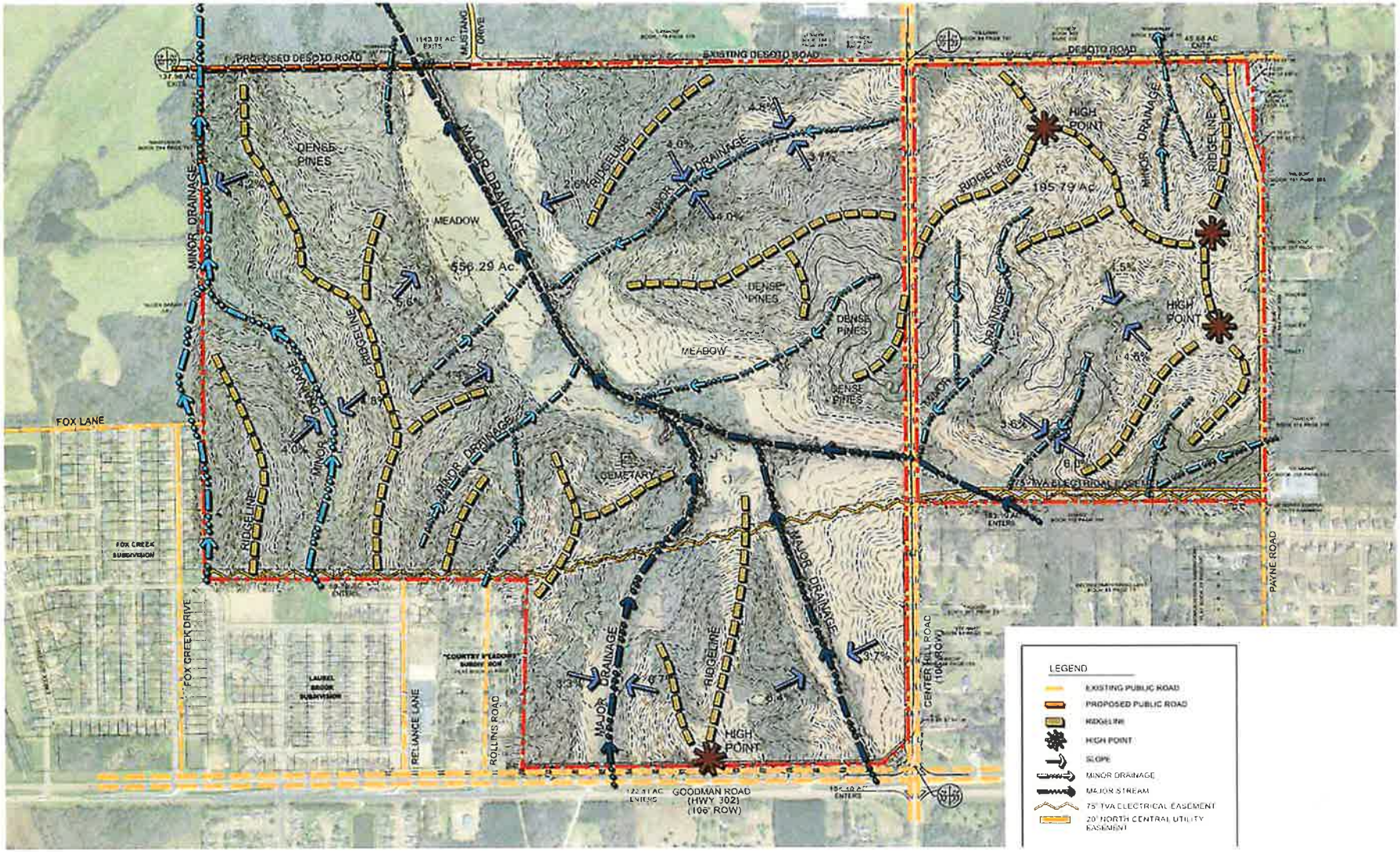
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 WEST

BEGINNING AT AN IRON PIN (SET) IN THE INTERSECTION OF THE EAST LINE OF CENTER HILL ROAD WITH THE SOUTH LINE OF DESOTO ROAD, SAID POINT BEING NORTH 89 DEGREES 36 MINUTES 00 SECONDS EAST 40.00 FEET AND SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 WEST; THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF DESOTO ROAD A DISTANCE OF 2494.88 FEET TO A PK NAIL (FOUND) IN THE SOUTH LINE OF DESOTO ROAD AND BEING IN THE WEST LINE OF THE HALLY BURTON BAPTIST CHURCH PROPERTY AS DESCRIBED IN BOOK 10 PAGE 529; THENCE SOUTH 00 DEGREES 58 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 169.95 FEET TO AN IRON PIN (SET) IN THE SOUTH LINE OF THE SAID HALLY BURTON BAPTIST CHURCH PROPERTY; THENCE NORTH 89 DEGREES 34 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 34.92 FEET TO A PK NAIL (FOUND) IN THE WEST LINE OF THE NEW HALLIBURTON MISSIONARY BAPTIST CHURCH PROPERTY AS DESCRIBED IN BOOK 337 PAGE 127; THENCE SOUTH 00 DEGREES 57 MINUTES 42 SECONDS EAST ALONG WEST LINE A DISTANCE OF 465.46 FEET TO AN IRON PIN (FOUND) IN THE SECOND LINE OF THE SAID NEW HALLIBURTON MISSIONARY BAPTIST CHURCH PROPERTY; THENCE NORTH 89 DEGREES 34 MINUTES 31 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 70.01 FEET TO AN IRON PIN (FOUND) IN EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 2660.15 FEET TO IRON PIN (FOUND) IN THE NORTH LINE OF THE BEATRICE DODSON SUBDIVISION AS RECORDED IN PLAT BOOK 24 PAGE 39 IN DESOTO COUNTY, MISSISSIPPI; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE BEATRICE DODSON SUBDIVISION AND THE NORTH LINE OF THE DECREE PARTITIONING LAND DESCRIBED IN BOOK 53 PAGE 73 IN DESOTO COUNTY MISSISSIPPI A DISTANCE OF 2599.06 FEET TO AN IRON PIN (SET) IN THE EAST LINE OF CENTER HILL ROAD; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF CENTER HILL ROAD A DISTANCE OF 3278.22 FEET TO THE POINT OF BEGINNING. CONTAINING 8,510,593 SQUARE FEET OR 195.38 ACRES OF LAND

BOUNDARY PLOT PLAN



Survey from October 26, 1996 by Davis Engineering Co., Inc.


PROPOSED DESOTO ROAD
EXISTING DESOTO ROAD
DESOTO ROAD
MUSTANG DRIVE
DENSE PINES
MEADOW
556.29 Ac.
195.79 Ac.
MAJOR DRAINAGE
MINOR DRAINAGE
RIDGELINE
HIGH POINT
FOX LANE
FOX CREEK SUBDIVISION
FOX GREEN DRIVE
LAUREL BRIDGE SUBDIVISION
RELIANCE LANE
ROLLINS ROAD
CEMETERY
CENTER HILL ROAD (106' ROW)
PAYNE ROAD
GOODMAN ROAD (HWY 302) (106' ROW)
LEGEND
EXISTING PUBLIC ROAD
PROPOSED PUBLIC ROAD
RIDGELINE
HIGH POINT
SLOPE
MINOR DRAINAGE
MAJOR STREAM
75' TVA ELECTRICAL EASEMENT
20' NORTH CENTRAL UTILITY EASEMENT



PD SUMMARY	
USE	ACREAGE
Single-Family Residential	479.46
Residential Open Space	137.19
Senior Housing	49.66
Commercial	63.82
Major ROW Dedication	9.53
Fire Station	2.00
PD Total	**741.66**

All acreages are approximate and subject to change with final surveying, engineering, and design.

OUTLINE PLAN EXHIBIT

SINGLE-FAMILY RESIDENTIAL				
AREA	USE	ACREAGE	DENSITY	HOMES
1	40,000 S.F.	17.81	0.90	16
2	40,000 S.F.	2.03	0.99	2
3	40,000 S.F.	2.46	0.81	2
5	40,000 S.F.	5.98	1.00	6
6	20,000 S.F.	25.99	1.50	39
7	20,000 S.F.	6.48	1.54	10
8	15,000 S.F.	56.43	1.93	109
9	12,000 S.F.	51.49	2.14	110
10	12,000 S.F.	13.28	2.48	33
11	10,000 S.F.	20.79	3.13	65
12	10,000 S.F.	4.42	2.94	13
13	10,000 S.F.	9.84	3.25	32
15	8,000 S.F.	26.32	3.50	92
17	8,000 S.F.	6.60	3.33	22
18	8,000 S.F.	3.47	3.46	12
19	6,000 S.F.	44.67	4.07	182
22	18,000 S.F.	12.41	1.61	20
23	15,000 S.F.	1.18	2.54	3
24	15,000 S.F.	3.11	2.25	7
25	15,000 S.F.	9.07	1.76	16
26	12,000 S.F.	4.03	2.48	10
27	12,000 S.F.	9.80	2.55	25
28	12,000 S.F.	5.53	2.71	15
29	10,000 S.F.	6.64	2.26	15
30	10,000 S.F.	1.70	2.94	5
31	20,000 S.F.	67.37	1.86	125
32	15,000 S.F.	33.23	2.14	71
33	12,000 S.F.	14.66	2.73	40
34	12,000 S.F.	12.67	2.60	33
Subtotal - Residential		**479.46**		
Subtotal- Residential & Open Space		**616.65**	**1.83**	**1130**

RESIDENTIAL OPEN SPACE		
COS AREA	USE	ACREAGE
1	Open Space	1.28
2	Open Space	3.99
3	Open Space	6.00
4	Open Space	14.42
5	Open Space	2.61
6	Open Space	4.54
7a	Open Space	39.63
7b	Open Space	36.04
8	Open Space	3.49
10	Open Space	0.42
11	Open Space	2.54
12	Open Space	1.52
13	Open Space	0.44
15	Open Space	1.11
16	Open Space	7.05
17	Open Space	1.22
18	Open Space	4.13
19	Open Space	0.50
20	Open Space	4.53
21	Open Space	3.04
Subtotal - Open Space		**137.19**
Subtotal - Residential & Open Space		**616.65**
Percentage Open Space		22%

COMMERCIAL				
AREA	USE	ACREAGE	F.A.R.	MAX BUILDABLE AREA (SF)
21a	Commercial	18.68	0.25	203,478
21b	Commercial	30.10	0.25	327,810
21c	Commercial	15.03	0.25	163,723
Subtotal - Commercial		**63.82**		**695,011**

SENIOR HOUSING			
AREA	USE	ACREAGE	MAX DENSITY (DU/AC.)
20a	Senior Housing	31.72	15.0
20b	Senior Housing / Medical Office	17.94	15.0
Subtotal - Senior Housing		**49.66**	15.0

PD SUMMARY	
USE	ACREAGE
Single-Family Residential	479.46
Residential Open Space	137.19
Senior Housing	49.66
Commercial	63.82
Major ROW Dedication	9.53
Fire Station	2.00
PD Total	**741.66**

All acreages are approximate and subject to change with final surveying, engineering, and design.

NOTE: RED INDICATES CHNAGES TO THE APPROVED 2018 PD AMENDMENT.

I. GENERAL STATEMENT

~~James G. Robbins, Russell H. Kostka and David P. Halle, Jr., hereinafter the "Developer" and DeSoto County, hereinafter the "County", agree that the highest and best use for the 751.67 acre Center Hill Plantation Planned Development located in Desoto County and specifically described in Exhibit C attached hereto is as a neighborhood which contains a compatible and complementary mixture of residential markets and supporting commercial development.~~ It is the intent of the Developer and the City of Olive Branch that the Center Hill Plantation Planned Development shall maintain an overall neighborhood setting through the use of unifying architectural guidelines and cohesive landscaping criteria. From the distinctive entrances into the neighborhood to the uniform signage system used throughout, Center Hill Plantation Planned Development will establish itself as a unique and carefully planned neighborhood, which will stand apart from other neighborhood developments.

The Outline Plan ~~and Site Plan~~ shall serve as the general land use and transportation plan for development of the site. It is understood that internal roadways and lotting arrangements may be adjusted somewhat, at the time of final design, to take advantage of topography, and other site considerations. The ~~Master~~ Conceptual Development Plan shall serve as the conceptual visual plan for development and a statement of what is the intent of development. It is not intended as a blueprint for building arrangement or a specific roadway circulation system within the ~~retail district~~ PD.

