

**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 (Application withdrawn by applicant).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**

**MINUTES FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION  
REGULAR MEETING SEPTEMBER 9, 2025**

The Olive Branch Planning Commission meeting was held on Tuesday, September 9, 2025, in the Municipal Court Room located at 6900 Highland Street, at 6:00 p.m.

**CALL TO ORDER**

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

**ROLL CALL**

Janice Lewis, Dion Jones, Diane Senger, Pat Dorr, Donny Singh and Mark Long were present, and a quorum was established. Steve Stratton was 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 AUGUST 12, 2025 MEETING**

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the August 12, 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	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

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Steve Stratton arrived at 6:01pm, after the minutes were approved.

**CONSENT AGENDA**

**OLD BUSINESS**

**NEW BUSINESS**

**Mr. Dorr announced New Business Item # 1 and noted there was a motion to table the item until October 14, 2025.**

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 1<sup>st</sup> Rev, Lot 1, known as 7015 Hacks Cross Rd. (File # ZP25-0009).

**Mr. Jones made a motion to table the item until October 14, 2025. Mr. Long made the second and the motion to table the item was approved as follows:**

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

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2. Application for a Final Plat for Hagood Minor Lot Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of Jason Hagood and Amber Hagood Rotenberry, property owners. The request is to subdivide 5.88+/- acres into 3 lots. The subject property is zoned A-R, Agricultural-Residential District, and is located on the east side of Davidson Rd, approximately 850 feet south of Timber Oaks Dr, known as 6292 Davidson Rd. (File # SD25-0023).

- **APPLICATION SUMMARY**

The applicant, Farley Surveying LLC, on behalf of property owners, Jason Hagood and Amber Hagood Rotenberry, submit for consideration a final plat for a 3-lot subdivision. The applicants seek to subdivide the un-platted 5.88 +/- ac property into three lots. The property is zoned AR, Agricultural Residential, which mainly permits single family residential and agricultural land uses and requires lots to be at least 1 acre. Proposed Lot 1 is improved with an existing home and the intended subdivision would create two more buildable lots. Utility lines are readily available in the vicinity of the property. All infrastructure completion shall be the responsibility of the developer(s) of the lots. No variances, deviations, and/or waivers are applicable to the plat. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD25-0023).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

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

- **Proponents:**

- Bob Farley, Farley Surveying, 235 W Chulahoma Ave, Holly Springs, MS – he had nothing to add to the report

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Jones made a motion to approve the final plat of the “Hagood Minor Lot Subdivision” subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on the lots shall comply with the applicable requirements of the City’s various land development regulations.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.

4. Add a plat note that the first 100ft. of driveway on Lot 1 shall paved no later than December 31, 2026.
5. Add a plat note that driveways on Lot 2 and Lot 3 shall be paved.
6. The final plat must be recorded before a building permit may be issued for any development on the proposed lot.
7. 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	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

3. Application for a Final Plat for Sergio’s Auto Repair Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of Donny Oxner, property owner. The request is to create one lot from 2.07+/-acres. The subject property is zoned M-2, Heavy Industrial District, and is located on the east side of Hwy 178, directly across from Maywood Dr., known as 8220 Hwy 178. (File # SD25-0024).

- **APPLICATION SUMMARY**

This application seeks Final Plat approval to combine 2 parcels into 1 lot of +2.07 ac. All utilities and necessary transportation infrastructure are available to service the lot. The Planning Commission recommended approval subject to various conditions.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD25-0024).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones pointed out that the owner’s certificate in the proposed plat said Hagood instead of Oxner. He asked if this could be considered one of the “minor edits” mentioned in the conditions.

- **PUBLIC MEETING**

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

- **Proponents:**

- Bob Farley, Farley Surveying, 235 W Chulahoma Ave, Holly Springs, MS – he advised yes, that was a minor edit and would be corrected before going to the Board of Aldermen.

- **Opponents:**

- None

- **PLANNING COMMISISON DISCUSSION**

None

- **MOTION**

Mr. Stratton made a motion to approve the final plat for “Sergio’s Auto Repair Subdivision” subject to the following:

1. All 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.
3. It is recognized that existing buildings are legal non-conforming regarding side and front yard setbacks in the current M-2 District. Future buildings shall meet all setback requirements.
4. The requirement for sidewalks along HWY 178 is waived.
5. Minor edits are applicable to the subdivision plat as may be determined necessary by the City Engineer and the Director of Planning and Development or their designees.

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

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

4. Application for a Final Plat for Olive Branch Logistics Park, Lot 1, submitted by Jarmon Peregoy, P.E., Kimley-Horn & Associates, on behalf of Land Grant LLC, Mark Bolding, property owner. The request is to subdivide 72.33+/- acres into one 67.88+/- lot and 4.45+/- acres of right-of-way to widen Kirk Rd. and to extend S. Crossroads Dr. The subject property is zoned M-1, Light Industrial, and is located on the south side of Kirk Rd. approximately 760 feet east of Polk Lane. (File #SD25-0025).

- **APPLICATION SUMMARY**

On August 19, 2025, the Board of Aldermen approved 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. This is a follow-up application for a Final Plat for the first phase. It proposes to subdivide 72.33+/- acres into Lot 1 (67.88+/- acres), 40' wide right-of-way dedication for Kirk Road along the northern frontage of Lot 1 (2.53+/- acres), and 68' wide right-of-way dedication along the east side of Lot 1 for the South Crossroad Drive extension (1.92+/- acres). The proposed Final Plat matches the Preliminary Plat and is recommended for approval.

- **STAFF PRESENTATION**

Jason Gambone, Director, presented the staff report, which is included herein by reference (File # SD25-0025).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

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

- **Proponents:**
  - Jarmon Peregoy, Kimley-Horn, 10191 Shrewsbury Run, Collierville, TN – he had nothing to add
- **Opponents:**
  - None
- **PLANNING COMMISISON DISCUSSION**
  - None

- **MOTION**

**Mr. Jones made a motion to approve and recommend that the Board of Aldermen approve the Final Plat to subdivide 72.33+/- acres into one 67.88+/- lot and 4.45+/- acres of right-of-way to widen Kirk Rd. and to extend S. Crossroad Dr. subject to the same conditions associated with the August 19, 2025 Preliminary Plat approval.**

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

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

- 5. Application for the Preliminary Plat for Margarete Manor Commercial Center, Phase 2, submitted by Andrew Link, Waffle House, INC, on behalf of Barry Bridgforth, Margarete Manor LLC, property owner. The request is to divide 14.18+/- acres into 13 lots for commercial use. The subject property is zoned PUD, Planned Unit Development District, and is located on the south side of Church Rd, just east of Pleasant Hill Rd N. (File # SD25-0026).

- **APPLICATION SUMMARY**

Andrew Link, on behalf of Barry Bridgforth, Margarete Manor LLC, property owner, requests approval of the preliminary plat for Margarete Manor Commercial Center, Phase 2, which will consist of dividing 14.18+/- acres into 13 lots for commercial use. A new street, proposed in an accompanying final plat for Lots 4 and 5, to be named “Waffle Way” will eventually extend from Church Rd to Pleasant Hill Rd. The property owner proposes that this road be constructed progressively as development occurs, especially because the development of prospective lots 6 to 16 is highly speculative currently. Public utilities such as water and sewer lines are available in the vicinity of the subject parcel. 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 # SD25-0026).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Singh asked if Lots 4 & 5 would have access easements. Mr. Asongayi advised that they would and it would be addressed in the Final Plat.

- **PUBLIC MEETING**

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

- **Proponents:**
  - Andrew Link, Waffle House Inc, 5986 Financial Dr, Norcross, GA – he had nothing to add to the report
- **Opponents:**
  - None

- **PLANNING COMMISISON DISCUSSION**  
None

- **MOTION**

**Ms. Senger made a motion to approve the preliminary plat for Margarete Manor at Robinson Crossing Commercial Center, Phase 2, subject to the following:**

1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Change the title of the plat to “Preliminary Plat for Margarete Manor at Robinson Crossing Commercial Center, Phase 2.”
3. A profile of the entire street proposed to be publicly dedicated via final plats shall be submitted to, reviewed by, and approved by the City Engineer before a building permit may be issued for the development of any of the prospective lots. This road shall be constructed with curb, gutter, and sidewalks on both sides of its entire length.
4. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road(s) construction, and all other subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.
5. 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 property owner and/or developer wishes to record the final plat of any part of the subject property before completion of all required public infrastructure, the developer and/or property owner 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.
6. 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.
7. Sidewalks shall be constructed along the Pleasant Hill Rd frontage of the property.

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

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

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6. Application for the Final Plat for Lots 4 & 5, Retail Section 8A, Margarett Manor at Robinson Crossing Commercial Center, submitted by Andrew Link, Waffle House, INC, on behalf of Barry Bridgforth, Margarett Manor LLC, property owner. The request is to create 2 lots of 0.55+/-acres and 1.08+/-acres. The subject property is zoned PUD, Planned Unit Development District, and is located on the south side of Church Rd, just east of Pleasant Hill Rd N. (File # SD25-0027).

- **APPLICATION SUMMARY**

Andrew Link, Waffle House, INC, on behalf of Barry Bridgforth, Margarett Manor LLC, property owner, request approval of the final plat for Lots 4 & 5, Retail Section 8A, Margarett Manor at Robinson Crossing Commercial Center. The plat seeks to create a 0.55+/-acres Lot 4 (intended for Waffle House restaurant) and Lot 5 of 1.08+/-acres. The lots meet the requirements of the Margarett Manor at Robinson Crossing PUD. The applicant proposes converting an existing transportation easement lying between plated Lot 3 and the proposed Lot 4 into a public street to be named, "Waffle Way." It would eventually extend from Church Rd to Pleasant Hill Rd. Utilities such as water and sewer are available along Church Rd. 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 # SD25-0027).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

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

- **Proponents:**

- Andrew Link, Waffle House Inc, 5986 Financial Dr, Norcross, GA – he had nothing to add to the report

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

Mr. Jones had a question for the applicant. He asked if they would consider making sure the road between Waffle House and Dollar General is properly lit. Mr. Link advised that they would make sure it was well lit. Mr. Singh asked about changing the name of the street. It was fine for Waffle House, but not sure if any of the other future property owners would want their address to be Waffle Way. He wanted to see if they could find something that wasn't specific to a single company name. Mr. Link advised they would be okay with changing the name.

- **MOTION**

**Mr. Jones made a motion to approve the Final Plat of Lots 4 & 5, Retail Section 8A, Margarett Manor at Robinson Crossing Commercial Center, 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. The developer of Lot 5 shall construct a 5ft wide sidewalk connecting this lot to W. Margarett Cir.
3. The proposed "Waffle Way" shall be constructed to local public street standard with curb, gutter, and sidewalks on both sides.
4. The developer of Lot 5 shall install a 6ft high SimTek Ecostone fence between this lot and the adjoining single-family residential lots.
5. Should the property owner(s) or developer of any of the lots seek to record the plat before reconstruction of the proposed street to local public street standard, they shall provide to the City of Olive Branch a financial guarantee of sufficient amount, plus 25% contingency, as shall be calculated by the City Engineer, to guarantee the completion of the construction of "Waffle Way" to said street standard.
6. All stormwater improvements must be approved by the City Engineer, and, if necessary, MDEQ.
7. The Final Plat must be recorded before a building permit may be issued for any development on any of the lots.
8. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.
9. Written consent of the owner of Lot 3, Retail Section 8A, Margarett Manor at Robinson Crossing Commercial Center, shall be submitted to the planning staff of the City of Olive Branch before this plat may be presented to the Mayor and Board of Aldermen for their approval decision.
10. Add proper lighting to the public road between Waffle House and Dollar General.
11. Change "Waffle Way" to something less company specific.

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

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

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**OTHER BUSINESS**

Jason Gambone announced this would be his last Planning Commission meeting as he would be retiring at the end of the month. Mr. Jones offered a thank you to Jason and said that Jason was the first person he talked to when he first moved here.

