

Agenda
City of Olive Branch
Planning Commission Meeting
6:00 PM
October 14, 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 Meeting on September 9, 2025

Old Business:

1. Application for a Zoning Map Amendment, submitted by Sam Gassiott, Pan American Engineers, on behalf of Murphy Oil USA, property owners. The request is to rezone the property from PUD, Planned Unit Development District to C-2, Highway Commercial District for the purpose of establishing a convenience store with fuel pumps at this location. The 1.20+/- acre subject property is located at the northwest corner of Hacks Cross Rd and Hwy 302, Holiday Crossing Section A 1st Rev, Lot 1, known as 7015 Hacks Cross Rd. (File # ZP25-0009). (Application withdrawn by applicant).

New Business:

1. Application for a Zoning Map Amendment, submitted by Andy Richardson, R&H Engineering and Surveying, LLC, on behalf of property owner Bettye Funderburk. The request is to rezone 1.75+/- acres from A-R, Agricultural-Residential District, to C-2, Highway Commercial District for the purpose of allowing Firework Sales. The subject property is located on the south side of Goodman Rd, approximately 960 feet west of Hughey Rd. (File # ZP25-0011).
2. Application for a Final Plat for Explosive Incident Commercial Subdivision, submitted by Andy Richardson, R&H Engineering and Surveying, LLC, on behalf of property owner Bettye Funderburk. The request is to subdivide 1.75+/- acres into a single commercial lot. The subject property has an accompanying application request to rezone from A-R, Agricultural-Residential District, to C-2, Highway Commercial District. The subject property is located on the south side of Goodman Rd, approximately 960 feet west of Hughey Rd. (File #SD25-0029).
3. Application for a Zoning Map Amendment, submitted by Dale Wilson, property owner. The request is to rezone the property from C-4, Planned Commercial District, to C-1, Neighborhood Commercial District for the purpose of establishing a nail salon at this location. The 1.50+/- acre subject property is located on the south side of Goodman Rd, approximately 520 feet east of Autumn Oaks Dr, Lot 2 of Roy Hill Subdivision, known as 6339 Goodman Rd E. (File # ZP25-0010).
4. Application for the 5th Revision of Mineral Wells Commercial Subdivision, submitted by Tracy Blaney, property owner. The request is to combine Lots 2 & 3 into a single lot of 1.07+/- acres. The subject property is zoned C-2, Highway Commercial District, and is located at the southwest corner of MWC Rd and Hwy 178, known as 7067 Hwy 178. (File #SD25-0028).
5. Application for the Final Plat for Villages of Southbranch Phase 2, submitted by Henry Porter, W.H. Porter Consultants, PLLC, on behalf of Michaelle Terhune, Southbranch Development LLC, property owners. The request is to subdivide 11.86 +/- acres into 43

lots and 3 Common Open Spaces. The subject property is zoned R-3, Planned Residential District, and is located at the east end of Sipsev Way, and north of Braham Drive. (File # SD25-0030).

Adjournment