The purpose of this General Statement is to set forth the conceptual vision of Center Hill Plantation as depicted in the ~~Master~~ Conceptual Development Plan. The actual permitted uses, dimensional regulations, access and circulation, design criteria, etc., for the project shall at all times be governed by the Outline Plan and these Conditions of Approval and the Center Hill Plantation Declaration of Covenants, Conditions and Restrictions.

~~A Master Sanitary Sewer and Master Water Plan shall be submitted at the time Phase One Site Plan is submitted for review and approval.~~

The neighborhood will contain a mix of residential markets, which not only reflects the demands of the market but also exemplifies the needs and desires of the residents of the City and County. Without restricting the uses, it is anticipated that the various areas may be developed as ~~depicted on the Preliminary Site Plan, to-wit~~ follows:

A. Areas 1 through 19 and 22 through ~~30~~ 34 - The planned use is limited to single-family detached residential housing.

B. Areas 20a & 20b – The planned uses are limited to ~~assisted living and congregate care housing~~ senior housing, including ~~. A minimum of 30% of this area shall be devoted to~~ individual cottage units. Additionally, Area 20b may also include complementary office/service uses as regulared herein.

C. Areas 21a, 21b & 21c – The planned uses are limited to ~~"C-4" Planned Commercial as modified herein~~ Planned Commercial uses as regulated herein. Attention shall be given to the relationship of adjacent land uses.

D. ~~Area 21b – The planned uses are limited to "C-4" Planned Commercial as modified herein. Attention shall be given to the relationship of adjacent land uses.~~

E. C.O.S. 1 through ~~19~~ 21– The planned uses are limited to landscaping, signage, architectural elements and neighborhood passive recreation.

F. Because of the size of the project and the necessarily general nature of the preliminary development plans, final plans for each phase will be required. Prior to the development of a given phase, the Developer will submit to the ~~County~~ City for approval a final site plan which will illustrate not only the spatial relationship of areas and lots within the phase to be undertaken, but also how those areas and lots relate to adjacent phases, areas and lots. The plan will further provide a statement which outlines how the new phase contributes to the completion of the "whole" project. It is the intent of this provision to help assure that the neighborhood will develop in such a way that each phase is capable of standing on its own as an example of good development practices.

II. USES PERMITTED

A. Areas 1, 2, 3 & 5

Single Family Detached residential uses shall be permitted and regulated in the SFR-30 Low Density Residential District as modified herein. Minimum area of lots shall be 40,000 square feet.

B. ~~Area 4~~

~~Single Family Detached residential uses shall be permitted and regulated in the R-30 Low Density Residential District as modified herein.~~

C. Areas 6, 7 & 31

Single Family Detached residential uses shall be permitted and regulated in the SFR-20 Low Density Residential District as modified herein.

D. Area 22

Single Family Detached residential uses shall be permitted and regulated in the SFR-15 Low Density Residential District as modified herein. Minimum area of lots shall be 18,000 square feet.

E. Areas 8, 23, 24, 25 & 32

Single Family Detached residential uses shall be permitted and regulated in the SFR-15 Low Density Residential District as modified herein.

F. Areas 9, 10, 26, 27, 33 & 34

Single Family Detached residential uses shall be permitted and regulated in the SFR-12 Low-to Medium Density Residential District as modified herein.

G. Areas 11, 12, 13, 28, 29 & 30

Single Family Detached residential uses shall be permitted and regulated in the SFR-10 Medium Density Residential District as modified herein.

H. Areas 15, 17 & 18

Single Family Detached residential uses shall be permitted and regulated in the SFR-8 Medium Density Residential District as modified herein.

I. Area 19

Single Family Detached residential uses shall be permitted and regulated in the SFR-6 Medium Density Residential District as modified herein.

J. Areas 20a & 20b

Senior ~~Living and Congregate Care~~ Housing uses shall be permitted and regulated in the Center Hill Plantation Planned Development, as defined below. ~~For the purposes of these conditions, "assisted living" shall refer to an assisted care living facility and "congregate care" shall refer to a congregate care facility as defined below:~~

~~*Assisted Care Living Facility* – A building establishment, complex or distinct part thereof (1) which accepts persons fifty-five (55) years and older for domiciliary care and (2) which provides on site to residents, room board, non-medical assistance services appropriate to the residence's respective needs, and medical services as prescribed by each resident's treating physician.~~

~~*Congregate Care Facility:* A facility for long-term residence exclusively by persons fifty-five (55) years of age or older, and which include common dining, social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which might include meal services, transportation, housekeeping, linen and organized social activities.~~

~~*Elderly Living Cottages:* A facility for long-term residence exclusively for persons fifty-five (55) years of age or older. The cottages may be an integral part of an overall elderly living facility with overlapping services. These residents require minimum care and assistance. Cottages are fully equipped homes providing the needs for elderly living.~~

Senior Housing: A development limited by contract, covenant, or other agreement to use by individuals 55 years of age or older, as regulated by the State. For the purposes of this definition, senior housing may include detached single-family uses, duplexes, townhouses, or multiple-family structures, and shall be considered to include such terms as nursing home, independent living project, assisted living project, senior apartment complex, or retirement village. Detached single-family homes may be individual lots or part of an overall senior living facility with shared services. If detached single-family homes are on individual lots, those lots must be a minimum of 7,200 SF in area.

Within Area 20b, the following office/service uses shall be permitted in addition to Senior Housing:

1. Clinic / Doctor's Office / Medical Facility
2. Gymnasium / Fitness Center / Health Club
3. Massage Therapy, Professional
4. Professional Office

K. Area 21a

Planned Commercial uses shall be permitted and regulated ~~in the "C-4" Planned Commercial as modified~~ herein.

The following uses shall be permitted:

1. ~~Accessory buildings or uses as provided in Article X of the Desoto County Zoning Ordinance~~
2. Aluminum can collection center
3. Animal and veterinary services where there are no open kennels
4. Art or photo studio
5. Barber or beauty shop
6. Cleaning establishment and pickup station
7. Day Care center
8. Doctor or dentist offices
9. Financial services, banks, savings and loan associations
10. Indoor recreation centers, including bowling alleys, skating rinks, but excluding theaters
11. Laboratories, research, experimental or testing, without outdoor testing facilities
12. Light manufacturing uses which do not create any more danger to the health and safety of surrounding areas and which do not create any additional or offensive noise, vibration, smoke, dust, lint, odor, heat or glare than that which is generally associated with light industries
13. Merchandise showrooms, indoor
14. Music or dancing academy
15. Nursery school
16. Offices and office buildings
17. Photo finishing and photo finish pickup station
18. Photographic processing or blueprinting
19. Places of worship
20. Plumbing shop
21. Post office or postal facility
22. Print shops
23. Public service facilities
24. Printing and publishing establishments
25. Professional and personal service establishments, including health and fitness centers
26. Radio or television station
27. Radio and television towers, antennas, earth stations or wireless communication facilities, which are a co-location, or do not exceed 35 feet in height.
28. ~~Repair and service shops for repair and servicing~~ Shops for the sale, service, or repair of bicycles, electrical, radio, television appliances, keys and similar articles
29. Schools, public or private
30. Telephone service or switching center

L. Area 21b

Planned Commercial uses shall be permitted and regulated ~~in the "C-4" Planned Commercial as modified~~ herein.

The following uses shall be permitted:

1. Aluminum can collection center with no processing or outside storage
2. Art or photo studio
3. ~~Accessory buildings or uses as provided in Article X of the Desoto County Zoning Ordinance~~
4. Bakery, retail
5. Barber or beauty shop

6. Car wash
7. Cleaning establishment and pickup station
8. ~~Convenience store~~
9. Department or discount store
10. Doctor or dentist offices
11. Drug store
12. ~~Filling station~~
13. Financial services, banks, savings and loan associations
14. Flower or plant store
15. Grocery store with or without gas pumps and/or electric car charging stations as an accessory use
16. Merchandise showrooms, indoor
17. Offices and office buildings
18. Photo finishing and photo finish pickup station
19. Places of worship
20. Post office or postal facility
21. Print shop
22. Public service facilities
23. Professional and personal service establishments, including health and fitness centers
24. Recreation center, arcade with video, pinball games
25. Restaurants ~~and carryout restaurants~~, including dine-in, drive-in, carry-out, and drive-through
26. Retail shops~~, other~~

The following uses may be permitted, subject to the Board of Zoning Adjustment approval as a Conditional Use:

1. Convenience store with fuel pumps
2. Event hall

M. Area 21c

Planned Commercial uses shall be permitted and regulated herein.

The following uses shall be permitted:

1. Any use permitted in Area 21a
2. Self-storage facility

N. Common Open Space – C.O.S. 1 through ~~19~~ 21

Common Open Space shall be for the residents of Center Hill Plantation passive recreational use. Landscaping, recreation and architectural elements shall be allowed.

O. Accessory uses and structures shall be permitted in accordance with the applicable provisions of the ~~Desoto County~~ Olive Branch Zoning Ordinance pertaining to the principal use of the property as permitted and provided for in Subsections A through ~~M~~ N of this Section II.

P. The overall project will be developed in a neighborhood-like setting with a strong definition of community through the use entranceways, streetscape, and an interconnecting pedestrian system, which offers a people friendly environment. The Developer intends to maintain control of the architectural design throughout phases of the development.

Q. Concern and attention to common areas, landscaping, views, relationships of buildings and preservation of the pastoral setting shall be evident.

R. Special aesthetic design consideration shall be given to all development on all parcels.

S. The community will be developed with an interconnecting roadway system, which is designed to take advantage of the site's existing topography and which facilitates development of the site. The roadway system will provide adequate traffic service levels for occupants of the neighborhood and will become an integral part of the overall transportation system serving ~~DeSoto County~~ Olive Branch and the region.

T. A Declaration of Covenants, Conditions and Restrictions, hereinafter the "Declaration" shall be applicable to all properties within the community. An Owner's Association shall be maintained to assure that developments within the neighborhood are completed to the high standards anticipated by the residents of ~~DeSoto County~~ Olive Branch and to assure that all features and amenities of the neighborhood, which are considered to be common assets, are continuously maintained in a quality manner. Multiple declarations will be allowed within different types of land uses and/or individual neighborhoods. The single-family residential neighborhoods will restrict short-term rentals and out-of-town investor rentals.

U. The community will be developed so that it not only preserves and protects, but also in fact enhances surrounding property. Center Hill Plantation will reflect sensitivity to adjacent land uses and encourage the highest quality development of the adjacent properties.

It is anticipated that as areas of the community are developed, their Final Plans may incorporate water features and architectural elements, which will contribute to the overall aesthetic appearance and provide recreational alternatives for residents within the community.

III. BULK REQUIREMENTS

The Outline Plan, Site Plan, Master Plan, and the area use descriptions provided above will guide the development of the community. Development of individual parcels must be in compliance with the provisions for dimensional regulations, and access and circulation conditions provided below.

Areas are designated with a Referenced District, if applicable, referring to zoning districts in the ~~Desoto County~~ Olive Branch Zoning Ordinance. Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments), include but are not limited to setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading shall be as defined in the ~~Desoto County~~ Olive Branch Zoning Ordinance as applicable to the Reference District for the particular parcel in question. Where provisions of this agreement are in conflict with the above referenced Ordinance, these provisions shall apply.

~~Overall Neighborhood Density (Gross) 1.94 DU/AC.~~

~~Overall Neighborhood Density (Net) 1.62 DU/AC.~~

~~Neighborhood Open Space (C.O.S. 1-19 21) 127.04 AC./630.73 AC.=20%~~

~~The land use density is based on gross acreage. The total development density is 1.94 dwelling units per acre, and the net residential density is 1.62 dwelling units per acre.~~ The actual acreage of development areas may vary slightly subject to final design and final engineering.

A. Design standards for single-family detached residences:

1. *Areas 1, 2, 3 & 5*

   The minimum heated square footage of a 1-story house will be 2,200 square feet. The minimum square footage of a 1½ or 2-story house will be 2,200 square feet and the first level foot print of a 1½ or 2-story house will be a minimum of 1,800 square feet. These areas are exclusive of open porches, garages, and basements.

2. *Areas 4, 6, 7, 8, 22, 23, 24, 25* & 32

   The minimum heated square footage of a 1-story house will be 2,200 square feet. The minimum square footage of a 1½ or 2-story house will be 2,200 square feet and the first level foot print of a 1½ or 2-story house will be a minimum of 1,600 square feet. These areas are exclusive of open porches, garages, and basements.