**ADJOURNMENT**

Mr. Jones made a motion to adjourn the meeting at 6:47 pm. Mr. Singh made the second and the motion was approved as follows:

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

REPORT TO THE PLANNING COMMISSION

**CAPTION/SUBJECT:** 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 a ±1.75 acre portion of a parent parcel from AR, 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)

- EXHIBITS:**
1. Applicant Letter of Request
  2. Aerial View Map
  3. Current Zoning Map
  4. Future Land Use Map
  5. Site Plan
  6. Letter of Permission

**EXECUTIVE SUMMARY:** The applicant, Andy Richardson, R&H Engineering and Surveying, LLC, on behalf of property owner Bettye B. Funderburk, has submitted for consideration a rezoning request to rezone a ±1.75 ac portion of an un-platted 160.77 ac tract located immediately west of 5689 Goodman Rd, at the southeast corner of the intersection of Wedgewood Dr. and Goodman Rd. The request is to rezone from A-R, Agricultural Residential, to C-2, Highway Commercial district. The applicant has also submitted a concurrent final plat application for the ±1.75 ac parcel to be subdivided from the ±160.77 ac parent tract. There is no minimum lot area requirement in the C-2 zoning district. Surrounding zoning districts are Planned Unit Development (PUD), Office (O), Agricultural Residential (AR), and Planned Commercial (C-4) on adjacent properties.

Staff recommends approval based on change in the character of the area and alignment of the request with the Future Land Use Map that expresses the public need regarding the land use policies of the City.

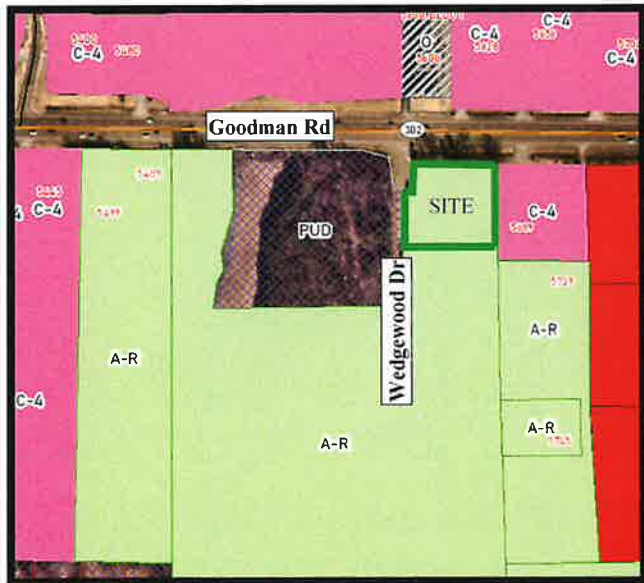


Fig. 1: Subject Property and Adjacent Properties Zoning



Fig. 2: Subject Property

**1. BACKGROUND:**

<b>General Information</b>			
Applicant	Andy Richardson, P.E; R&H Engineering and Surveying, LLC, on behalf of property owner Bettye B. Funderburk		
Applicant's Status	Agent Representative of Property Owner		
Current Zoning of Property	AR Agricultural Residential		
Requested Action	Approve the rezoning of a ±1.75 ac portion of an un-platted parcel from AR, Agricultural Residential, to C-2, Highway Commercial District.		
Purpose	Fireworks Sales		
Location	The subject property is located on the southeast corner of the intersection of Wedgewood Dr. and Goodman Rd.		
Size of Proposed Parcel	± 1.75 acres		
Existing Land Use	Vacant		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	O (Office)	Financial and insurance offices
	East	C-4 (Planned Commercial)	Auto sales parcel with building
	South	AR	Vacant undeveloped parcel
	West	PUD	Undeveloped parcel
Future Land Use Designation	<p>Commercial Corridor</p> <p>Character: "Commercial corridors are developed with highway oriented commercial uses in a linear, or strip development pattern. Goodman Road (HWY 302) is the City's primary example of a commercial corridor with retail, restaurants, services, and office uses, but there are other corridors identified on the Future Land Use Map that incorporate commercial businesses with a heavier service orientation and an industrial orientation. These areas are designed for vehicular access; pedestrian facilities are either not available or very limited."</p>		
Applicable Regulations	Zoning Ordinance, Subdivision Regulations, and other land use regulations of the City where applicable.		

**PROPOSED USE:**

On October 3, 2023 the Mayor and Board of Aldermen amended the Ordinance Regulating and Permitting the Retail Sales of Fireworks within the City of Olive Branch. Section 8 of this Ordinance requires that all fireworks operators must submit a site plan which indicates:

- 1. Size of the lot
- 2. Size of the tent or building
- 3. Location of the tent/building on said lot
- 4. Location of 200-amp panel box on a power pole
- 5. Trash dumpster location
- 6. Parking surface (compacted limestone or asphalt) with a minimum of ten (10) off street parking spaces
- 7. Letter of permission from the property owner to use the land for the sale of fireworks.

The applicant has submitted a site plan with the required elements and the required letter of permission.

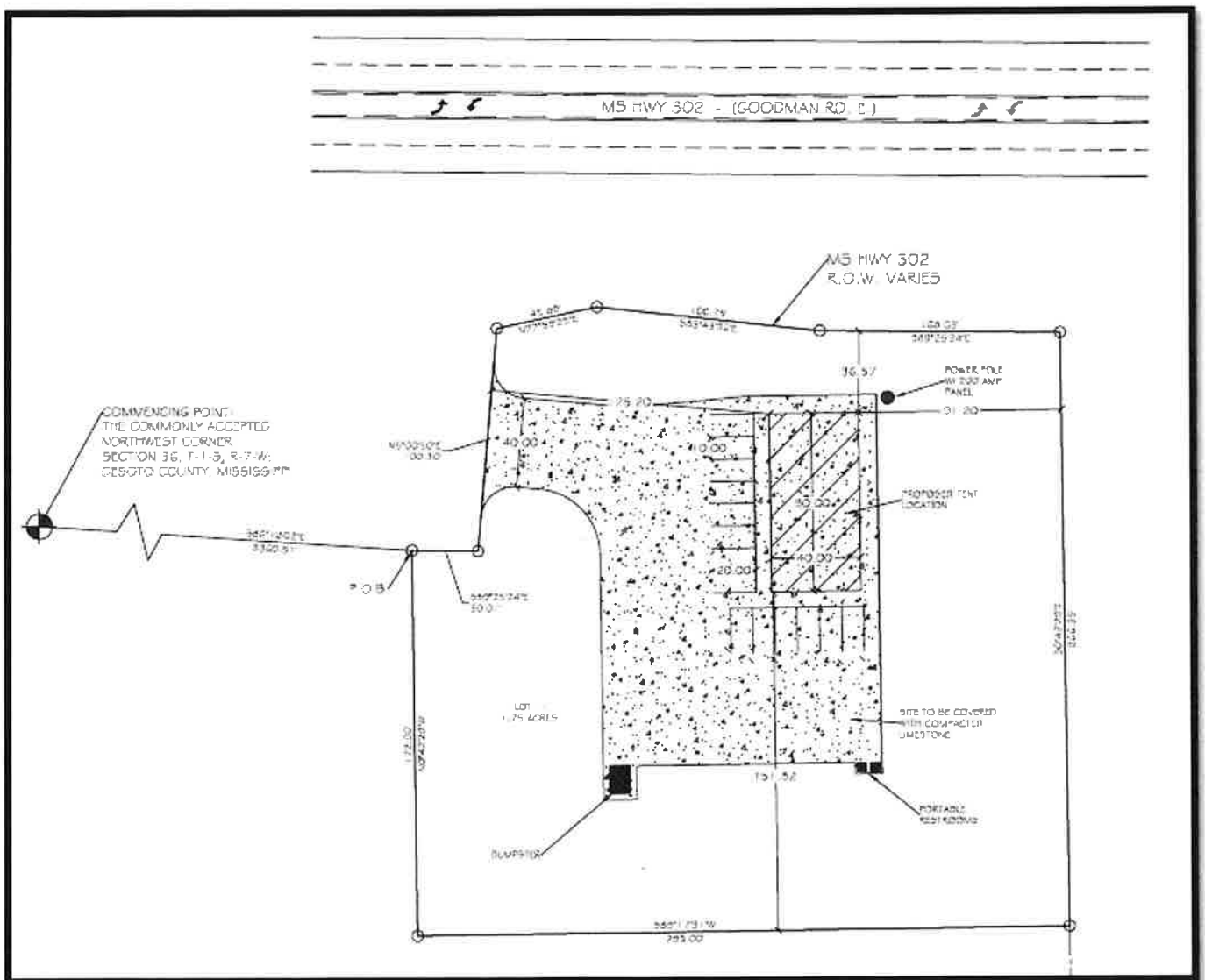


Figure 3: Preliminary Site Plan Exhibit

**2. ANALYSIS:**

**2.1. Zoning (Proposed C-2)**

Item	Prop. Zoning Requirement	Proposed Lot 1
Minimum Lot Area	None	± 1.75 ac Meets required minimum.
Minimum width at building setback line	None	Proposed Lot 1 has a width at the building line of 254.67 ft.
Front Setback	50 ft	Lot 1 will require a 50 ft front yard setback.
Side Setback	None	No side setback required.
Rear Setback	20 ft	Future buildings would have to meet the minimum 20 ft rear yard setback requirement.
Height	3 stories or 35 ft	Applicable
Maximum Density	N/A	N/A

**ANALYSIS:** The criteria used to evaluate a rezoning are listed below:

**1. The original zoning classification for the property was a mistake.**

*Applicant's Submission:* “The existing AR zoning designation that has been applied to the property is not a mistake. Due to the changes in the surrounding area the property owner would like to request that the 1.75 acre portion of the property be rezoned to C-2 zoning. There are multiple neighboring properties within a mile in each direction of Goodman Road that are zoned C-2, C-4, or Office.”

*Staff Finding:* Staff concurs that the existing AR, Agricultural Residential zoning designation of the property is not a mistake. The property was annexed into the City of Olive Branch in 1996 with an AR, Agricultural Residential zoning classification property and there has been no change to the zoning designation of the parcel since annexation.

**2. The character of the neighborhood has changed to such an extent to justify the proposed rezoning; (If the proposed zoning classification does not conform to the City's General Development Plan, the applicant shall be required to offer proof with regard to what major economic, zoning, physical, or social changes, if any, have occurred in the vicinity of the property in question, which were not anticipated by the General Development Plan, and which have altered the basic character of the area, to make the amendment appropriate.)**

*Applicant's Submission:* “Over the last 30 years this portion of Goodman Road has developed into a commercial corridor connecting Olive Branch and Southaven.”

*Staff Finding:* As shown in Figures 3 and 4 below, the subject property area has become increasingly commercial from 1996 to 2025 as more vacant parcels that were used for agricultural purposes have been developed for business purposes.

Adjacent businesses in the area include ATV sales and service, an urgent care facility, retail sales, and insurance, financial, and investment services. These uses are permitted uses in the C-2 Highway Commercial zoning district reflecting a commercial land use character over time.



Figure 3: 1996 Aerial Imagery



Figure 4: 2025 Aerial Imagery

**3. A public need exists for the rezoning.**

*Applicant's Submission:* "Due to the explosion of residential growth in the western portion of Olive Branch over the last few decades, the need exists for continued development of commercial sites to allow for business growth that offers a level of convenience to neighboring residential areas and to allow for the installation of businesses that serve the needs of the surrounding residential areas."

*Staff Finding:* The Future Land Use Map in the Comprehensive Plan 2040, which articulates the City's land-use public need policies, designates the property in its entirety as Commercial Corridor. The C-2 zoning district generally aligns with the policies and land use character of commercial corridor.

**NEXT STEPS:** This application would move forward to the Board of Aldermen for a final decision. If the rezoning application and the final plat application (SD25-0029) are approved by the Board of Aldermen, the next step in the development process would be for the applicant to file for construction plans approvals.

**RECOMMENDED MOTION:**

Based upon the finding that the re-zoning request satisfies the criteria used to evaluate a rezoning, namely, that the character of the area has changed from agricultural to highway commercial uses in the last quarter of a century and that the Future Land Use Plan designates the property as Commercial Corridor, recommend approval of the rezoning of the suggested Lot 1 of the Explosive Incident Commercial Subdivision, being a ±1.75 ac portion of the 160.77 ac parent tract, from AR, Agricultural Residential to C-2, Highway Commercial District.