3. *Areas 9, 10, 11, 12, 13, 26, 27, 28, 29, 30*, 33 & 34

   The minimum heated square footage of a 1-story house will be 2,000 square feet. The minimum square footage of a 1½ or 2-story house will be 2,000 square feet and the first level foot print of a 1½ or 2-story house will be a minimum of 1,200 square feet. These areas are exclusive of open porches, garages, and basements.

4. *Areas 15, 17, 18 & 19*

   The minimum heated square footage of a 1-story house will be 1,800 square feet. The minimum square footage of a 1½ or 2-story house will be 1,800 square feet and the first level foot print of a 1½ or 2-story house will be a minimum of 1,100 square feet. These areas are exclusive of open porches, garages, and basements.

5. Two-car garages shall be included in the construction of all single-family detached residences. Front-facing garages shall be set back a minimum of 7 feet from the front façade of the home.

6. Corner lots adjacent to Center Hill Road shall be accessed from the interior road rather than from Center Hill Road.

B. Minimum Building Setbacks ~~for Residential Uses~~:

1. *Areas 1, 2, 3, and 5*

Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	30 feet

2. *Area 4*

Minimum Front Yard Setback	40 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	25 feet

3. *Areas 6, 7, 8, 22, 23, 24, 25* & 32

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	25 feet

4. *Areas 9, 10, 11, 12, 13, 26, 27, 28, 29, 30*, 33 & 34

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	20 feet

5. *Areas 15, 17, 18, & 19*

Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	20 feet

6. *Areas 20a & 20b*

For detached single-family uses:

Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet

For all other uses:

Goodman Road and Internal Street Setback	50 feet
~~North Property Line Setback~~	~~130 feet~~
~~East &~~ West PD Boundary Setback	75 feet
Setback from Detached Single-Family Uses	50 feet

~~Minimum rear yard setback for principal structure shall be 20 feet unless provided with direct access to rear of lot by a service drive in which event the rear yard may be reduced to 18 feet.~~

C. ~~Minimum Building Setback for Non-Residential uses:~~

7. *Area 21a and 21c*

Interior Roadway Setback	50 feet
~~Setback Adjacent to Area 16b~~	~~30 feet~~
West Property Line Setback	75 feet
North Property Line Setback from Easement	~~130~~ 15 feet
Goodman Road and Center Hill Road Setback	50 feet

8. *Area 21b*

Interior Roadway Setback	50 feet
Goodman Road & Center Hill Road Setback	50 feet
~~Setback Adjacent to office~~	~~30 feet~~

D. Maximum heights shall be as follows:

1.	Residential uses (including detached Senior Housing)	35 feet
2.	Retail, Office and Office Showroom	50 feet
3.	Senior Housing (except detached uses)	50 feet

IV. ROADWAYS, ACCESS AND CIRCULATION

A. Center Hill Road shall be dedicated 53 feet from centerline in accordance with the ~~Desoto County~~ Olive Branch Design Standards. Identification of any required "frontage" improvements to Center Hill Road, such as widening, installation of acceleration / deceleration lanes, and installation of curb, gutter and sidewalks, shall be addressed through the Olive Branch subdivision approval procedures for each phase of the development.

B. Desoto Road shall be dedicated 53 feet from centerline in accordance with the ~~Desoto County~~ Olive Branch Design Standards.

C. Payne Road shall be dedicated 25 feet from centerline in accordance with the ~~Desoto County~~ Olive Branch Design Standards, except where subject property is adjacent to Haliburton Church the dedication shall be 50 feet.

D. All internal public streets shall be dedicated and improved in accordance with the ~~Desoto County~~ Olive Branch Design Standards, as modified herein.

1. Reference the Street Cross Sections in the PD Booklet for permitted public street sections. The City Engineer may approve alternative street designs with Final Plans for any phase.
2. The internal street between Center Hill Road and Goodman Road shall be two-lane with a turn lane or median.
3. Any internal street may utilize an alternative right-of-way at the back of the curb rather than back of sidewalk. If an alternative right-of-way is used, it must have a 9.5' pedestrian/utility easement between the back of curb and back of sidewalk, unless an alternative design is approved by the City Engineer.

E. Streets in Areas 20a and 20b may be private. If private, a street may be gated.

F. Parking and loading spaces shall be in accordance with the Zoning Ordinance requirements.

G. All dedicated public improvements required herein shall be made to the specifications of ~~Desoto County~~ Olive Branch.

H. A cul-de-sac turnaround with a radius of 50 feet shall be dedicated at the end of existing Rollins Road.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

A. Open space/common area within Center Hill Plantation includes approximately ~~127.04~~ 137.19 acres of common open space. ~~This totals 20.0%~~, or 22% of the total residential area. The size, configuration, and location of open spaces may change with Final Plans, but the total percentage open space must be a minimum of 20% of the total residential area.

B. Streetscape areas along Center Hill Road and Desoto Road shall be a minimum of 20 feet in width, Plate 1.

C. Streetscape areas along Payne Road shall be a minimum of 10 feet in width, Plate 2.

D. Streetscape areas along Goodman Road, Center Hill Road, and the internal street connecting these roads within Areas 20a, 20b, 21a & 21b ~~and Center Hill Road areas 21a & 21b~~ shall be a minimum of ~~15~~ 20 feet in width, Plate 3.

E. Streetscape areas along neighborhood greens shall provide for street trees as indicated on Landscape Plate 4.

F. ~~Buffer Requirements between adjacent land uses as per the Desoto county Zoning Ordinance:~~ A 15-foot landscape buffer shall be required within Areas 20a, 20b, and 21c where adjacent to the West PD boundary and detached Senior Housing homes.

G. Medians, streetscape areas, and neighborhood greens shall be maintained by the Homeowner's Association and/or Business Association.

H. To further enhance the neighborhood-like setting of the Development, a premium will be placed on the preservation of natural areas and other unique characteristics of the landscape. This is deemed necessary in order to maintain a sense of natural amenity and to preserve the intrinsic environmental values and native tree cover and as a protection against soil erosion and contamination by runoff on the site. All freestanding trees with a trunk diameter of eight inches or more, measured three feet above grade, shall be preserved if at all possible. Particular attention shall also be given to grade changes and other work adjacent to the trees designated to be preserved. Existing grades, drainage, and aeration shall be maintained around the trees.

I. Required landscaping shall not conflict with any existing easements.

J. The Planning Commission may make minor modifications at the request of the Developer to the ~~bulk~~ setbacks, access, parking, circulation, signage, lighting, landscaping and other site design requirements if equivalent alternatives are provided; however, the Planning Commission shall not increase the intensity or modify the uses permitted on the property without approval by the Board of ~~Supervisors~~ Mayor and Aldermen.

VI. SIGNS

~~A. The minimum sign setback from any public right-of-way shall be 5 feet excluding directional and stop signs.~~

~~B. Portable and temporary signs shall not be permitted, with the exception of temporary construction signs and real estate signs.~~

A. All signage will follow the City of Olive Branch Sign Regulations.

VII. DRAINAGE FACILITIES AND SERVICES

A. The stormwater drainage system shall be designed and constructed to the standards of Olive Branch ~~the Desoto County Stormwater Design Manual and shall comply with the DeSoto County Flood Damage Prevention Ordinance.~~

B. ~~The drainage plan submitted to the County Engineer must include written determination from the Mississippi Department of Environment Quality regarding their jurisdiction over the water courses on this site.~~

C. All public storm drainage shall require a public easement.

~~1. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: "The areas denoted by "Reserved for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the County Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be own and maintained by the respective property owner. Such maintenance shall be performed so as to insure that the system operates in accordance with the approved plan on file in the County Engineer's office. Such maintenance shall include, but not be limited to, removal of sedimentation, fallen objects, debris, trash, mowing, outlet cleaning and repair of drainage structures.~~

VIII. SANITARY SEWER FACILITIES AND SERVICE

A. All sewer lines within the development shall be provided by the Developer in accordance with specifications of Olive Branch ~~DeSoto County~~.

B. Sewage generated on-site shall be treated by ~~the~~ Olive Branch ~~treatment lagoon located within the Braybourne Subdivision and DCRUA~~.

C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City ~~County~~ Engineer.

IX. PHASING

A. The anticipated time period for construction of all phases is 10-20 years from approval of this Amended Plan.

B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.

C. The order of phases may be modified by the Developer at any time to allow for current and future market demands.

X. WATER SERVICE

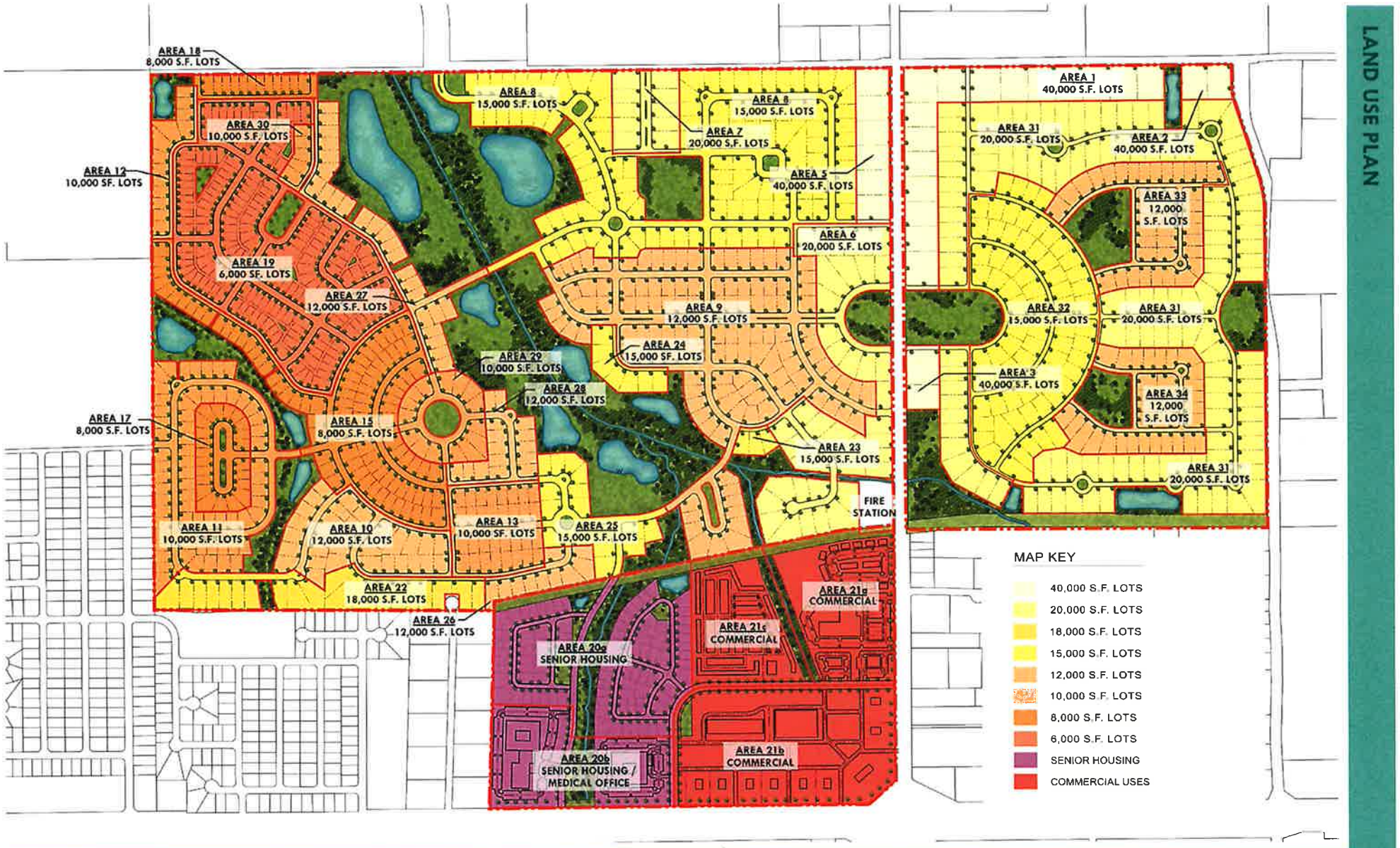
A. ~~It is anticipated that~~ Water service shall be provided by the City of Olive Branch. ~~In the event that the city does not provide water service, a central well regulated by the Mississippi Department of Environmental Quality shall be built onsite to provide water service to the development.~~

CONCEPTUAL DEVELOPMENT PLAN



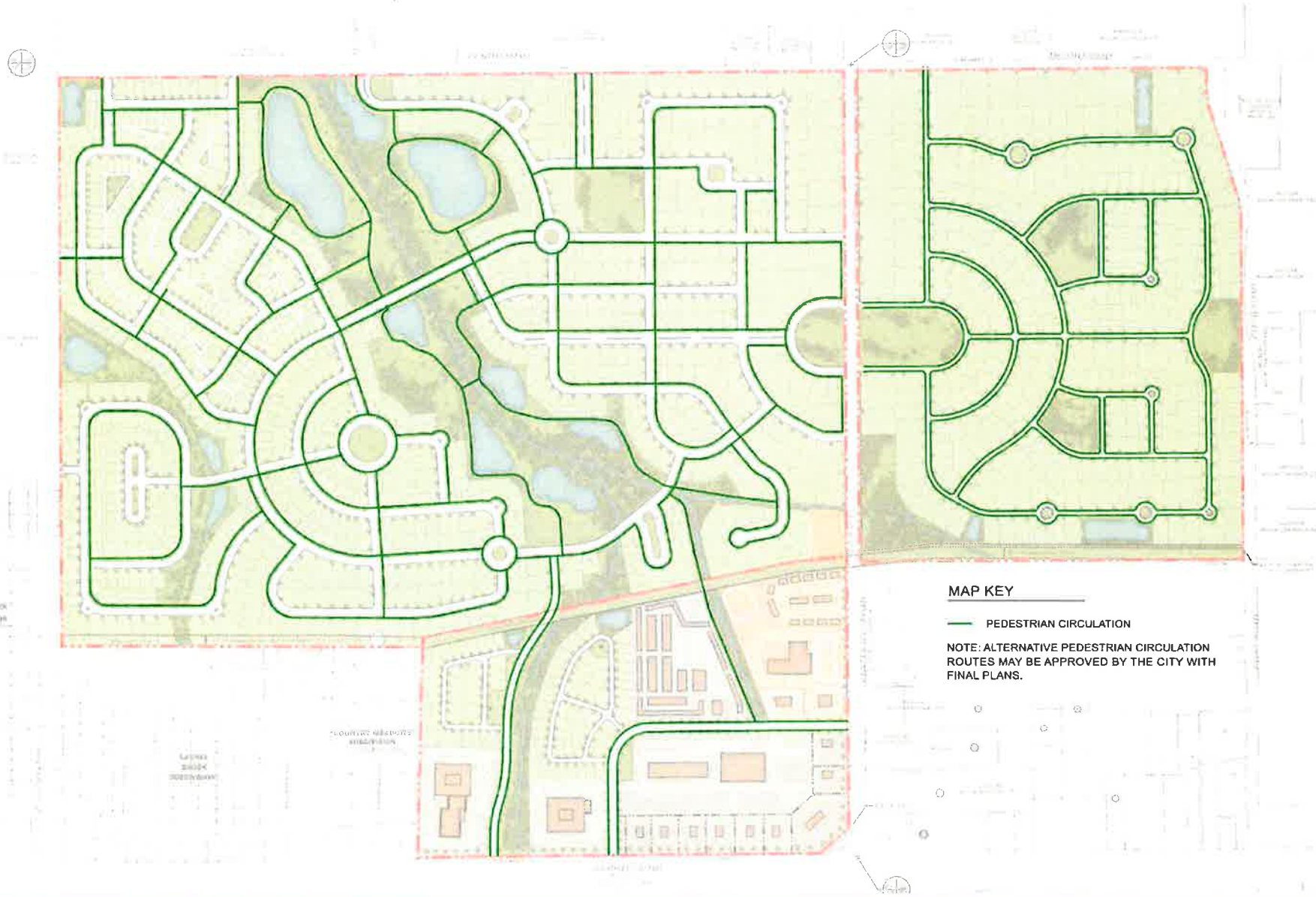
PD SUMMARY	
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Senior Housing	49.66
Commercial	63.82
Major ROW Dedication	9.53
Fire Station	2.00
PD Total	**741.66**

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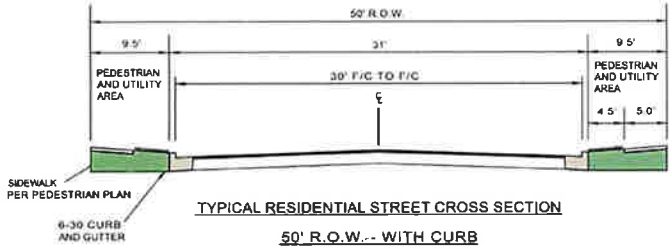


LAND USE PLAN

PEDESTRIAN CIRCULATION PLAN



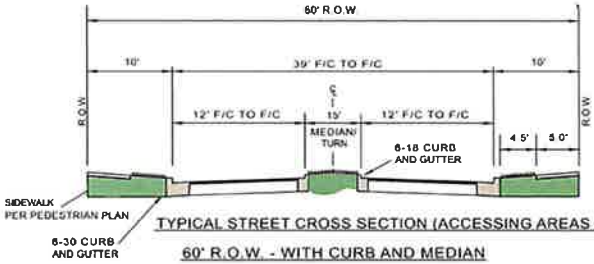
NOTE: STANDARD R.O.W'S ARE SHOWN IN THESE SECTIONS. HOWEVER, ANY STREET SECTION MAY UTILIZE AN ALTERNATIVE R.O.W AT THE BACK OF CURB. THE CITY ENGINEER MAY APPROVE OTHER STREET CROSS-SECTIONS FOR USE WITHIN THE PD. THESE CROSS SECTIONS REPRESENT PROPOSED STREETS INTERNAL TO THE PD AND SHOULD NOT BE REFERENCED FOR IMPROVEMENTS ON EXISTING EXTERNAL STREETS.



TYPICAL RESIDENTIAL STREET CROSS SECTION

50' R.O.W.-- WITH CURB

NTS

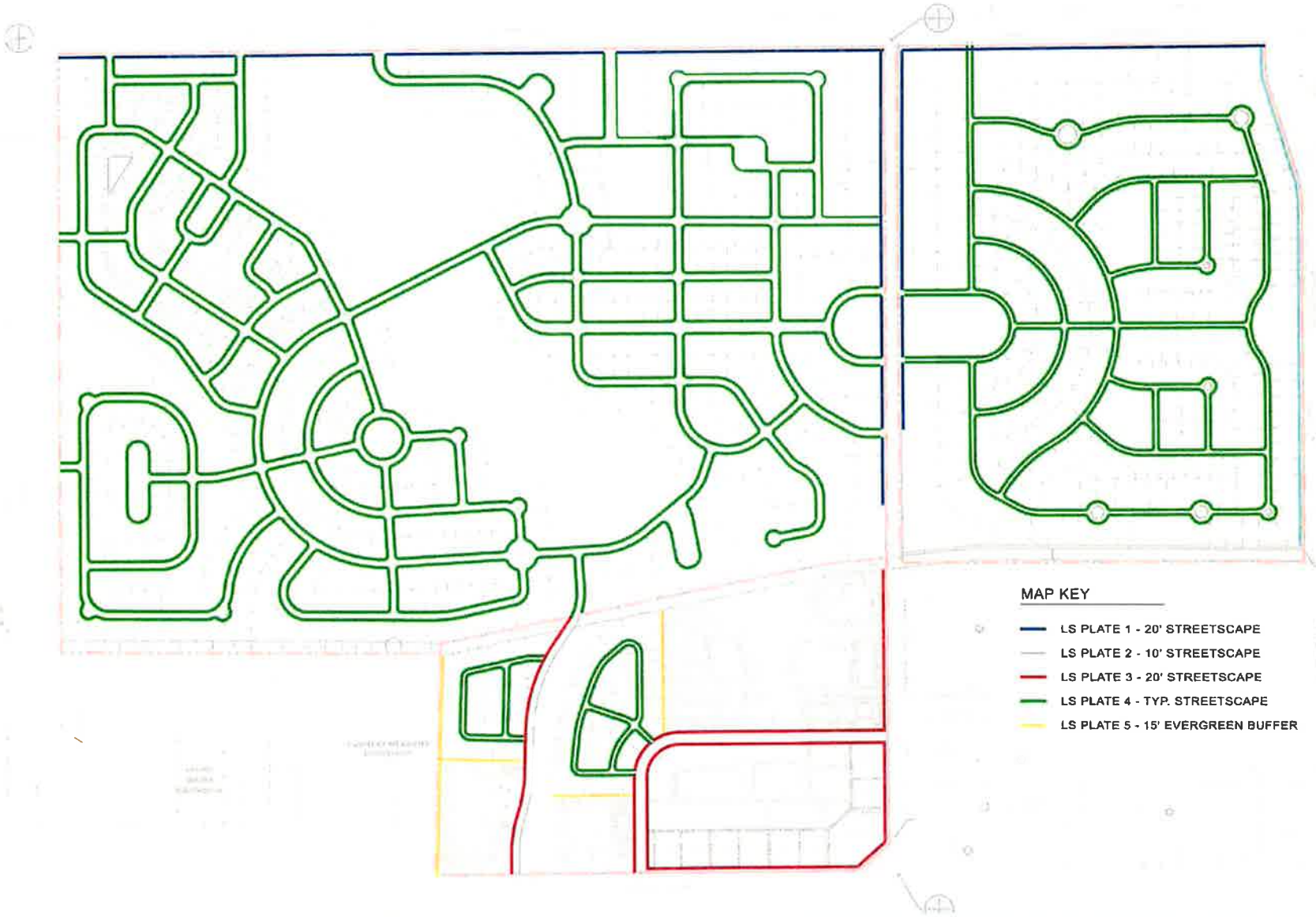


TYPICAL STREET CROSS SECTION (ACCESSING AREAS 21a-c)

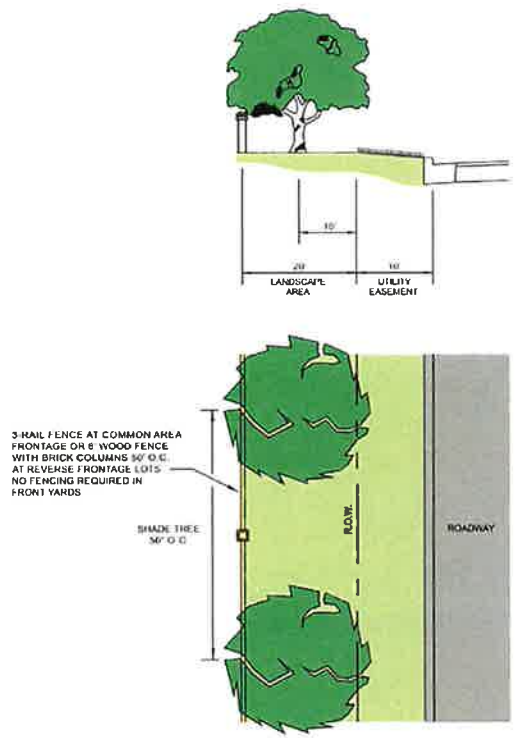
60' R.O.W. - WITH CURB AND MEDIAN

NTS

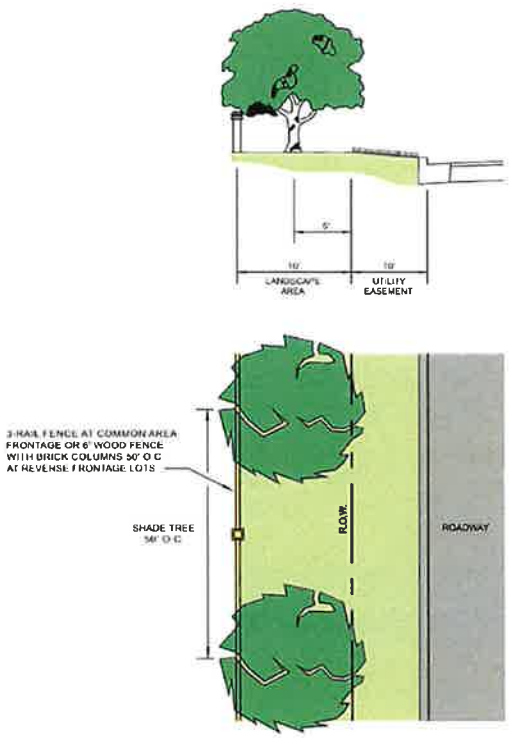
LANDSCAPE PLATE KEY PLAN



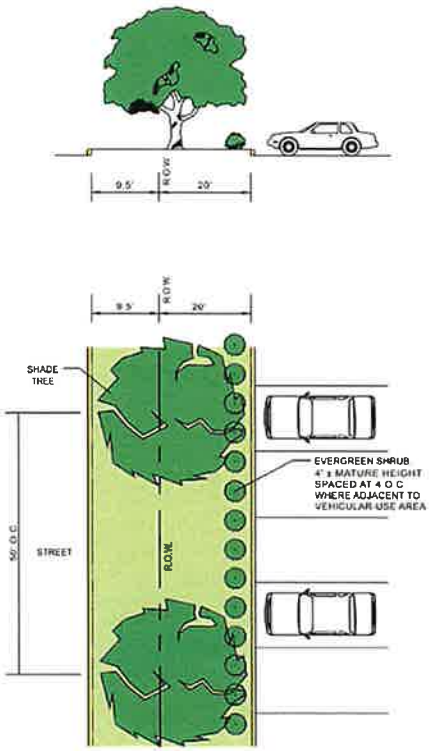
NOTE: STANDARD R.O.W'S ARE SHOWN IN THESE SECTIONS. HOWEVER, ANY STREET SECTION MAY UTILIZE AN ALTERNATIVE R.O.W AT THE BACK OF CURB.