PREPARED BY: Vernon D. Jones DATE: 10/8/2025

CHECKED FOR SUBMISSION TO THE COMMISSION BY: Asong ~~AKZ~~ DATE: 10/8/2025

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

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



R&H Engineering and Surveying, LLC  
231 W. Center St.  
Hernando, MS 38632  
[andy@rhengineering.net](mailto:andy@rhengineering.net)  
[ben@rhengineering.net](mailto:ben@rhengineering.net)

---

September 4, 2025

Re: Explosive Incident Commercial Subdivision

To Whom It May Concern:

The applicant would like your consideration in allowing a portion of their property (Parcel No. 107736000 0002400) that is located on the southern side of MS Hwy. 302 (Goodman Road E.) and west of and adjacent to 5689 Goodman Road E. to be re-zoned from the existing AR zoning to the proposed C-2 zoning designation. The portion of their property of interest is 1.75 acres in size and sits adjacent to the old Crossroads Used Vehicles car lot. No development has ever taken place on this property. The only past construction of note on the property was the creation of a construction traffic road to access the Wedgewood development around 1990.

The existing AR zoning designation that has been applied to the property is not a mistake, but due to the changes in the surrounding area the property owner would like to request that the 1.75 acre portion of the property be rezoned to C-2 zoning. There are multiple neighboring properties within a mile in each direction of Goodman Road that are zoned C-2, C-4, or Office. Over the last 30 years this portion of Goodman Road has developed into a commercial corridor connecting Olive Branch and Southaven. The Future Land Use Designation in the most recent Comprehensive Plan for the City of Olive Branch even labels this subject property as being in a "Commercial Corridor" in the future. Due to the commercial growth along Goodman Road over time, the highest and best use for this 1.75 acres fronting Goodman Road would be to re-zone the property to C-2 zoning and allow for commercial development on the site. Due to the explosion of residential growth in the western portion of Olive Branch over the last few decades, the need exists for continued development of commercial sites to allow for business growth that offers a level of convenience to neighboring residential areas and to allow for the installation of businesses that serve the needs of the surrounding residential areas.

If any additional information is needed, please feel free to contact me at 901-605-1739 or [andy@rhengineering.net](mailto:andy@rhengineering.net) or the Funderburk family at 901-262-8113 or [dfundy22@gmail.com](mailto:dfundy22@gmail.com).

Sincerely,

*Andy Richardson*

Andy Richardson

R&H Engineering and Surveying, LLC

231 W. Center St.

Hernando, MS 38632

901-605-1739 - [andy@rhengineering.net](mailto:andy@rhengineering.net)

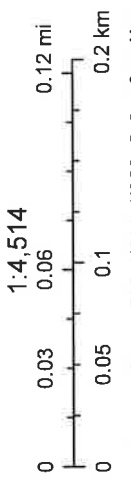
901-494-1272 - [ben@rhengineering.net](mailto:ben@rhengineering.net)

# Aerial View Map



9/29/2025, 11:01:44 AM

1:4,514



- |  |                |  |               |
|--|----------------|--|---------------|
|  | PointAddresses |  | Roads         |
|  | County Outline |  | Interstate    |
|  | Municipalities |  | US Highway    |
|  |                |  | State Highway |
|  |                |  | Local Road    |
|  |                |  | Private Road  |
|  |                |  | Ramp          |
|  |                |  | IH            |

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





Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR



# Future Land Use Map



9/29/2025, 11:10:17 AM

-  OB FUTURE LAND USE
-  PUBLIC / SEMI-PUBLIC
-  RURAL ESTATE
-  COMMERCIAL CORRIDOR

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

City of Olive Branch

Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR



**HR**  
 ENGINEERING & SURVEYING, LLC  
 211 W. CENTRAL STREET  
 FLORENCE, MISSISSIPPI 39201  
 PHONE: 901.665.1729  
 FAX: 901.665.1272



**CI** SITE LAYOUT SHEET

DATE: OCTOBER 2025  
 SCALE: 1" = 30'

LOCATION: EXPLOSIVE INCIDENT  
 COMMERCIAL SUBDIVISION  
 SECTION 36, TOWNSHIP 1-SOUTH, RANGE 7-WEST,  
 CITY OF OLIVE BRANCH, DE SOTO COUNTY, MISSISSIPPI

Bettye B. Funderburk  
1805 Hawthorne Drive  
Hernando, MS 38632

September 30, 2025

City of Olive Branch, Mississippi  
9200 Pigeon Roost Road  
Olive Branch, MS 38654

Re: Explosive Incident Commercial Subdivision

To Whom It May Concern,

I give my full permission for the sale of fireworks to take place on my property that has been described as Lot 1 of the Explosive Incident Commercial Subdivision, as previously submitted to the City of Olive Branch, Mississippi. If any additional information is needed, please do not hesitate to contact me at 901-262-8113 or contact my engineering representative, R&H Engineering and Surveying, LLC at 901-605-1739 or [andy@rhengineering.net](mailto:andy@rhengineering.net).

Sincerely,

A handwritten signature in blue ink that reads "Bettye B Funderburk". The signature is written in a cursive style with a large initial 'B'.

Bettye B. Funderburk

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** 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).

- EXHIBITS:**
1. Proposed Final Plat
  2. City Engineer’s Memo

**EXECUTIVE SUMMARY**



*Figure 1: 2025 Aerial Imagery*

Andy Richardson P.E., R&H Engineering and Surveying, LLC, on behalf of the property owner Bettye Funderburk, requests approval of a final plat application for Lot 1 of the Explosive Incident Commercial Subdivision. This application consists of one ±1.75 ac commercial parcel. The intended use is for fireworks sales. This subdivision application is submitted concurrently with the associated rezoning application ZP25-0011, which requests a rezoning of the subject land portion from AR, Agricultural Residential, to C-2, Highway Commercial district. The proposed parcel meets the bulk requirements of the prospective C-2 zoning district. The proposed lot fronts on an existing public street and utility lines such as water and sewer are available to service the lot. Staff recommends approval subject to various conditions.

**1. BACKGROUND**

Andy Richardson, P.E., on behalf of property owner Bettye Funderburk, requests approval of a final plat application for Lot 1 Explosive Incident Subdivision, which will consist of one ±1.75 ac commercial parcel that would be subdivided from a 160.77 ac parent tract. The intended use of the lot is fireworks sales.

## 2. ANALYSIS

### 2.1. Zoning

The proposed final plat complies with the zoning provisions and bulk regulations of the C-2, Highway Commercial zoning district in view.

### 2.2. Lot

The proposed lot is for commercial land use. As shown in Figure 2 below, the area of the subject parcel will consist of a ±1.75 ac parcel which meets the required minimum lot and yard requirements of the concurrent rezoning application for C2 Highway Commercial.

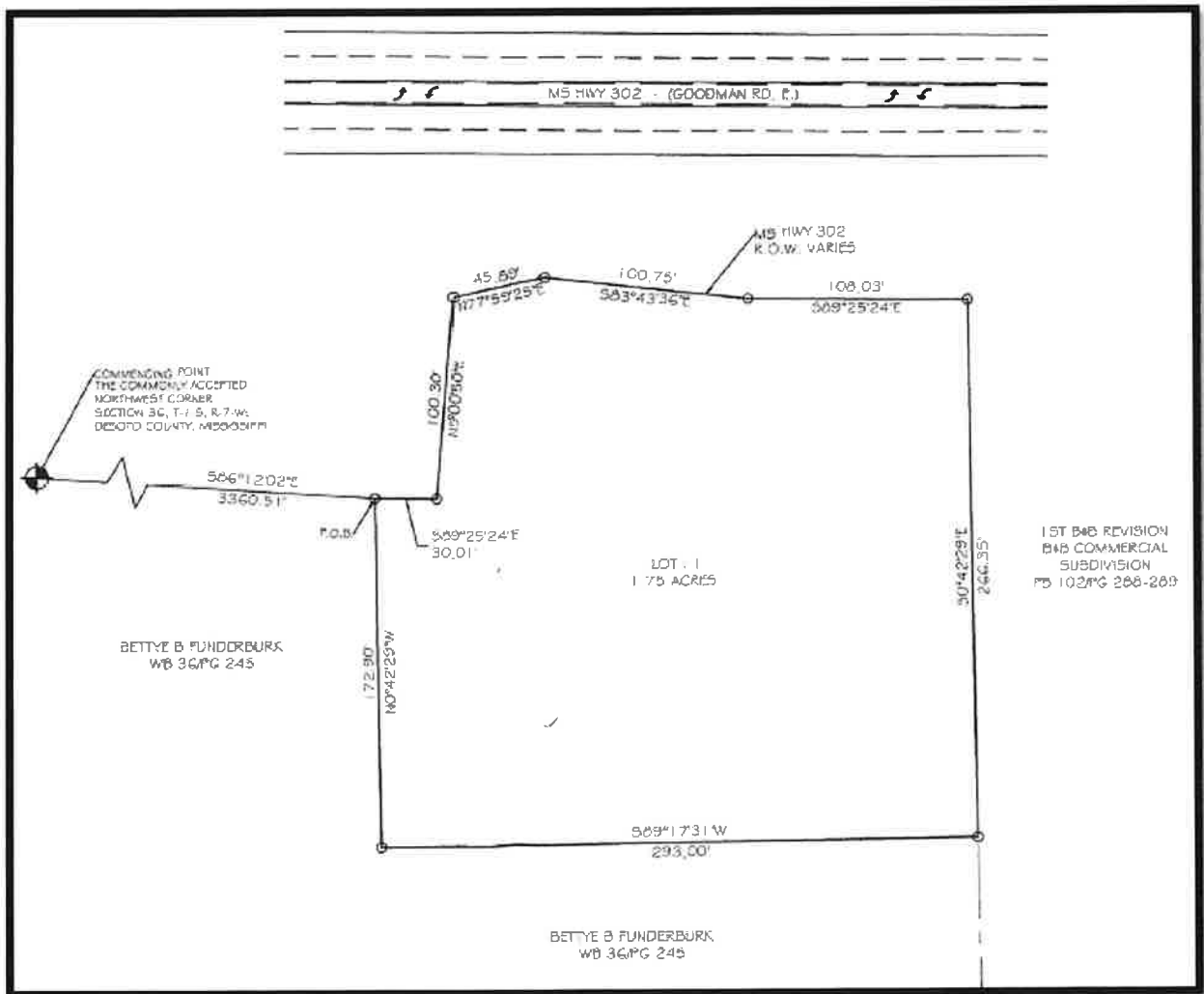


Figure 2: Proposed Final Plat

**PROPOSED USE:**

On October 3, 2023 the Mayor and Board of Aldermen amended the Ordinance Regulating and Permitting the Retail Sales of Fireworks within the City of Olive Branch. Section 8 of this Ordinance requires that all fireworks operators must submit a site plan which indicates:

1. Size of the lot
2. Size of the tent or building
3. Location of the tent/building on said lot
4. Location of 200-amp panel box on a power pole
5. Trash dumpster location
6. Parking surface (compacted limestone or asphalt) with a minimum of ten (10) off street parking spaces
7. Letter of permission from the property owner to use the land for the sale of fireworks.

The applicant has submitted a site plan with the required elements and the required letter of permission.

Note: With the property being along one of the City’s main gateway corridors, namely Goodman Rd, the Planning Commission and the Board of Aldermen may consider requiring the pavement of the property or at least the first 50 ft of the driveway from the public street. The site at 7661 Germantown Rd that is used for seasonal sales of fireworks is paved.