LS PLATE 1 - 20' STREETSCAPE, SINGLE-FAMILY AREA, CENTER HILL RD AND DESOTO RD

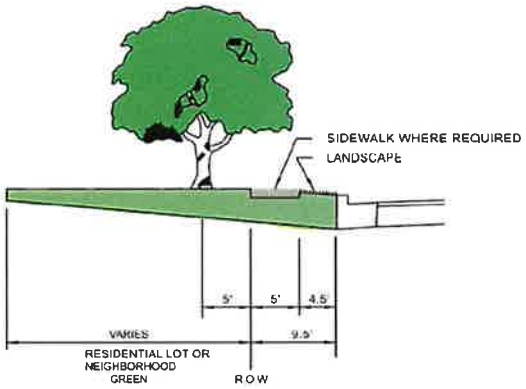


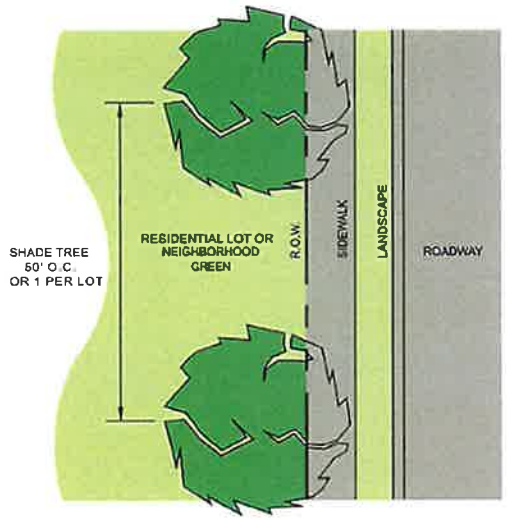
LS PLATE 2 - 10' STREETSCAPE, PAYNE ROAD



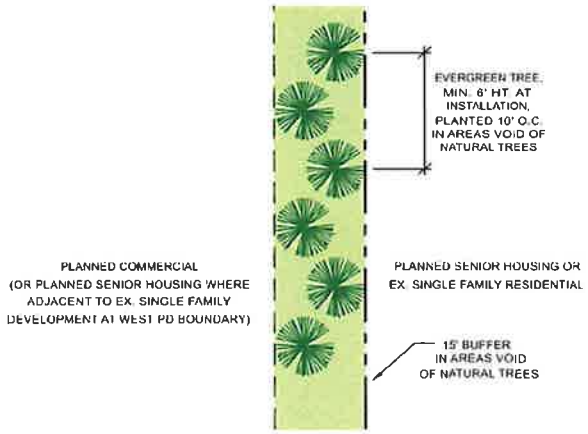
LS PLATE 3 - 20' STREETSCAPE, PLANNED COMMERCIAL AND SENIOR HOUSING AREA

NOTE: STANDARD R.O.W'S ARE SHOWN IN THESE SECTIONS. HOWEVER, ANY STREET SECTION MAY UTILIZE AN ALTERNATIVE R.O.W AT THE BACK OF CURB.





LS PLATE 4 - TYPICAL NEIGHBORHOOD STREETSCAPE

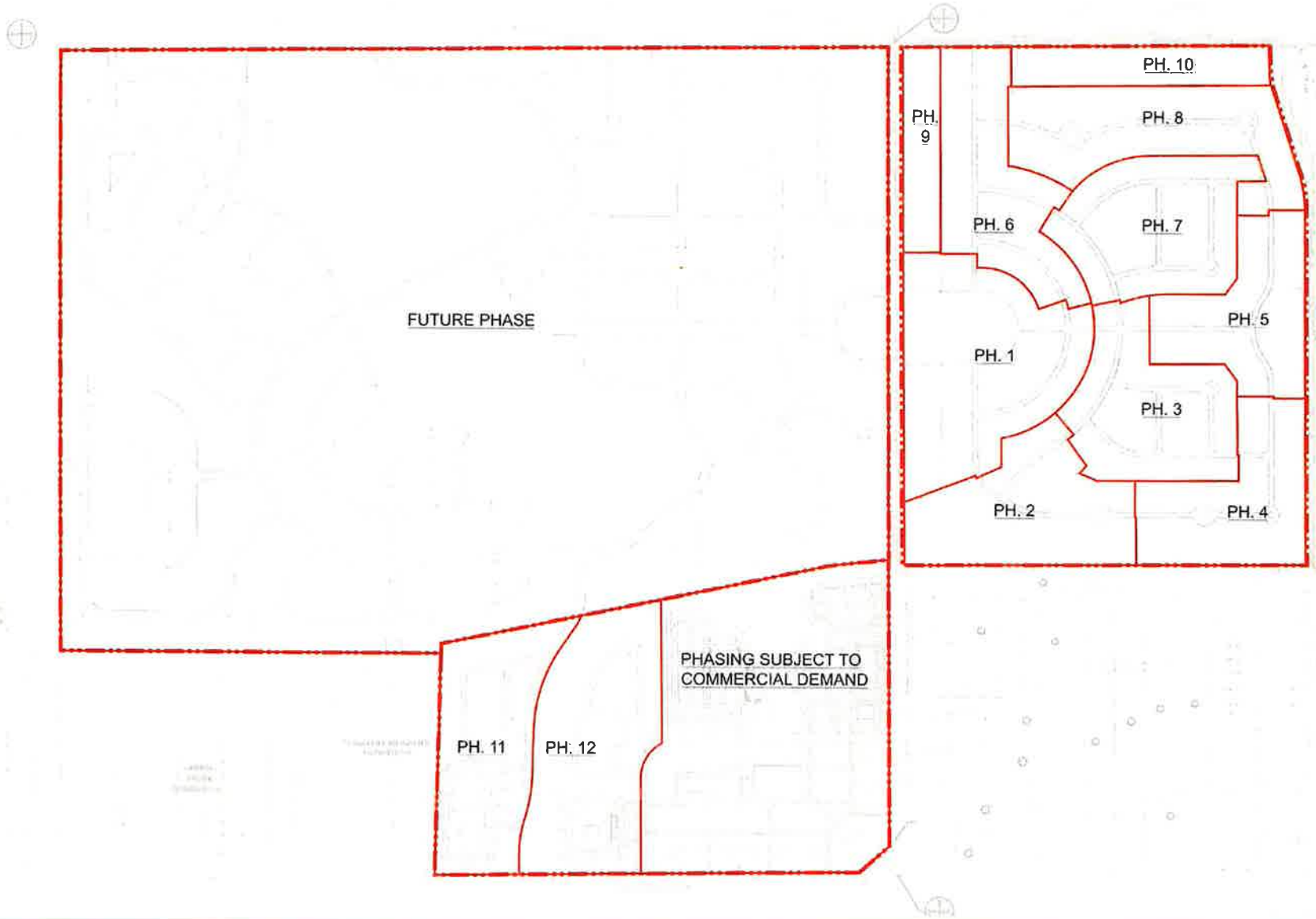


LS PLATE 5 - 15' EVERGREEN BUFFER



FRONT-LOADED HOMES

**GARAGE SETBACK, 7' MIN., ALL LOT CONFIGURATIONS, SIZE, AND HOME FOOTPRINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.*



PRELIMINARY PHASING PLAN

AGENDA NO.: New Business No. 4 (File #SD25-0021) **MEETING DATE:** 08/12/25

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Application for the 1st Revision of Bridges of Camp Creek Phase 2, submitted by Mike Davis, The Reaves Firm, on behalf of property owner Gil Ryan, GMR Camp Creek II LLC. The request is to revise the lot lines in this phase and to create open spaces, including a private drive. The subject property is zoned C4, Planned Commercial District, and is located between Hwy 302 and Camp Creek Blvd on the north and south, and between Craft Goodman Frontage Rd and Pigeon Roost Rd on the east and west.

EXHIBIT:

1) Final Plat

EXECUTIVE SUMMARY

Mike Davis, The Reaves Firm, on behalf of property owner Gil Ryan, GMR Camp Creek II LLC. requests approval of the 1st revision to the plat for "The Bridges of Camp Creek P.D Phase 2". The Final Plat for the Bridges of Camp Creek Phase 2 was approved by the Board of Aldermen on 03/21/23. This revision would involve changing the lot lines in this phase and creating a private drive as common open space C.O.S. F-18 between Lot 8 and Lot 9. The proposed private drive would be used as an entrance to a new restaurant and other commercial uses permitted in the planned development. All infrastructure completion shall be the responsibility of the developer. No subdivision variances, deviations, and/or waivers are applicable to the current application. Staff recommends approval subject to various conditions.



Fig. 1: Aerial View of Subject Property and its Surroundings

1. **BACKGROUND:** The Final Plat for "The Bridges of Camp Creek P.D Phase 2" was approved by the Board of Aldermen on March 21, 2023. The lots in the Bridges of Camp Creek front on HWY 302 and the only access is from Camp Creek Blvd. by way of two bridges spanning the Camp Creek drainage channel. Lot 1 is developed with a building shared by Aspen Dental and Huey's restaurant. Lot 2 is Discount Tire, Lot 3 is Chipotle, and Guthrie's Chicken is on Lot 4. The cross access driveway has been extended along the rear of Lots 1-12. The second bridge has been installed and connected to the internal access driveway. The property owner intends to develop lot 9 as a restaurant that will utilize proposed C.O.S F-18, which would be a private drive.

2. ANALYSIS:

Lots 5-12 have all been designed to exceed the minimum 100' lot width. The lots range in size from 0.72+/- acres (Lot 7) to 2.90+/- acres (Lot 12). As was the case with Phase 1, future development of the lots will need to follow the standards set forth in The Bridges at Camp Creek Project Text, including architecture, parking, landscaping, signage and building height.

2.1. Zoning

The property is in the C-4, Planned Commercial, the project text requires a 50ft front yard (Goodman Rd Frontage), a 20ft rear yard, and a 10ft side yard setback. No minimum lot size is required. The buildable area of the proposed lots will be limited by setbacks imposed by HWY 302 and Camp Creek.

2.2. Utilities

Utility services such as sewer, gas, water and electric power are readily available in the general vicinity of the proposed lots. Each lot will provide a 5ft wide utility easement along each lot line. It shall be the responsibility of the developer to relocate, extend and provide sufficient utilities for any development on the suggested parcels.

2.3. Transportation

The proposed lots would have access to a 36ft wide easement for a common driveway to provide access to the commercial lots and cross access between them. Under the terms of the reciprocal agreement (REA), GMR Camp Creek II, LLC or its successor, shall be responsible for maintenance of the newly created C.O.S F-18 drive.

2.4. Bond

No construction of public streets is necessary.

2.5. Variances and Deviations

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 lots may be sold or a building permit may be issued for development on the lot upon administrative approval of the construction plans.

4. STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for the "the 1st Revision of Bridges of Camp Creek Phase 2," 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 lot shall comply with the applicable requirements of the City's various

land development regulations.

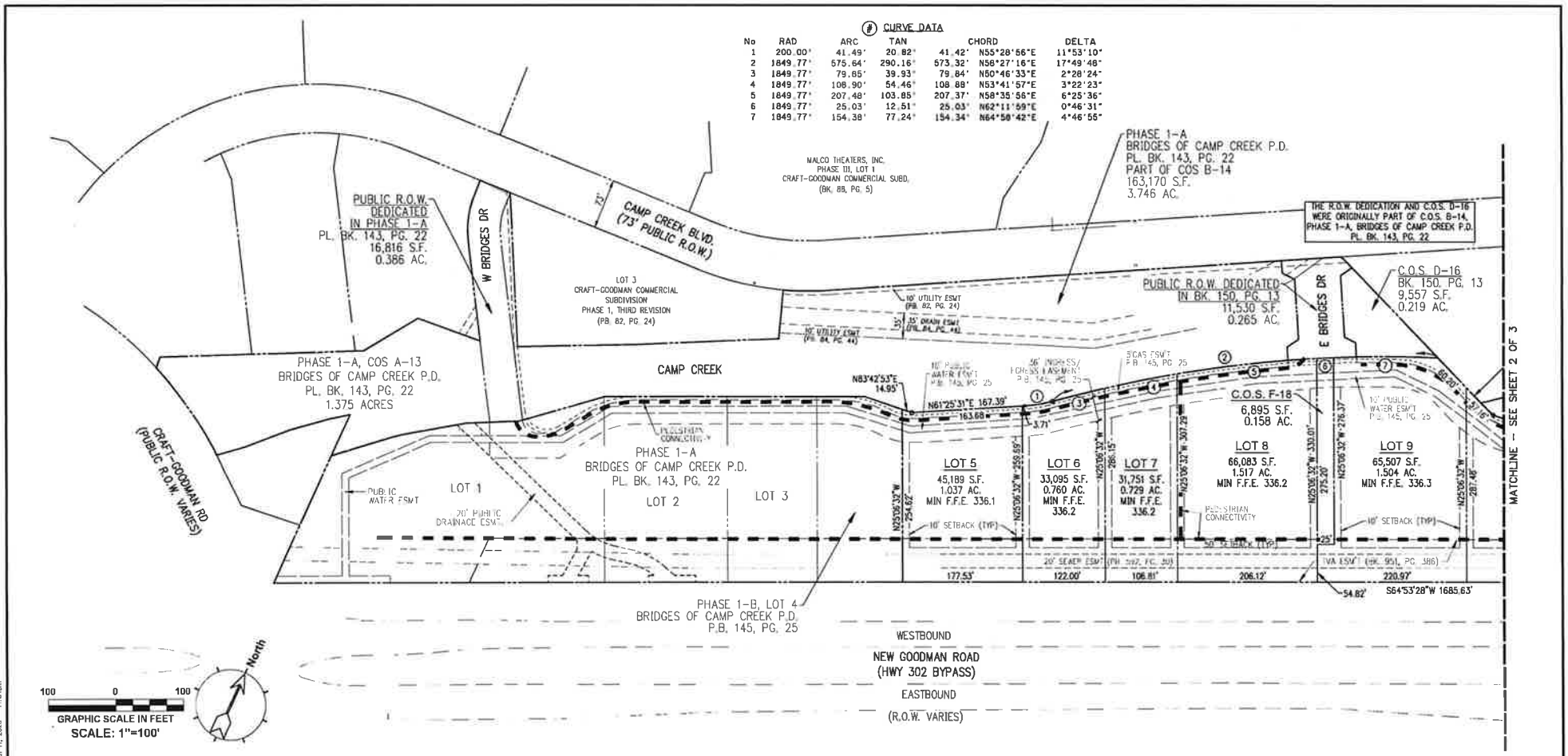
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
4. The final plat must be recorded before a building permit may be issued for any development on the proposed lot.
5. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.
6. Change the name of plat name to the "Final Plat of the1st Revision of Bridges of Camp Creek".
7. Add a note on the plat addressing ownership and maintenance of the common open spaces, especially C.O.S. F-18 that is proposed as a private drive.

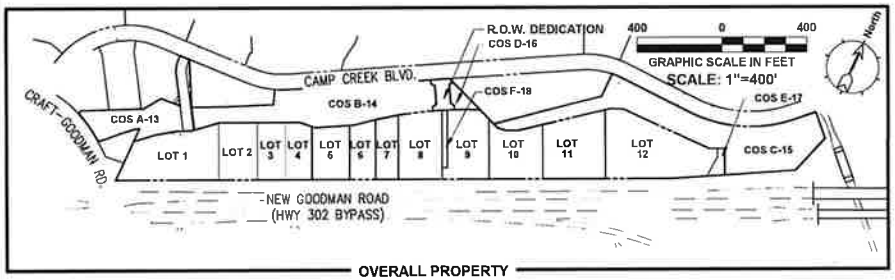
PREPARED BY: Jeremiah L McCloskey **DATE:** 08/07/25

CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: Asaf **DATE:** 8/7/2025

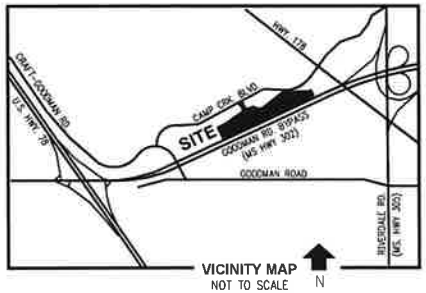
MOTION BY: _____ **SECOND BY:** _____

VOTE	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
YES							
NO							
ABSTAIN							





OVERALL PROPERTY



VICINITY MAP
NOT TO SCALE

That part of the First Revision, Perry Estate Subdivision, recorded in Plat Book 21, Page 9, that lies within the legal description of the The Bridges of Camp Creek P.D. Phase 1 as set forth hereon is hereby vacated, and the City of Olive Branch, Mississippi, has determined that no other persons are adversely affected thereby or directly interested therein.

FINAL PLAT
THE BRIDGES OF CAMP CREEK P.D.
PHASE 2 REVISED

SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

ZONING: C-4 PLANNED COMMERCIAL
TOTAL AREA: 12.190 ACRES
TOTAL LOTS: 8 COMMERCIAL
PLUS 2 COMMON OPEN SPACES (COS)

DEVELOPER: GMR CAMP CREEK II, LLC
9445 HWY 194
OAKLAND, TN 38060

JULY 2025

SHEET 1 OF 3

BULK REGULATIONS

FRONT YARD SETBACK:	50' (GOODMAN RD. FRONTAGE)
REAR YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
MINIMUM LOT WIDTH:	100'
MINIMUM BUILDING HGT:	18'
MAXIMUM BUILDING HGT:	50' (EXCLUSIVE OF PARAPET)

UTILITY INFORMATION

EXISTING SANITARY SEWER SERVICE IS AVAILABLE ON SITE. WATER WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH. EACH LOT WILL PROVIDE A 5' WIDE UTILITY EASEMENT ALONG EACH LOT LINE

NOTE

THE 36' WIDE EASEMENT IS FOR A COMMON DRIVEWAY TO PROVIDE ACCESSIBILITY TO THE COMMERCIAL LOTS AND CROSS ACCESS BETWEEN THEM. UNDER THE TERMS OF THE RECIPROCAL EASEMENT AGREEMENT (REA), GMR CAMP CREEK II, LLC OR ITS SUCCESSOR SHALL BE RESPONSIBLE FOR MAINTENANCE.

FLOOD ELEVATION

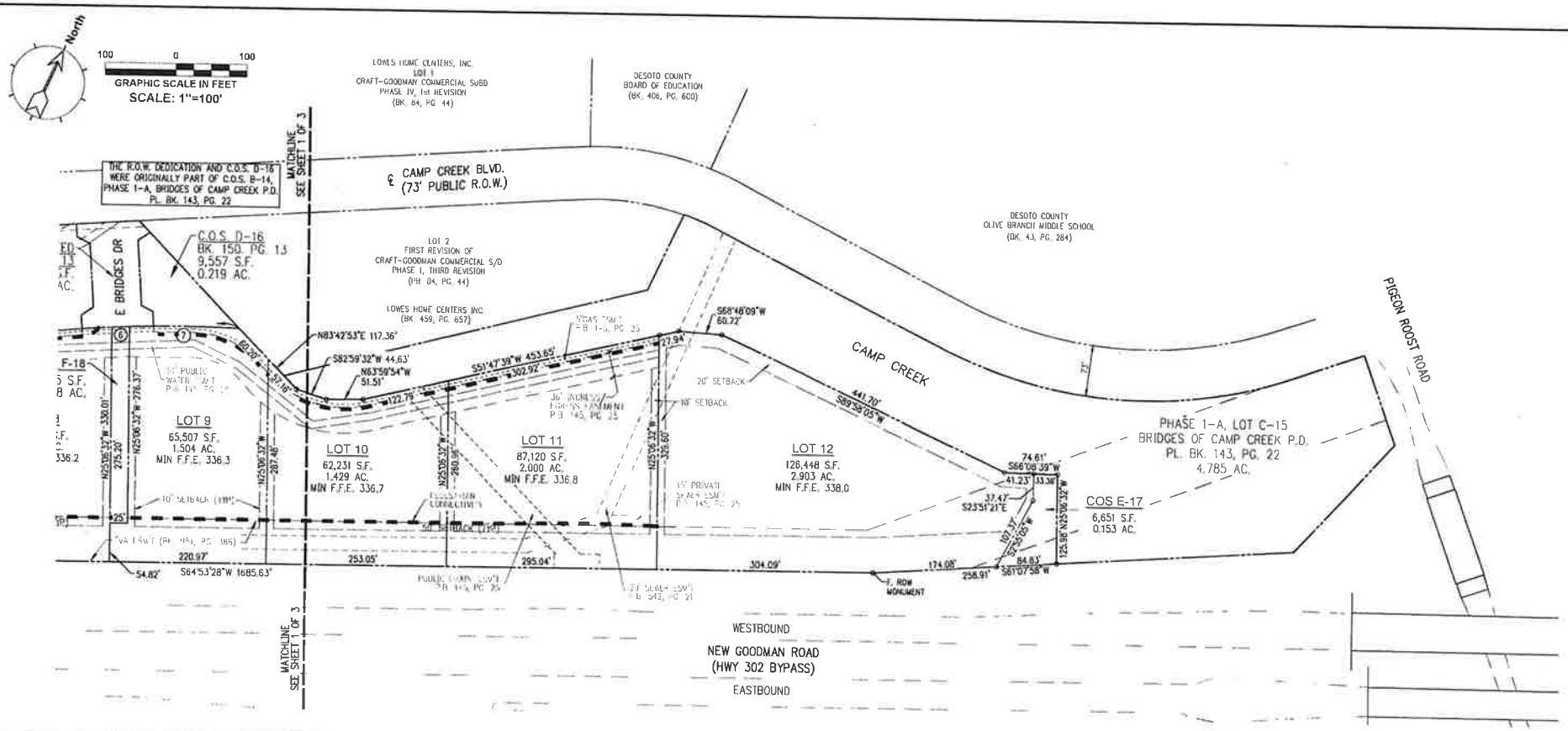
A PORTION OF THIS SITE DOES LIE WITHIN THE 100-YEAR FLOOD BOUNDARY, AS SHOWN ON FEMA F.I.R.M. PANEL NO. 28033C 0103H, REVISED MAY 5, 2014. THE BASE FLOOD ELEVATION VARIES FROM 333 TO 334 ON THIS SITE. THE FLOOD BOUNDARYIS REVISED BY FEMA C.L.O.M.R. 18-04-5860R, ISSUED DEC. 28, 2018. ALL BUILDINGS WILL HAVE A FINISH FLOOR ELEVATION A MINIMUM OF 24" ABOVE THE 100-YEAR FLOOD ELEVATION, AS REQUIRED BY THE CITY OF OLIVE BRANCH REQUIREMENTS.