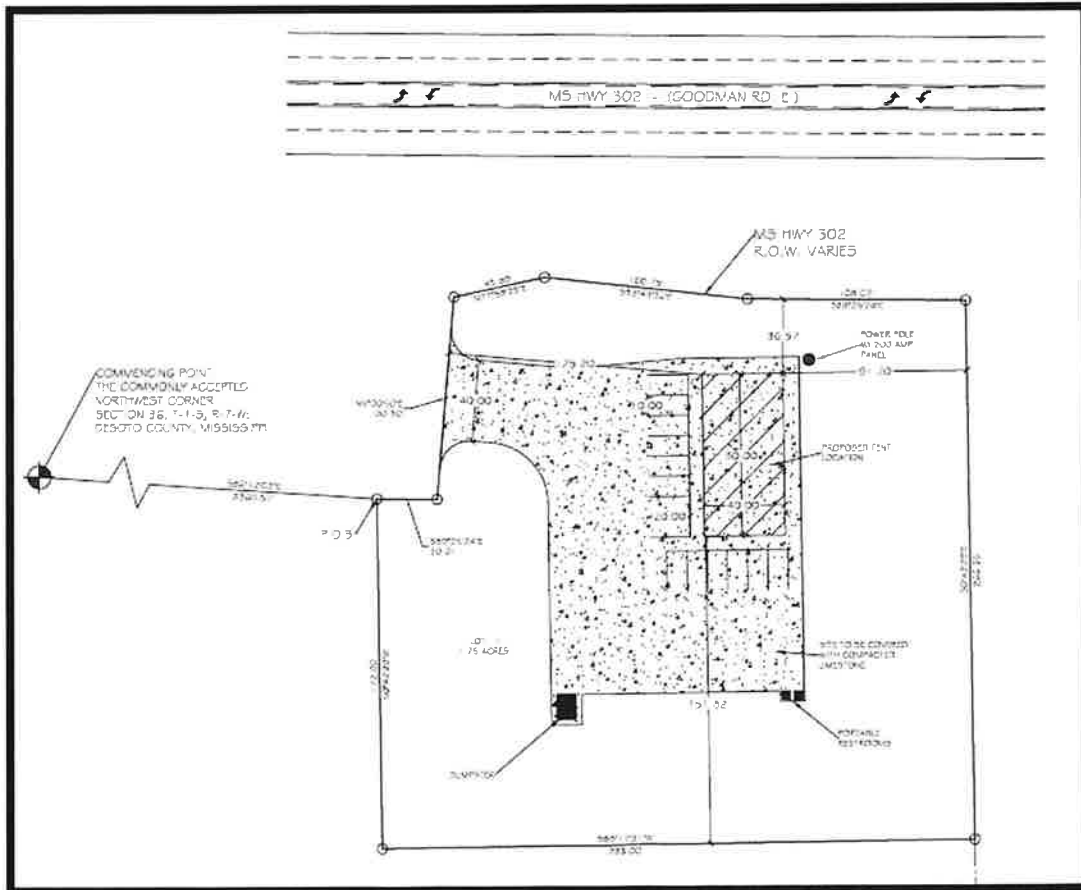


Figure 3: Preliminary Site Plan Exhibit

## 2.2. Subdivision Infrastructure

### 2.2.1. Utilities

Public utilities such as fire hydrants and a 6" main water line are in the vicinity. There are no gas lines in the area. There is a 4-inch gravity sewer line on the north side of Goodman Rd and an 8-inch gravity sewer line approximately 315 ft to the south of the lot. Sewer for seasonal sale of fireworks is proposed to be handled by temporary portable toilets. A 200-amp panel box is proposed to provide electricity as per the Ordinance Regulating and Permitting the Retail Sales of Fireworks within the City of Olive Branch.



Figure 4: Existing Utilities

### 2.2.2. Transportation

Access is proposed from a paved section of Wedgewood Dr. that appears to be part of the Mississippi Department of Transportation's (MDOT) right-of-way.

### 2.2.3. Amenities

No recreational amenities are required of the subdivision.

### **3. GUARANTEE OF PUBLIC INFRASTRUCTURE COMPLETION**

There are no new public infrastructure facilities required. Therefore, no guarantee of public infrastructure completion is required. However, the Engineering Department requests dedication of at least a 20 ft easement centered about the existing 6-inch water line on the east side of the Wedgewood private drive.

### **4. VARIANCE AND WAIVER**

The developer has not requested a variance or a waiver of any requirements of the applicable Subdivision Regulations. Staff does not find that any such variance is necessary. There are no sidewalks in the vicinity of the property along Goodman Rd. Therefore, sidewalk construction may be waived.

### **5. NEXT STEPS:**

Upon recommendation by the Planning Commission, the Final Plat will be presented to the Board of Aldermen for approval. The Final Plat would need to be recorded before building permits would be issued for the construction of the permitted fireworks stand use on the proposed lot.

### **6. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of the Final Plat for Lot 1, Explosive Incident Subdivision subject to the following:

1. All improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Add a scale to the submitted plat.
3. Revise the plat to include the dedication of at least a 20 ft easement centered about the existing 6-inch water line on the east side of the Wedgewood private drive.
4. The requirement for sidewalk construction in the street frontage of the property is waived.
5. A driveway connection to a road section under the permitting authority of the Mississippi Department of Transportation (MDOT) would require a permit from this Department, which shall be presented to the City Engineer before use of the site.
6. The Planning Commission may recommend that the site be paved for fireworks sales purposes.
7. Minor edits are applicable to the plat as may be determined necessary by City Staff.

PREPARED BY: [Signature] DATE: 10/8/2025

CHECKED FOR SUBMISSION TO THE COMMISSION BY: Asong [Signature] DATE: 10/8/2025

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

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





# MEMO

ENGINEERING DEPARTMENT

CITY OF OLIVE BRANCH, MS

---

---

**DATE:**        **October 7, 2025**

**TO:**         **Mr. Kevin Norman**

**CC:**

**FROM:**      **Mr. Andy Swims**

**RE:**         **Lot 1 Explosive Incident Commercial Subdivision**

---

Is the adjacent north-south private drive (that was never accepted as a road) requested to be made a public street? If so, it will have to be shown on the plat and brought up to city standards (if needed). I assume by the plat, it will just remain a private drive.

There is a waterline (per GIS) that runs south along the east side of this private drive on this property. This will need at least a 20 ft. easement dedication centered about this line.

Also, I can't read the road names on the key map or see the lines representing locals streets. Is the actual plat is clearer? They need to add a scale to the plat.

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: 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.

- EXHIBITS:
- 1. Applicant Letter of Request
  - 2. Aerial View Map
  - 3. Current Zoning Map
  - 4. Future Land Use Map
  - 5. Building Elevations

EXECUTIVE SUMMARY: The applicant, Dale Wilson, has submitted a request to rezone Lot 2 of the Roy Hill Planned Development from C-4 (Planned Commercial District) to C-1 (Neighborhood Commercial District). The subject property, approximately ±1.50 acres in size, is located at 6339 Goodman Road East. Originally, the Planned Development (PD) was approved under case ZP19-0004 solely for a conditional use permitting the seasonal sale of fireworks. The applicant intends to develop the property as a nail salon, which requires rezoning. The character of the area has increasingly become commercial over the years and the intended use and proposed zoning are not inconsistent with the Commercial Corridor designation of the property in the Comprehensive Plan 2040. Therefore, staff recommends approval.



1. BACKGROUND:

Lot 2 of the Roy Hill Subdivision has been zoned C-4 (Planned Commercial District) since its approval by the Board of Aldermen on June 19, 2001 (File #01-05 REZ), though no Planned Development text and preliminary development plan was established at that time. To allow for a seasonal fireworks stand, American Fireworks submitted a Project Text and Development Plan tailored specifically for that use, enabling the issuance of a Conditional Use Permit. On April 11, 2019, the Board of Zoning Adjustment unanimously approved (5-0) the permit for fireworks sales, which was set to expire on April 11, 2024.

Subsequently, on May 21, 2019, the Board of Aldermen approved a project text for the planned commercial development with the stipulation that any future development of Lot 2 beyond a seasonal use would require a significantly expanded text in both scope and design. Notably, the original project text is minimal, focused solely on permitting fireworks sales.

## 2. ANALYSIS:

### 2.1. Zoning (Proposed C-1)

Item	Prop. Zoning Requirement	Subject Property
Minimum Lot Size	None	± 1.50 ac (Meets required minimum lot size)
Front Setback	50 ft	Development will require a 50 ft front yard building setback.
Side Setback	None	No side setback required.
Rear Setback	20 ft	Future buildings will have to meet the minimum 20' rear yard setback requirement.
Minimum width at building setback line	None	Existing Lot 2 has a width at the building line of 222 ft.
Impervious Surface Ratio	0.75	No more than 25% of the property can be developed as impervious area.

**ANALYSIS:** The criteria used to evaluate a rezoning are listed below:

#### 1. The original zoning classification for the property was a mistake.

*Staff Finding:* The subject property is part of the Roy Hill Planned Unit Development, which project text stipulates that the only permitted use is for the sale of fireworks subject to a conditional use permit. The PUD zoning designation of the property was approved by the Board of Aldermen on June 19, 2001. The property has not been rezoned since then, therefore no zoning mistake is applicable to the current zoning classification of the lot.

#### 2. The character of the neighborhood has changed to such an extent to justify the proposed rezoning; (If the proposed zoning classification does not conform to the City's General Development Plan, the applicant shall be required to offer proof with regard to what major economic, zoning, physical, or social changes, if any, have occurred in the vicinity of the property in question, which were not anticipated by the General Development Plan, and which have altered the basic character of the area, to make the amendment appropriate.)

*Applicant's Submission:* The applicant avows that “the character of the neighborhood has changed and would benefit from the empty parcel no longer sitting vacant most of the year. Mr. Pham intends to build an attractive, all brick 4,000 sq. ft. nail salon on the property”.

*Staff Finding:* While the purpose of a Planned Commercial District (C-4) is to allow for flexibility in the development of a specific property for commercial purposes, the C-1 Commercial District is intended to provide commercial uses close to residential areas. There are single family homes to the south of the subject property. The Roy Hill PUD was established in the early 2000s. Since that time, Goodman Road has been expanded into a five-lane arterial roadway with the capacity to support neighborhood scale commercial developments of the sort permitted in the C-1 district. This infrastructure upgrade, along with a marked increase in surrounding commercial development, represents a significant shift in the character of the area from agriculture to commercial.

**3. A public need exists for the rezoning.**

Applicant's Submission: The applicant avows that “the proposed development and rezoning conforms with the City's Comprehensive Plan as the subject property is located within the Plan's Commercial Corridor.”

Staff Finding: The Future Land Use Map in the Comprehensive Plan 2040, which articulates the City's land-use public need policies, designates the property in its entirety as Commercial Corridor. Commercial land uses predominate in this designation, which aligns with the purpose of the C-1 zoning classification.

**NEXT STEPS:** Upon approval of the rezoning, the developer would need to submit civil, landscaping, irrigation, photometric, and building plans to City Staff for administrative review and approval.

**RECOMMENDED MOTION:** Upon finding the rezoning criteria have been met, namely, that the character of the area has changed from agricultural over the last several decades to commercial, and that a public need could be met by providing neighborhood-scale commercial services to nearby residential areas at a mid-block location along the Goodman Road corridor, approve the rezoning of the 2.03+/- acres from C-4, Planned Commercial District to C-1, Neighborhood Commercial.

---

PREPARED BY: *James S. McCook* DATE: 10/08/2025  
CHECKED FOR SUBMISSION TO THE COMMISSION BY: *Asong* ~~*ATE*~~ DATE: 10/8/2025  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

---

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

Susan Stout Architect, LLC

September 12, 2025

City of Olive Branch  
Planning and Building Department  
9200 Pigeon Roost Rd.  
Olive Branch, MS 38654

Dear Sir or Madam,

My client, Mr. Richard Pham, is purchasing the property at 6339 Goodman Rd. East, parcel number 106931100 0000200, from Mr. Dale Wilson. The property is currently zoned C-4. Mr. Pham requests that it be rezoned to C-1.

The character of the neighborhood has changed and would benefit from the empty parcel no longer sitting vacant most of the year. Mr. Pham intends to build an attractive, all brick 4,000 sq ft nail salon on the property, and that requires C-1 zoning.

There is a public need for him to relocate his existing, successful nail salon at nearby 6515 Goodman Rd. East. It has grown so much that relocating it would free up both leasable space and much needed parking spaces for the building owner. The new location would have ample parking that exceeds the minimum number of spaces set forth by the zoning ordinance.