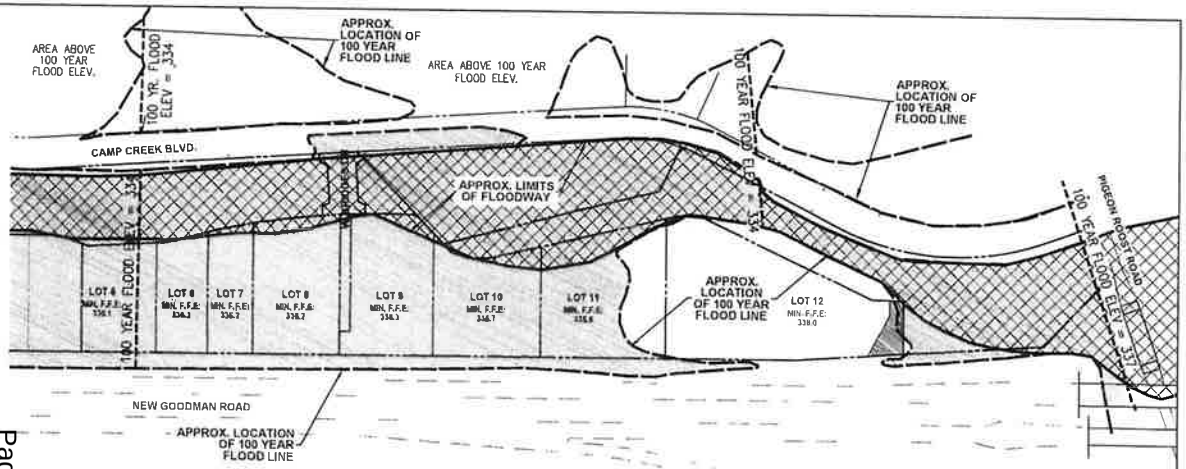
The Reaves Firm
Planning Engineering Landscape Architecture Land Surveying
6800 Poplar Avenue, Suite 101
Memphis, TN 38138
901.761.2016 Fax 901.763.2847
www.ReavesFirm.com

Job # 18-0154

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Drafted: 2021 \\Portal\e-Drive\Projects\2018\Camp Creek\05 Final Plat Revisions\Final Plat Phase 2 rev250702.dwg Jul 11, 2025 - 11:04am





NOTES:
1. SHADING DENOTES AREA BELOW THE 100 YEAR FLOODPLAIN.
2. CROSS-HATCHING DENOTES THE APPROXIMATE FLOODWAY LIMITS.
3. THE FLOODWAY AND 100 YEAR FLOOD LINES SHOWN HEREON WERE TAKEN FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 28033C0103H AND 28033C0104H DATED MAY 5, 2014.
4. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN ISSUED. UPON COMPLETION OF CONSTRUCTION A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) APPLICATION WILL BE FILED TO REMOVE THE BUILDABLE AREAS FROM THE 100 YEAR FLOOD HAZARD AREA.
5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE SET TO BE A MINIMUM OF 2.0 FEET ABOVE THE 100 YEAR FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FIRM PANELS AND THE CALCULATED POST CONSTRUCTION 100 YEAR FLOOD ELEVATIONS.

APPROX. LOCATION OF PEDESTRIAN CONNECTIVITY

In accordance with the Traffic Signal Warrant Analysis performed by Kimley-Horn dated January 12, 2023, it was determined that a total of 10 to 12 lots could be developed within The Bridges project before the installation of the traffic signal would be warranted. The study recommended for the process of the new traffic signal should begin with the receipt of the Certificate of Occupancy for the 8th Lot. Developer would be required to provide a Letter of Credit equal to the amount of the signal at the time of the issuance of a Certificate of Occupancy for the 8th Lot and the installation of the traffic signal would be complete before the Certificate of Occupancy would be issued for Lot 10.

FINAL PLAT
THE BRIDGES OF CAMP CREEK P.D.
PHASE 2 REVISED
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

ZONING: C-4 PLANNED COMMERCIAL
TOTAL AREA: 12.190 ACRES
TOTAL LOTS: 8 COMMERCIAL
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DEVELOPER: GMR CAMP CREEK II, LLC
9445 HWY 194
OAKLAND, TN 38060

JULY 2025

SHEET 2 OF 3

The Reaves Firm
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101
Memphis, TN 38138
901.761.2016 Fax 901.763.2947
www.ReavesFirm.com

Job # 18-0154

OWNER'S CERTIFICATE

I/We, GIL M. RYAN, MANAGING MEMBER, GMR CAMP CREEK II, LLC, owner or authorized representative of the owner of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the use of roads and utility easements as shown on the plat of the subdivision to the City of Olive Branch, Mississippi, for the public use forever. I certify that I are the owners in fee simple of the property and that no taxes have become due and payable. This the _____ day of _____, 2025.

_____
GIL M. RYAN, MANAGING MEMBER, GMR CAMP CREEK II, LLC

NOTARY'S CERTIFICATE

State of TENNESSEE
County of SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on the _____ day of _____, 2025, within my jurisdiction, the within named GIL M RYAN, MANAGING MEMBER, GMR CAMP CREEK II, LLC, who acknowledged that he/she executed the above and foregoing certificate, for the purpose therein mentioned.

_____ _____
Notary public My commission expires

MORTGAGEE'S CERTIFICATE

JOHN MAY, SVP, SIMMONS BANK, Mortgagee of the property hereon, hereby adopt this as our plan of subdivision and dedicate the right-of-way for the roads and utility easements as shown on the plat to the City of Olive Branch, Mississippi, for public use forever. I 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 _____, 2025.

By: _____ Title: SENIOR VICE PRESIDENT
JOHN MAY, SVP, SIMMONS BANK

NOTARY'S CERTIFICATE (Corporate/Financial Institution)

State of TENNESSEE
County of SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on the _____ day of _____, 2025, within my jurisdiction, the within named JOHN MAY, who acknowledged that he/she is SVP of SIMMONS BANK, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above and foregoing certificate, after first having been duly authorized by said corporation so to do.

_____ _____
My commission expires Notary public

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

_____
CHAIRPERSON

OLIVE BRANCH MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE _____ DAY OF _____, 20____.

MINUTE BOOK_____ PAGE _____

_____
MAYOR

_____
CITY CLERK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at _____ o'clock __m, on the _____ day of _____, 20____, and was immediately entered upon the proper index and duly recorded in Plat Book Number _____, Page _____.

_____
CHANCERY COURT

CERTIFICATE OF SURVEY

This is to certify that I have drawn this subdivision shown hereon and that the plat of same is accurately drawn from information from a ground survey by me.

_____ _____
Signature of Engineer/Land Surveyor (with license number) Date / Seal

FINAL PLAT
THE BRIDGES OF CAMP CREEK P.D.
PHASE 2 REVISED

SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

ZONING: C-4 PLANNED COMMERCIAL
TOTAL AREA: 12.190 ACRES
TOTAL LOTS: 8 COMMERCIAL
PLUS 2 COMMON OPEN SPACES (COS)

DEVELOPER: GMR CAMP CREEK II, LLC
9445 HWY 194
OAKLAND, TN 38060

JULY 2025

SHEET 3 OF 3

The Reaves Firm
Planning Engineering Landscape Architecture Land Surveying
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Memphis, TN 38138
901.761.2016 Fax 901.763.2847
www.ReavesFirm.com

Job # 18-0164

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C:\Users\...\Camp Creek\05 Final Plat\Revised\Final Plat Phase 2 rev250702.dwg Jul 11, 2025 - 11:04am

AGENDA NO.: New Business No. 5 *(File #SD25-0022)* **MEETING DATE**: 08/12/25

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Application for the Final Plat for Life Fellowship Church, submitted by Nick Kreunen, Civil-Link, LLC, on behalf of Perry Winstead, Life Fellowship Church, property owners. The request is to divide 28.93+/-acres into 2 lots. The property is zoned A-R, Agricultural-Residential, and is located at the northwest corner of Davidson Rd and Curbo Lane, known as 7790 & 7895 Davidson Rd.

EXHIBITS:
1. Final Plat

EXECUTIVE SUMMARY: The applicant, Nick Kreunen, Civil-Link, LLC, on behalf of Perry Winstead, Life Fellowship Church, property owners, requests approval of a final plat for the Life Fellowship Church Subdivision. Proposed Lot 1 is17.26+/- acres, and proposed Lot 2 is 11.67+/- acres. Both lots are zoned A-R, Agricultural Residential, and require a 50' front yard setback, 15' side yard setbacks, and a 50' rear yard setback. Proposed Lots 1 & 2 meet the minimum one acre size requirement in the A-R, Agricultural Residential district. Both of the proposed Lots have direct access to Davidson Lane. Rural open swale section is permissible in the A-R District. Sidewalks are not required. The submitted plat conforms to the requirements of the City's Regulations. Staff recommends approval of the *Final Plat of the Life Fellowship Church Two Lot Subdivision*.