A sign will be posted for the rezoning no later than October 4, 2025 for the October 14<sup>th</sup> Planning Commission meeting.

Thank you for your consideration.

Sincerely,

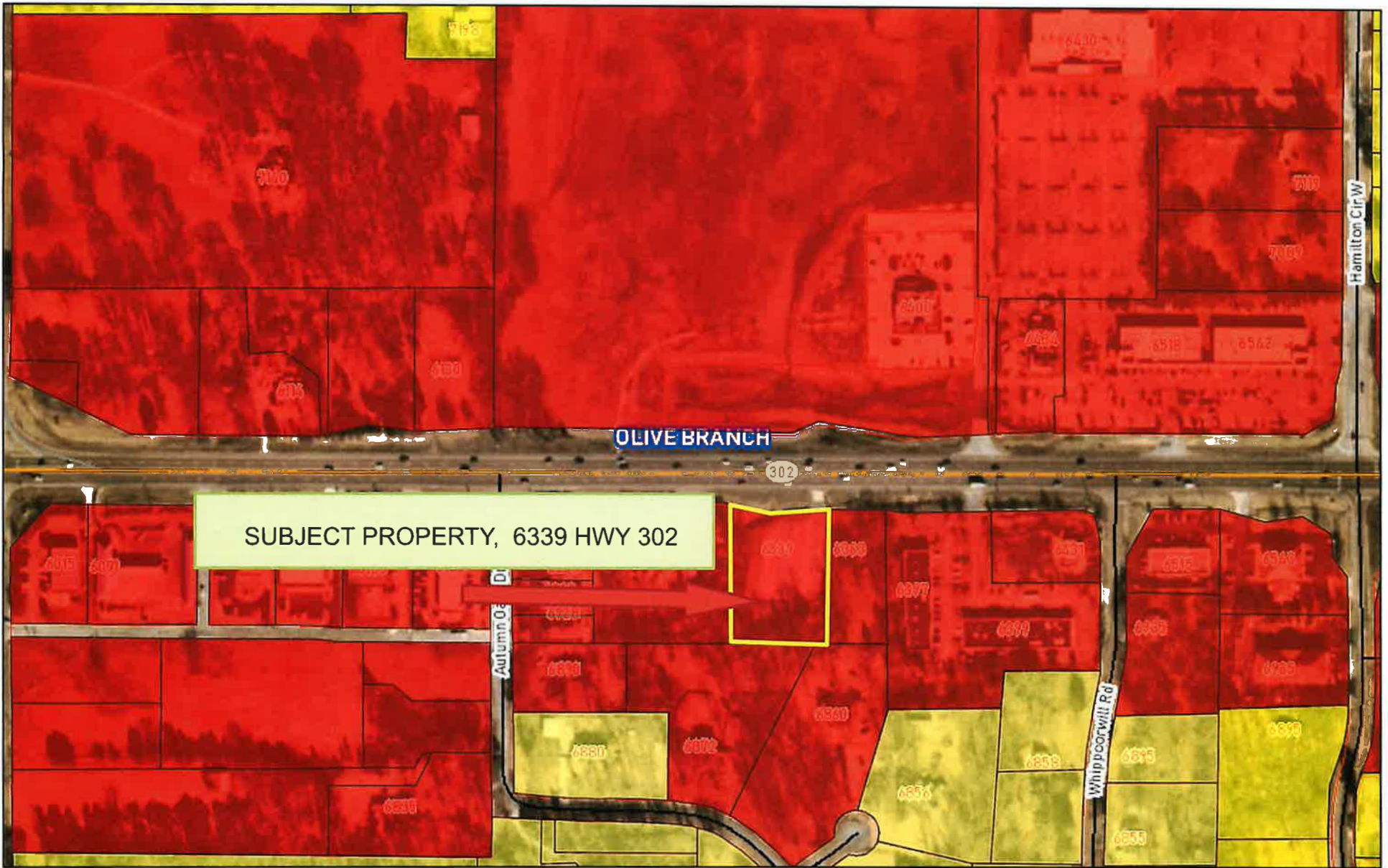
A handwritten signature in blue ink that reads "Susan E. Stout". The signature is written in a cursive, flowing style.

Susan E. Stout, AIA



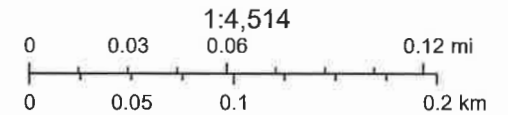


# EXHIBIT 4 FUTURE LAND USE MAP



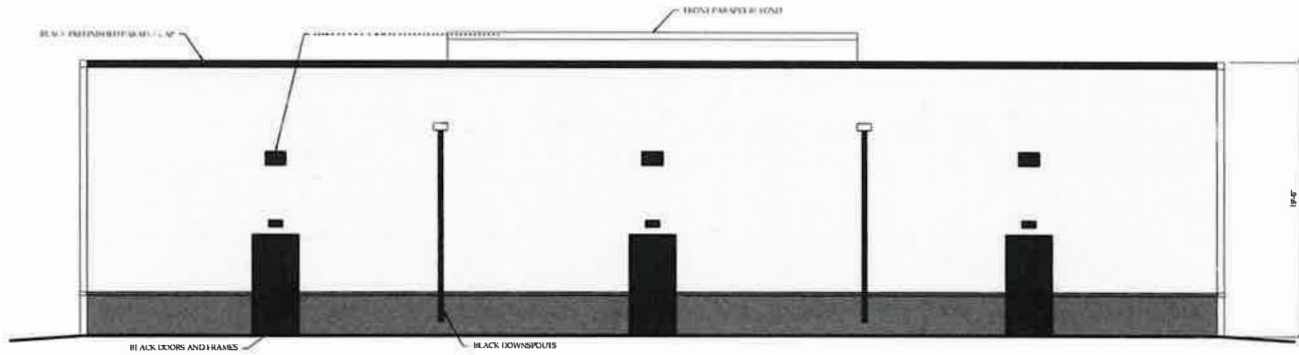
10/7/2025, 2:44:15 PM

- |                           |                           |                           |              |
|---------------------------|---------------------------|---------------------------|--------------|
| <b>OB FUTURE LAND USE</b> | County Outline            | PRELIMINARY 2025 LANDROLL | Local Road   |
| RURAL ESTATE              | Municipalities            | <b>Roads</b>              | Private Road |
| SUBURBAN NEIGHBORHOOD     | Tax Parcels               | Interstate                | Ramp         |
| COMMERCIAL CORRIDOR       | <all other values>        | US Highway                | IH           |
| <b>PointAddresses</b>     | PRELIMINARY 2024 LANDROLL | State Highway             |              |

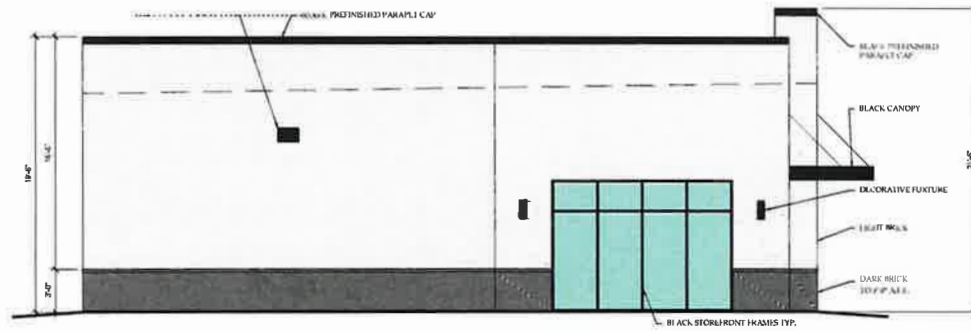


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

SUSAN STOUT ARCHITECT, LLC  
 8625 AIR FRESH OAKS DR.  
 OLIVE BRANCH, MS 38654  
 901.598.2321  
 sstoutarch@yahoo.com  
 SUSAN STOUT, AIA



**1** EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



**2** NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION OF:  
 PRETTY PLUM NAIL SPA  
 6339 GOODMAN RD.  
 OLIVE BRANCH, MISSISSIPPI

**ELEVATIONS**

Client:  
 Richard Pham

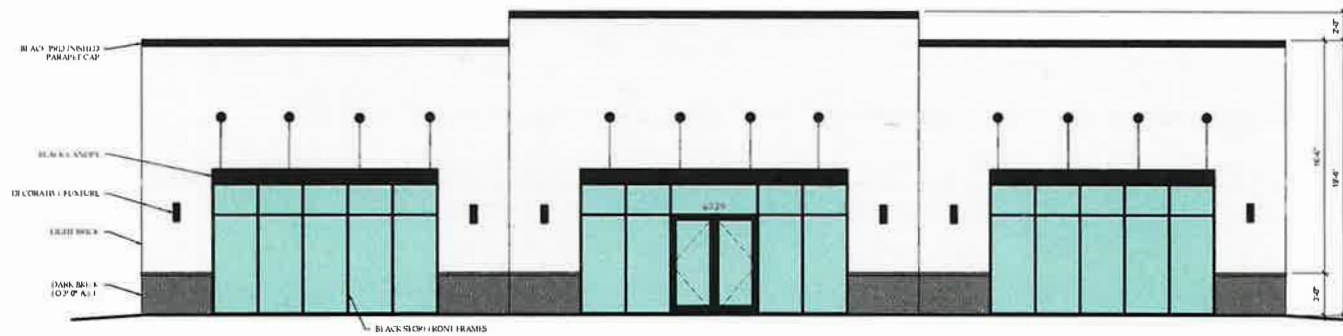
Project Number: 25073

Date: September 6, 2025

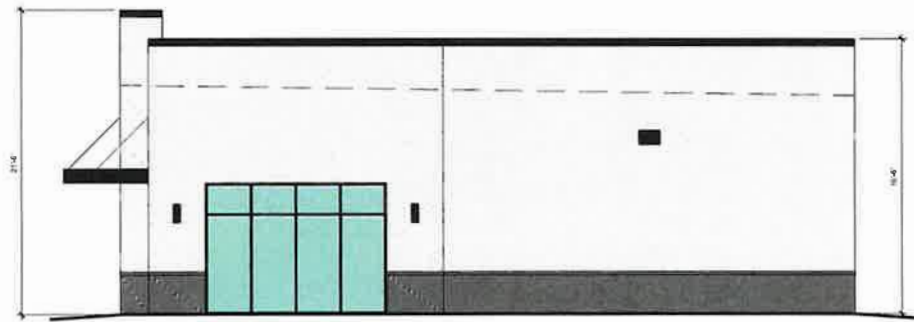
Revisions	Date	Description

**A2.2**

SUSAN STOUT ARCHITECT, LLC  
 6655 AUTUMN OAKS DR.  
 OLIVE BRANCH, MS 38654  
 901.594.2321  
 sstoutarch@yahoo.com  
 SUSAN STOUT, AIA



**1** NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



**2** WEST ELEVATION  
 SCALE 1/4" = 1'-0"

NEW CONSTRUCTION OF:  
 PRETTY PLUM NAIL SPA  
 6339 GOODMAN RD.  
 OLIVE BRANCH, MISSISSIPPI

**ELEVATIONS**

Client:  
 Richard Pham

Project Number: 25075

Date: September 6, 2025

Revisions	By	Date

**A2.1**

REPORT TO THE PLANNING COMMISSION

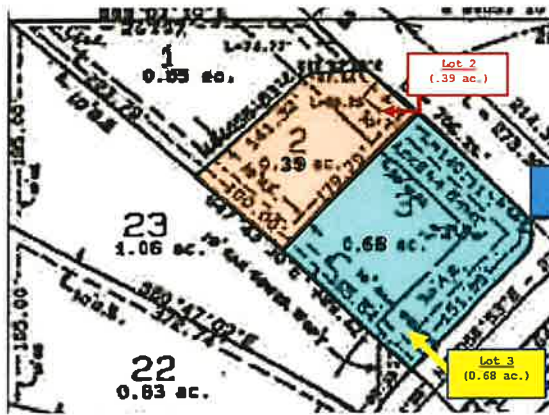
CAPTION/SUBJECT: Application for the 5th Revision of Mineral Wells Commercial Subdivision, submitted by Tracy Blaney, property owner. The request is to combine Lots 2 & 3 into a single lot of 1.07+/- acres. The subject property is zoned C-2, Highway Commercial District, and is located at the southwest corner of MWC Rd and Hwy 178, known as 7067 Hwy 178. (File #SD25-0028).

- EXHIBITS:
- 1. Original Plat
  - 2. Final Plat
  - 3. Aerial Map

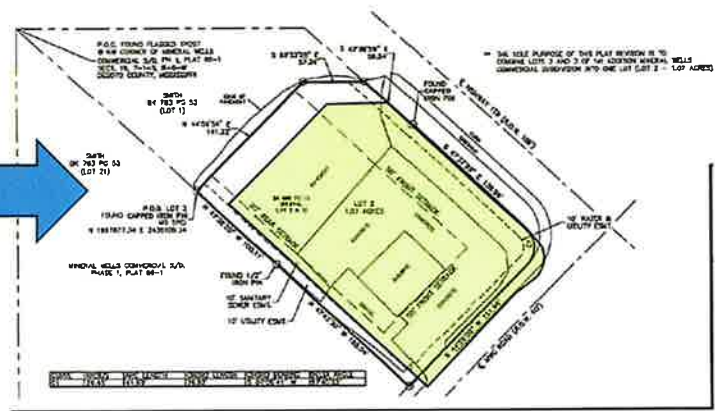
EXECUTIVE SUMMARY: Everette West, West Surveying LLC on behalf of Tracy Blaney, property owner, requests to combine the existing Lots 2 & 3 of the Mineral Wells Commercial Subdivision to create a new Lot 2-A of ±1.07 acres. The property is located on the west side of HWY 178, at the southwest corner of MWC Rd, known as 7067 HWY 178. The plat meets the bulk regulations for the C-2 zoning district. The proposed Lot 2-A will have access from MWC Rd and HWY 178. No bonds, waivers, variances, or deviations are requested. Staff recommends approval with conditions.



BACKGROUND: The final plat for the First Addition to the Mineral Wells Commercial Subdivision was approved by the Board of Aldermen and recorded on February 19, 2004. The subdivision originally included 23 lots. The proposed Lot 2-A, a combination of existing parcels, comprises approximately 1.07 acres and is zoned C-2, Highway Commercial. The site currently contains a vacant building of approximately 2,000 square feet. During a pre-application meeting, the applicant informed staff of plans to renovate the building for use as an office for Red River Express Inc, which provides contract logictics for FedEx.



Subdivision Lots as Approved  
by Board of Aldermen on  
February 19, 2004



Subdivision Lot as Now  
Submitted for  
Consideration

## 1. ANALYSIS:

### 1.1. Zoning and Lots

Both parent lots are in the C-2, Highway Commercial Districts. The proposed Lot 2-A will comply with the district's bulk regulations. The setbacks in the C-2 Highway Commercial District are 50 ft. front and 20 ft. rear, same as shown on the existing Subdivision Plat. The plat meets requirements of the Zoning Ordinance.

### 1.2. Transportation

No new streets or street sections are required to provide access to the lot. The subject property has roadway frontage on Highway 178 and MWC Rd.

### 1.3. Utilities

All existing utility lines (gas, water, and sewer) are available within the general vicinity of the property along HWY 178. Where necessary, it shall be the responsibility of the developer to extend all utilities infrastructure to service the lot in conformity with the subdivision development standards of the City of Olive Branch.

### 1.4. Bond

No construction of new public-dedicated streets and utilities is required for this subdivision. Therefore, a financial guarantee for the completion of public improvements is not needed.

### 1.5. 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.

### 1.6. Waivers

No subdivision infrastructure construction waiver is applicable.

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

**3. STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the final plat for the 5<sup>th</sup> revision of the Mineral Wells Commercial Subdivision, Lot 2-A and recommend same to the Board of Aldermen subject to the following:

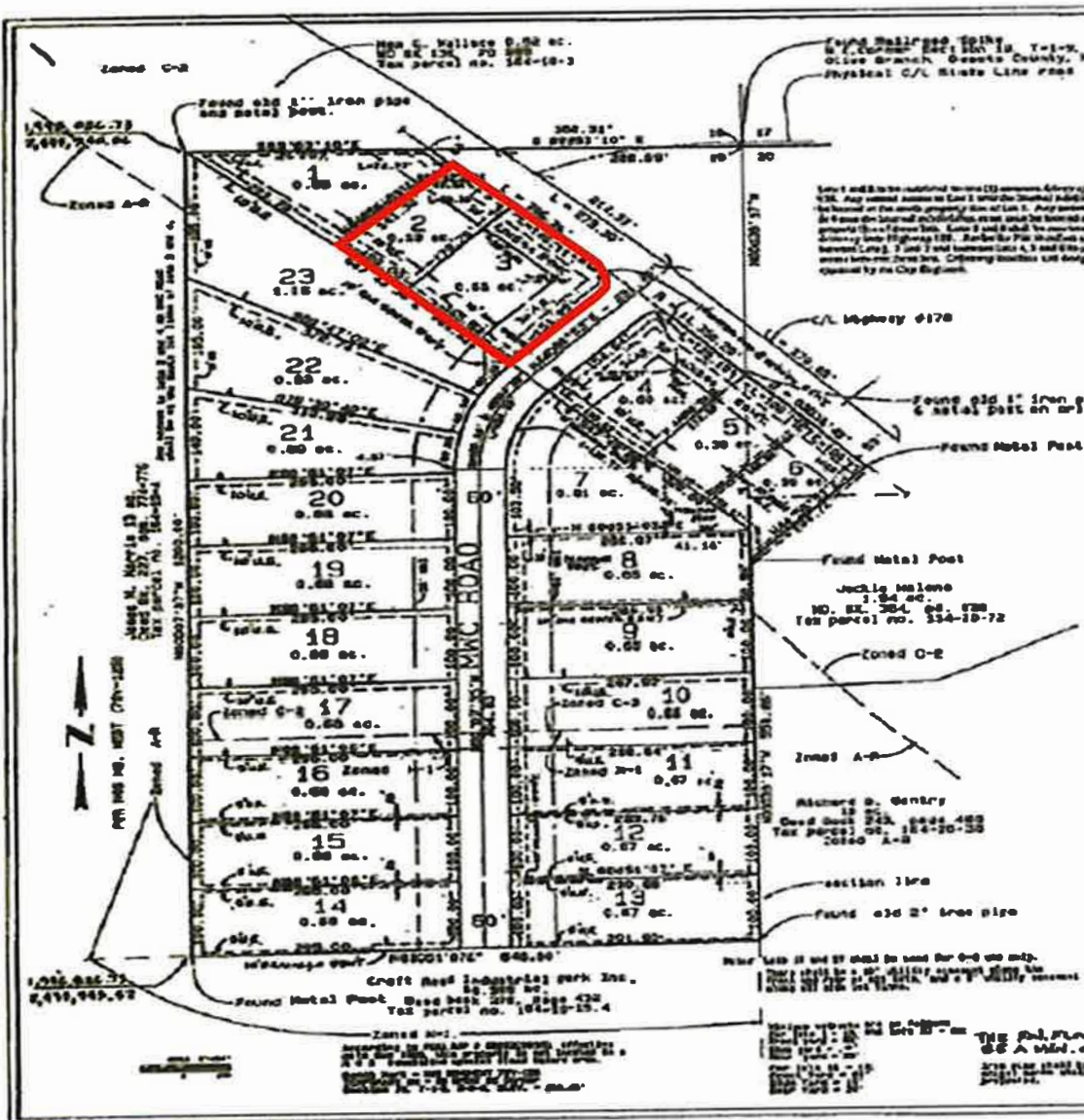
1. All accessible vehicular areas, including parking stalls and associated drive aisles upon the subject property shall be paved.
2. All lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
3. Future development on the lot shall comply with the applicable requirements of the City's various land development regulations.
4. All utility lines must be installed underground.
5. Change the numbering of the proposed lot from Lot 2 to Lot 2-A before the plat is presented to the Mayor and Board of Aldermen for consideration.
6. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.

---

PREPARED BY: *Jessie S. McCasky* DATE: 10/08/2025  
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: *Asong* DATE: 10/8/2025  
 MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

---

<u>VOTE</u>	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____



**Owner's Declaration**  
 I, the undersigned, being the owner of the property shown on this plan, do hereby certify that the same is a true and correct copy of the original plan as filed in the office of the Surveyor, and that the same is a true and correct copy of the original plan as filed in the office of the Surveyor, and that the same is a true and correct copy of the original plan as filed in the office of the Surveyor.

**Surveyor's Certificate**  
 I, the undersigned, being a duly qualified Surveyor, do hereby certify that the above is a true and correct copy of the original plan as filed in the office of the Surveyor, and that the same is a true and correct copy of the original plan as filed in the office of the Surveyor, and that the same is a true and correct copy of the original plan as filed in the office of the Surveyor.

**Notary Public**  
 I, the undersigned, being a duly qualified Notary Public, do hereby certify that the above is a true and correct copy of the original plan as filed in the office of the Surveyor, and that the same is a true and correct copy of the original plan as filed in the office of the Surveyor, and that the same is a true and correct copy of the original plan as filed in the office of the Surveyor.

**Final Plan of 1st Addition Mineral Wells Commercial Subdivision**

IN THE NE 1/4 OF SEC. 15, T-1-S, R-2-W, OLIVE BRANCH, MISSISSIPPI COUNTY, MISSISSIPPI.  
 Owner and Developer - Prime Development Corporation  
 65 LOTS - TOTAL AREA - 65.00 AC.  
 Zoned O-2 AND R-1

THOMAS W. KING, JR.  
 Land Surveyor  
 P. O. Box 222  
 Vicksburg, Mississippi 39379  
 601-224-3827

CLASSIFIED BY SURVEYOR  
 "PLANS, 1900" BOOK 6 1957-8-140

OWNER'S CERTIFICATE

I, \_\_\_\_\_, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE. WE ALSO RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. I CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND THAT NO TAXES ARE DUE AND PAYABLE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DESOTO COUNTY, MISSISSIPPI, THE WITHIN NAMED \_\_\_\_\_ WHO ACKNOWLEDGED THAT HE(SHE) SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

ATTEST: SECRETARY

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 INDEXES AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

CHANCERY COURT

OLIVE BRANCH BOARD OF ALDERMEN

APPROVED BY THE BOARD OF ALDERMEN OF OLIVE BRANCH, MISSISSIPPI, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK FOR THE BOARD

PRESIDENT

MORTGAGEE'S CERTIFICATE

\_\_\_\_\_, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS 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 MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

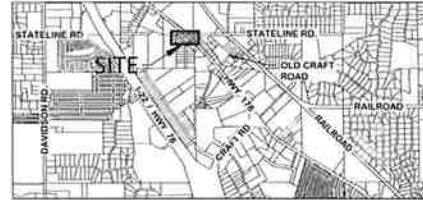
TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE (CORPORATE/FINANCIAL INSTITUTION)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES

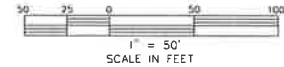


VICINITY MAP  
NT&

LEGEND

- FOUND MONUMENT
- ⊙ SET MONUMENT

GRID BEARINGS SHOWN ON THIS PLAT, SURVEY PERFORMED BY CONVENTIONAL METHODS. GPS CONTROL SET USING CGCC RTK NETWORK. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH.