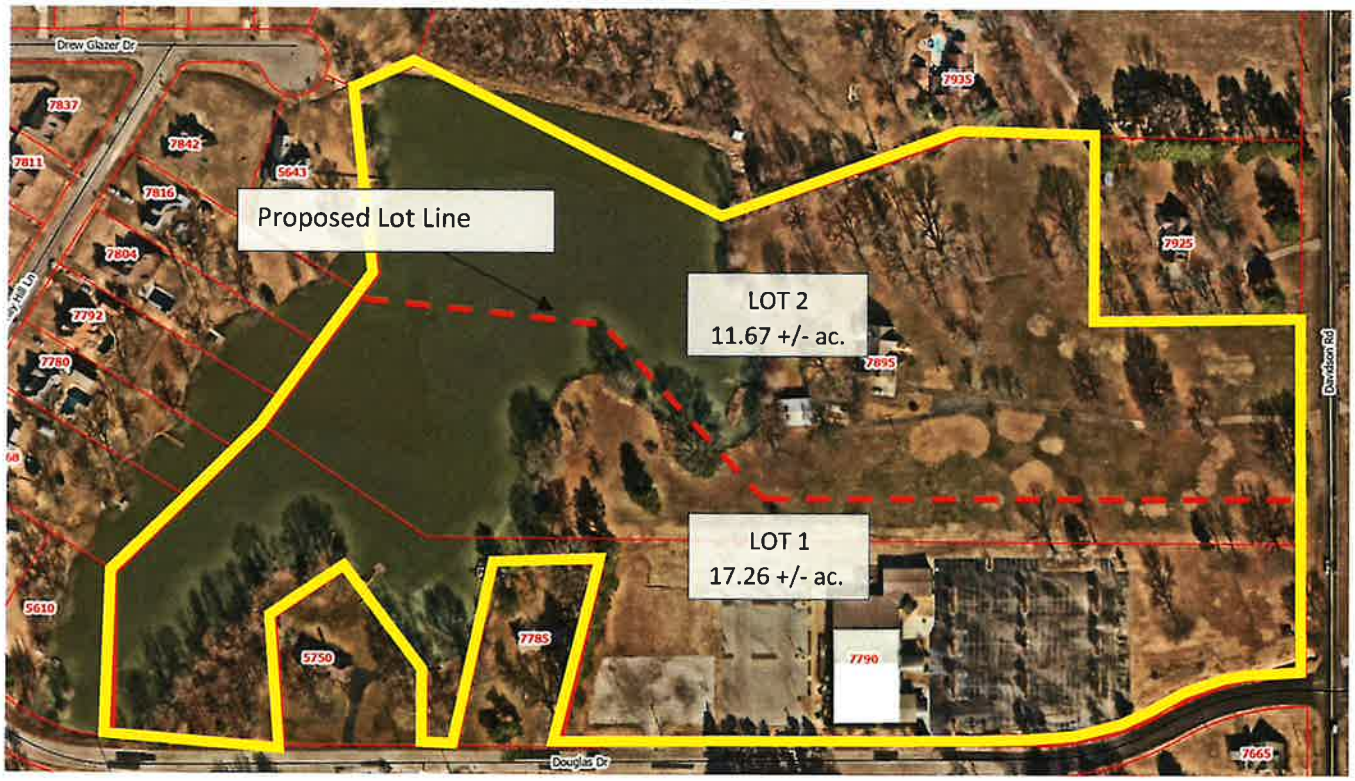


Fig. 1: Aerial View of Subject Property and its Surroundings

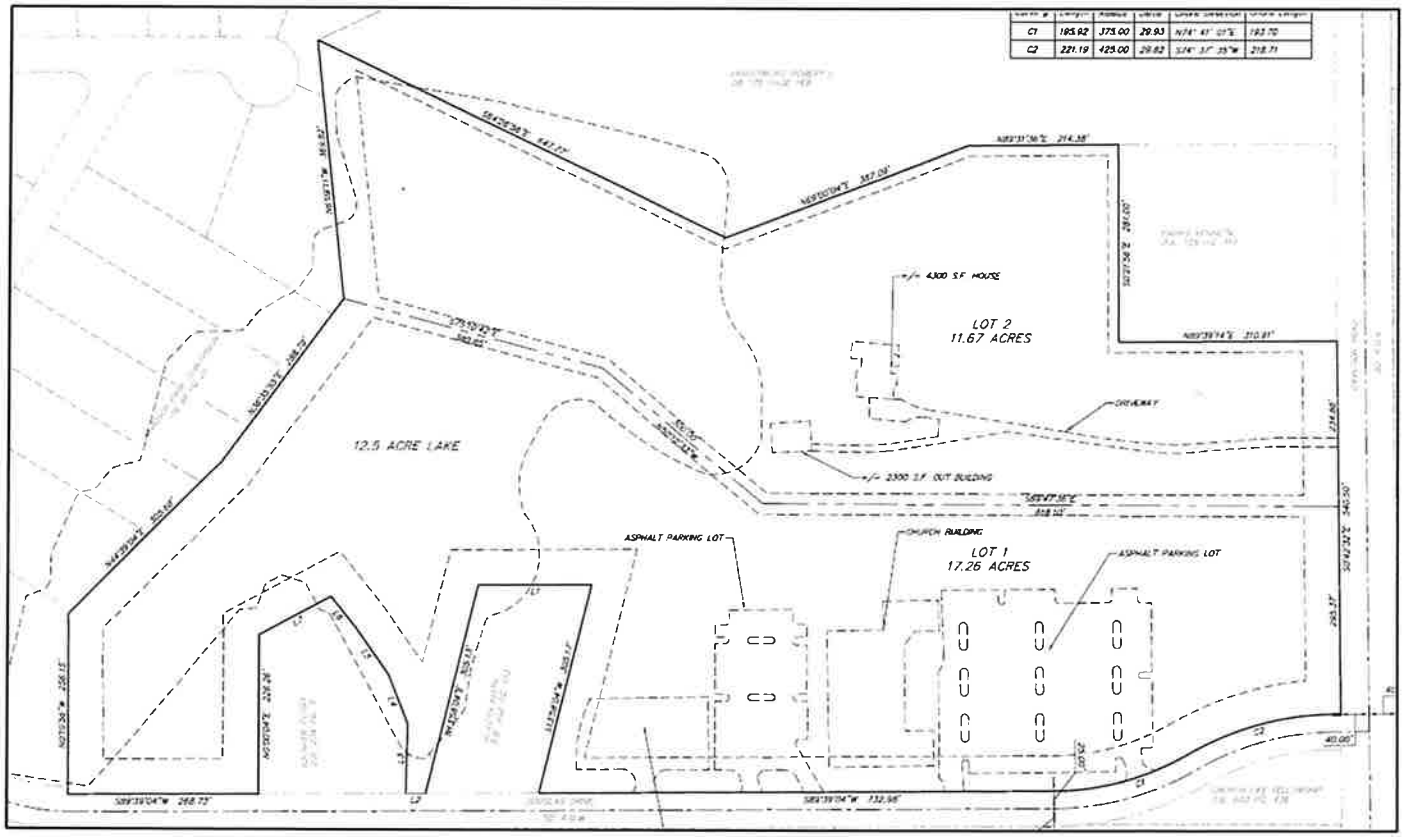
1. **BACKGROUND**: The applicant Nick Kreunen, Civil-Link, LLC, on behalf of Perry Winstead, Life Fellowship Church, property owners, submit for consideration a final plat for the Life Fellowship Church Two Lot Subdivision. The parent parcels are 7790 Davidson Rd and 7895 Davidson Rd, which are 10.86 acres and 17.97 acres respectfully. The applicant seeks to subdivide the un-platted parcels into two lots. The proposed lot 1 is located at 7790 Davidson Rd. and is the current site of Compel Church. It would be 17.26 acres.

Proposed lot 2 is located at 7895 Davidson Rd. It has a 3800 sq. ft single-family residential structure and several outbuildings that from taxes records have been on the property from the 1990s. It would be 11.67 acres.

2. ANALYSIS

2.1 Zoning and Lots

The subject property is located on the western portion of Davidson Rd. and north of Douglas Drive. The parcels are in the A-R zoning district, which has the following minimum yard requirements: one acre lot size, 110' wide building setback line, 50' front setbacks, 15' side setbacks, 50' rear setbacks, 10' front-yard and rear-yard utility easements, and 5' side yard utility easements. The plat meets the regulatory Zoning requirements.



2.2 Utilities

Existing utilities (gas, water, and electricity) are available within the general vicinity of the property along Davidson Rd and Douglas Drive.

2.3 Transportation

Access to the proposed Lot 1 is from Davidson and Douglas Drive, and Lot 2 from Davidson Rd.

2.4 Bond

No construction of new public utility infrastructure is required before the recordation of this plat. Therefore, the provision of a financial guarantee for public infrastructure completion is not applicable.

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 waivers are required for this application.

3. **NEXT STEPS**: Upon recommendation by the Planning Commission, the plat will be forwarded to the Board of Mayor and Aldermen for consideration. If approved by the said Board, the plat would need to be recorded.

4. **STAFF RECOMMENDATION**: Staff recommends that the Planning Commission approve the final plat and recommend same to the Board of Aldermen subject to the following:

   1. All lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.

   2. Future development on the lot shall comply with the applicable requirements of the City's various land development regulations.

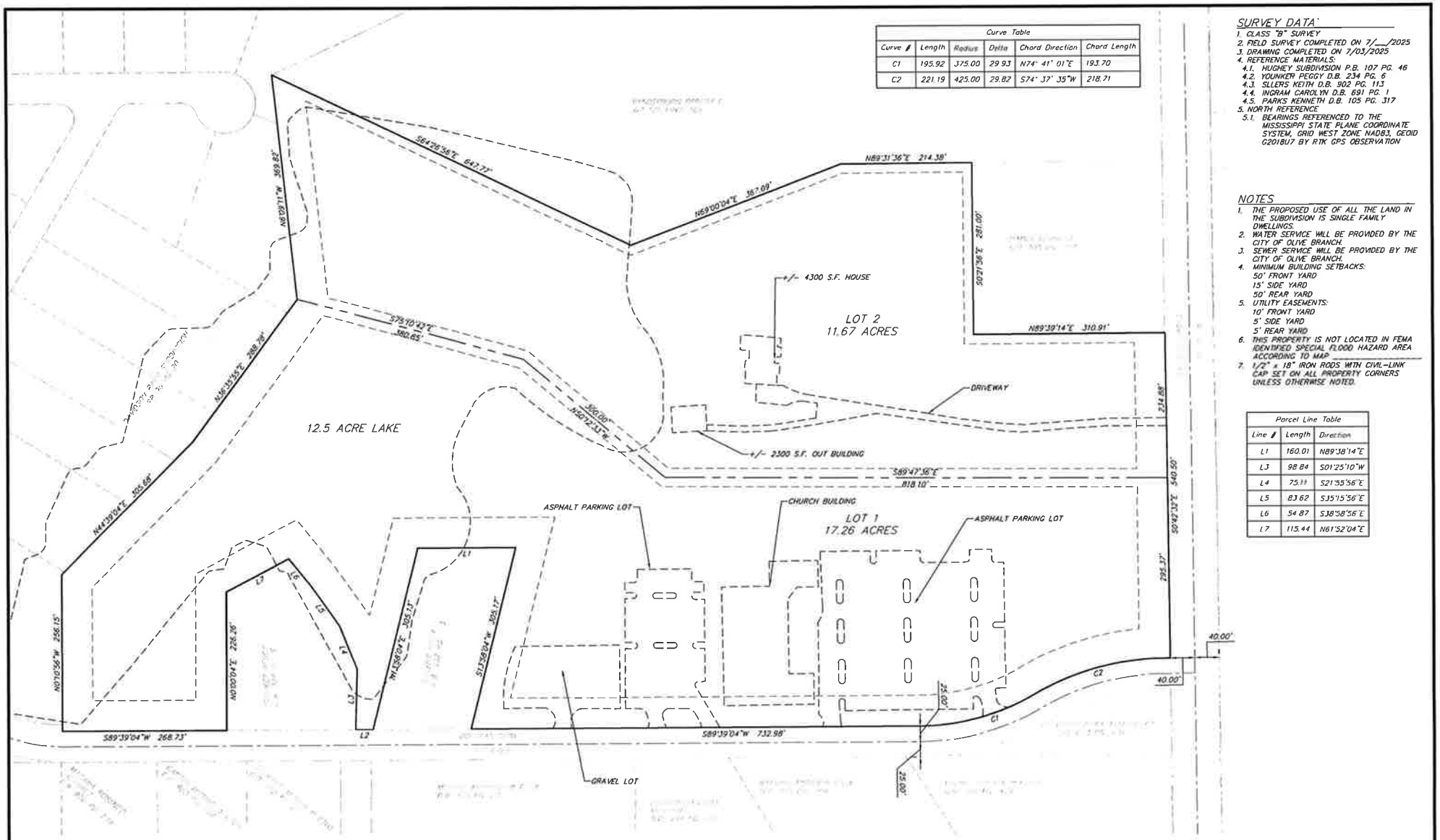
   3. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.

PREPARED BY: Jeremiah L McCroskey **DATE:** 08/07/25

CHECKED FOR SUBMISSION TO THE COMMISSION BY: Asong **DATE:** 8/7/2025

MOTION BY: _____ **SECOND BY:** _____

VOTE	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
YES							
NO							
ABSTAIN							



SURVEY DATA:

1. CLASS "B" SURVEY
2. FIELD SURVEY COMPLETED ON 7/__/2025
3. DRAWING COMPLETED ON 7/03/2025
4. REFERENCE MATERIALS:
   - 4.1. HUGHEY SUBDIVISION P.B. 107 PG. 46
   - 4.2. YOUNKER PEGGY D.B. 234 PG. 6
   - 4.3. SLLERS KEITH D.B. 902 PG. 113
   - 4.4. INGRAM CAROLYN D.B. 691 PG. 1
   - 4.5. PARKS KENNETH D.B. 105 PG. 317
5. NORTH REFERENCE:
   - 5.1. BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID WEST ZONE NAD83, GEOID G2018U7 BY RTK GPS OBSERVATION

NOTES

1. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS SINGLE FAMILY DWELLINGS.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
4. MINIMUM BUILDING SETBACKS:
   - 50' FRONT YARD
   - 15' SIDE YARD
   - 50' REAR YARD
5. UTILITY EASEMENTS:
   - 10' FRONT YARD
   - 5' SIDE YARD
   - 5' REAR YARD
6. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP
7. 1/2" x 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Parcel Line Table

Line #	Length	Direction
L1	160.01	N89°38'14"E
L3	98.84	S01°25'10"W
L4	75.11	S21°55'56"E
L5	83.62	S35°15'56"E
L6	54.87	S38°58'56"E
L7	115.44	N61°52'04"E

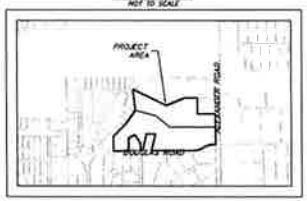
LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- CENTER LINE ROAD
- 1/2" X 18" IRON ROD SET
- MONUMENT FOUND

ABBREVIATIONS

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT OF WAY
S/D	= SUBDIVISION
IRF	= IRON ROD FOUND
APR	= AS PER RECORD
APS	= AS PER SURVEY
PB	= PLAT BOOK
PG	= PAGE
DB	= DEED BOOK
U.E.	= UTILITY EASEMENT
FF	= FINISH FLOOR ELEVATION
IRS	= IRON ROD SET

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

0 100' 200'

(IN FEET)

1" = 100'

BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, GEOID G2018U7 BY RTK GPS OBSERVATION
SCALE FACTOR: 0.9999705655516
CONVERGENCE ANGLE: 0°15'25.3993260S"

GRID NORTH

Civil Link
"CONNECTING RESOURCES"
5779 GETWELL RD., BLDG. B
SOUTHAVEN, MS 38672
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FAX: 662-510-2192
WWW.CIVIL-LINK.COM

FINAL PLAT
LIFE FELLOWSHIP CHURCH

DESOTO COUNTY, MISSISSIPPI
July 30, 2025
ZONING = A-R
TOTAL AREA = 28.93 ACRES
2 LOTS
S25 T1S R7W

CIVIL-LINK PROJECT NUMBER: 251711-001
SURVEYOR: CIVIL-LINK
PREPARED FOR: LIFE FELLOWSHIP CHURCH

1 OF 2