NOTES:

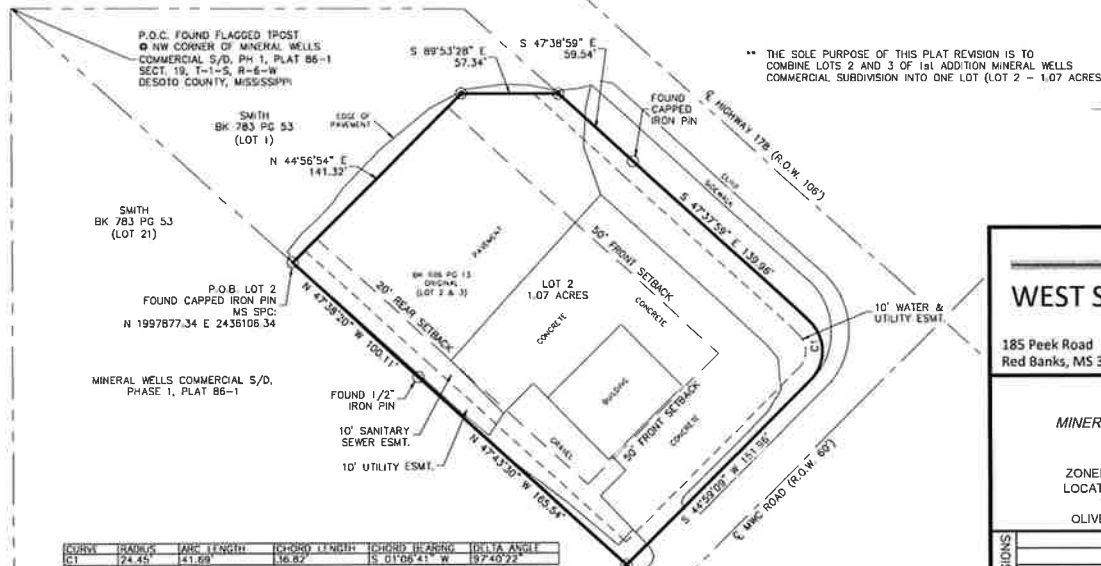
1. MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED).  
FRONT 50'  
SIDE 0'  
REAR 20'
2. UTILITY EASEMENTS ARE AS SHOWN.
3. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0101H, DATED MAY 5, 2014.
4. BEARINGS REFERENCED BY GPS AND BASED ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, US FOOT. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH. CONVERGENCE ANGLE = 001°01.66". SCALE FACTOR = 0.99997228.
5. DISTANCES AND COORDINATES SHOWN ARE GRID VALUES, US SURVEY FEET, MISSISSIPPI STATE PLANE COORDINATES, WEST ZONE, NAD 83 DATUM.
6. FIELD SURVEY COMPLETED: JULY 2025.
7. THIS IS A CLASS "B" SURVEY.
8. 1/2" REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



EVERETTE WEST, MS PLS #3234  
WEST SURVEYING, LLC  
185 PEEK ROAD  
RED BANKS, MISSISSIPPI  
(901) 485-7616  
westsurveying@gmail.com



CORNER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	24.45'	141.69'	16.82'	S 01°06'41" W	197°40'22"

**WEST SURVEYING, LLC.**

185 Peek Road  
Red Banks, MS 38661

(901) 485-7616  
westsurveying@gmail.com

5th REVISION OF  
1st ADDITION  
MINERAL WELLS COMMERCIAL SUBDIVISION  
LOTS 2 AND 3  
1 LOT - 1.07 TOTAL ACRES  
ZONED "C-2" (HIGHWAY COMMERCIAL DISTRICT)  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 19,  
TOWNSHIP 1 SOUTH, RANGE 6 WEST,  
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

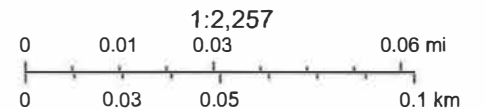
REVISIONS	SURVEY: EW	SHEET NO.
	DRAWN: EW	1
	CHKD:	
	DATE: SEPTEMBER 12, 2025	

# EXHIBIT 3 AERIAL MAP



10/7/2025, 1:34:13 PM

- |                |                           |               |              |
|----------------|---------------------------|---------------|--------------|
| PointAddresses | Tax Parcels               | Roads         | Local Road   |
| County Outline | <all other values>        | Interstate    | Private Road |
| Municipalities | PRELIMINARY 2024 LANDROLL | US Highway    | Ramp         |
|                | PRELIMINARY 2025 LANDROLL | State Highway | IH           |



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

City of Olive Branch

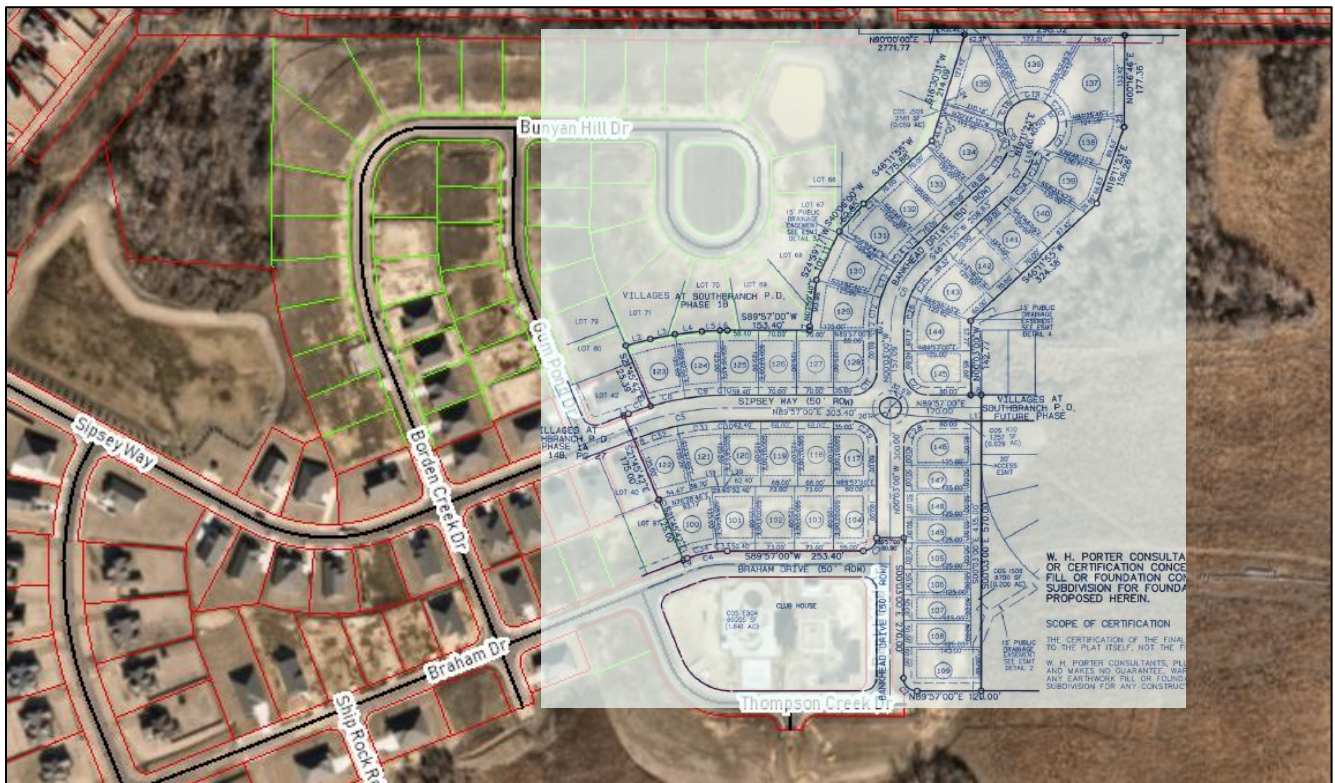
Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** 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 Sipsey Way, and north of Braham Drive. (File # SD25-0030).

- EXHIBITS:**
- 1) Proposed Final Plat
  - 2) City Engineer’s Memo

**EXECUTIVE SUMMARY**



*Subdivision Aerial View with Superimposed New Lots Area*

Henry Porter, on behalf of the property owner, Southbranch Development, LLC, requests approval of the final plat for Phase 2 of The Villages at Southbranch Subdivision, which will consist of 43 single family residential lots, three common open spaces, and extension of adjoining existing streets and utilities services. Some of the lots would be rear loaded and accessed through an alley. The project text and associated master development plan for the R-3 zoned property was approved by the Board of Aldermen on January 18, 2022. The preliminary plat for this Phase 2 was likewise approved by the said Board on April 16, 2024. The final plat aligns with the provisions of the said project text and associated master layout plan, and the preliminary plat. Staff recommends approval subject to various conditions.

## BACKGROUND

Henry Porter, on behalf of the property owner, Southbranch Development, LLC, requests approval of the final plat for Phase 2 of the Villages at Southbranch Planned Residential Development Subdivision, which will consist of 43 single family residential lots, an alley, 3 common open spaces, and new street sections. The preliminary plat for Phase 2 was approved by the Mayor and Board of Aldermen on April 16, 2024.

## 2. ANALYSIS

### 2.1. Zoning

The subject property is zoned R-3, Planned Residential Development district. The project text, which specifies the zoning requirements of the subject application area was approved by the Board of Aldermen on January 18, 2022. The proposed final plat aligns with the zoning provisions of this text and master plan regarding bulk regulations and land use.

### 2.2. Lots

All proposed lots are for single family residential land use. As shown in Figure 1 below, the area of the subject Phase 2 will consist of 34 “cottage lots” that are at least 8,750sq ft large and nine “Village lots” that are at least 6,250sq. ft.

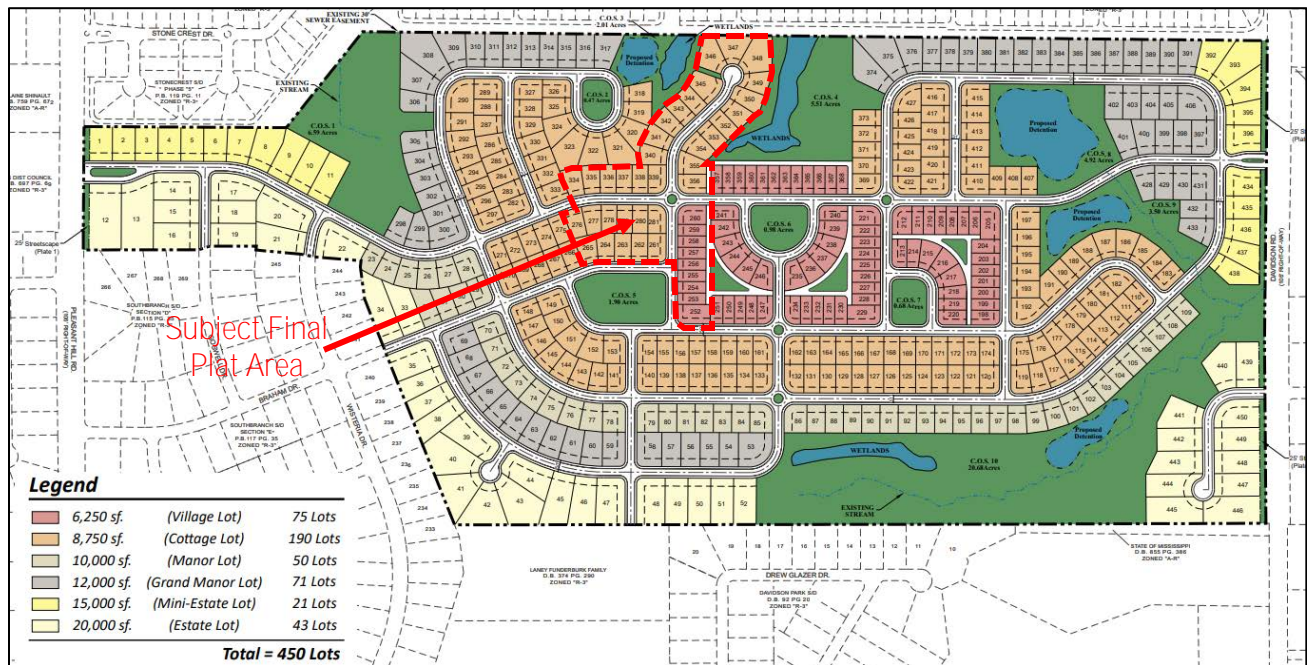


Figure 1: “Cottage” and “Village” Lot Types in Proposed Final Plat

## 2.2. Subdivision Infrastructure

### 2.2.1. Utilities

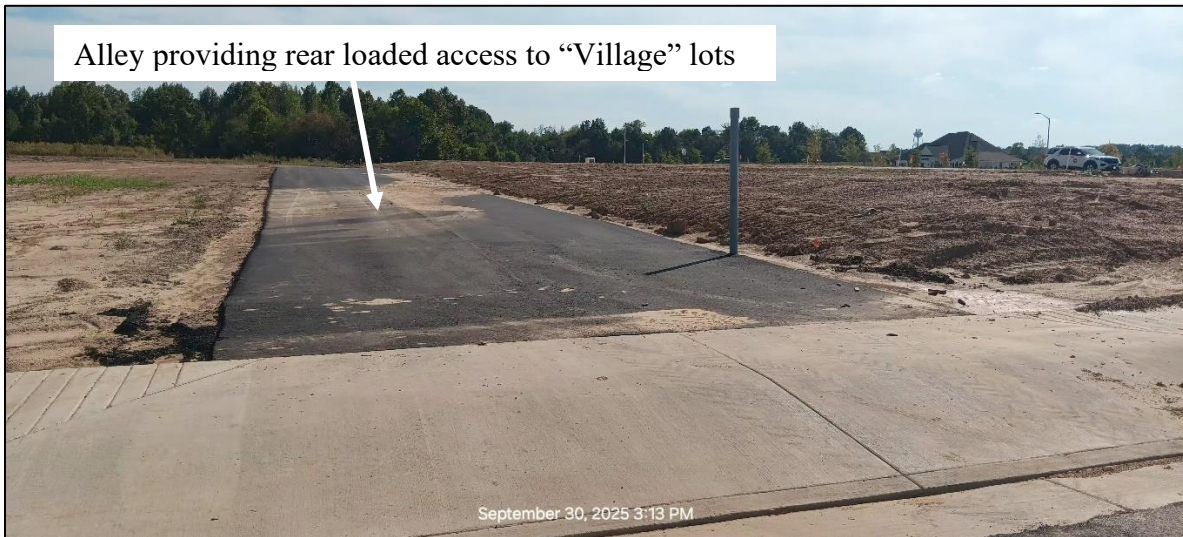
Public utilities such as fire hydrants, water, and sewer lines have been extended by the developer to all proposed lots. Stormwater management infrastructure that would service the lots have also been constructed. Electrical lines have not yet been installed.

### 2.2.2. Transportation

Sipsey Way has been extended eastward, and Bankhead Dr. has been extended northward. Both road sections are constructed as two-lane local streets with curb and gutter on both sides and intersect at a roundabout. Sidewalks and ADA ramps will be completed with the construction of houses. The “Village Lots” are required to be rear loaded through a 20ft wide alley, which has been completed as shown below. Street signs have been posted.

The pictures below show some of the completed subdivision infrastructure.





*Pictures of Various Completed Subdivision Infrastructure*

**2.2.3. Amenities**

No new private recreational amenities were required/applicable in this Phase 2 of the subdivision.

**3. GUARANTEE OF PUBLIC INFRASTRUCTURE COMPLETION**

The developer shall provide a guarantee to the City for all uncompleted public improvements included in the subject Phase 2 before the plat may be recorded. The City Engineer will determine the items that may be covered by such letter of credit.

**4. VARIANCE AND WAIVER**

The developer does not request a variance or a waiver of any requirements of the Planned Development applicable to this phase of the project, and staff finds that neither a variance nor a waiver of the requirements of the PD text or applicable Subdivision Regulations is warranted.

**5. NEXT STEPS:**

Upon recommendation by the Planning Commission, the final Plat will be presented to the Board of Aldermen for approval. The final Plat would need to be recorded before building permits can be issued for the construction of permitted uses on any of the proposed lots.

**6. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the final plat for The Villages at Southbranch Subdivision, Phase 2 and recommend same to the Mayor and Board of Aldermen subject to the following:


1. All 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. The developer shall submit to the City of Olive Branch a letter of credit of sufficient amount as will be determined by the City Engineer, plus a 25% contingency, for the completion of all uncompleted public improvements required in the land area constitutive of the final plat and for any outstanding As-Built drawings.
4. Add on the plat the length and area of new street sections proposed to be dedicated to the public before the plat may be considered by the Mayor and Board of Aldermen.
5. Minor edits are applicable to the subdivision plat as may be determined necessary by the City Engineer and the Director of Planning and Development or their designees.

---

**REPORT PREPARED BY:** Venard Asongayi, AICP, CFM, DPA  **DATE:** 10/8/2025

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

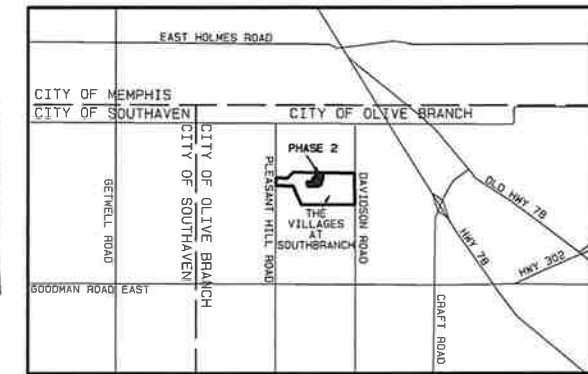
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	<b>VOTE</b>	<b>DORR</b>	<b>JONES</b>	<b>LEWIS</b>	<b>LONG</b>	<b>SENGER</b>	<b>SINGH</b>	<b>STRATTON</b>
	<b>YES</b>	_____	_____	_____	_____	_____	_____	_____
	<b>NO</b>	_____	_____	_____	_____	_____	_____	_____
<b>ABSTAIN</b>	_____	_____	_____	_____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

**REQUIRED SIDEWALKS**

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
SIPSEY WAY	5 FT.	BOTH	4.5' GRASS STRIP
BRAHAM DRIVE	5 FT.	BOTH	4.5' GRASS STRIP
BANKHEAD DRIVE	5 FT.	BOTH	4.5' GRASS STRIP

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE.



**VICINITY MAP**

NOT TO SCALE  
SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 WEST

**NOTES:**

THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT AND A 5' REAR AND SIDE LOT LINES OF ALL LOTS, EXCEPT WHERE THERE IS A DRAINAGE OR SANITARY SEWER EASEMENT.

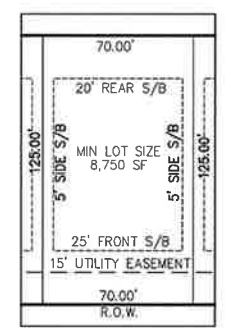
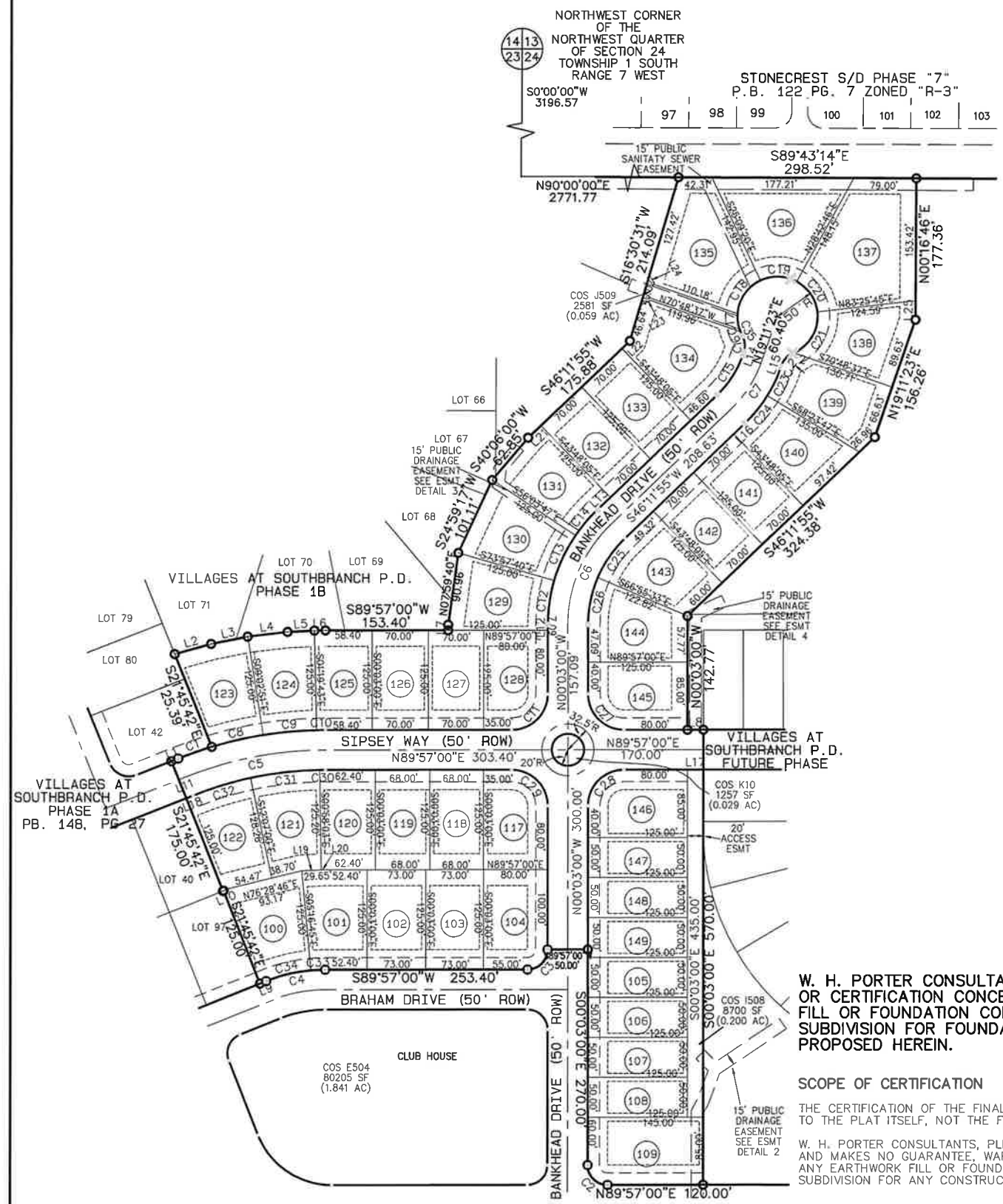
THIS PLAT SHOWS EASEMENTS AS RECORDED PER DATE SHOWN. ADDITIONAL EASEMENTS MAY BE RECORDED AT A LATER DATE AND NOT BE SHOWN ON THIS PLAT.

NO TREES, SHRUBS, FENCES, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN PUBLIC SANITARY SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT.

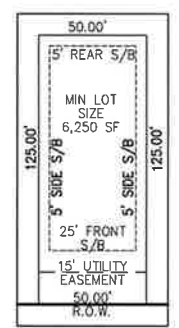
**UTILITY NOTES:**

SEWER AND WATER SERVICES WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.

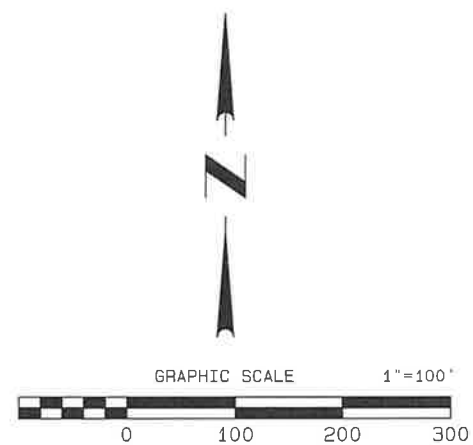
GAS WILL BE PROVIDED BY ATMOS ENERGY CORPORATION



**TYPICAL LOT LAYOUT**  
LOTS 100-104, 117-145  
1"=50'  
\*FOR LOTS 130 & 131  
SEE EASEMENT DETAIL 2  
FOR SIDE YARD SETBACKS



**TYPICAL LOT LAYOUT**  
LOTS 105-109, 146-149  
1"=50'



**FINAL PLAT**  
SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 WEST  
**THE VILLAGES AT SOUTHBRANCH**  
**PHASE 2**

DESOTO COUNTY, OLIVE BRANCH, MISS.  
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN F.I.R.M. COMMUNITY No. 280286 0082 H & DATE: MAY 5, 2014  
**DEVELOPER: SOUTHBRANCH DEVELOPMENT, LLC**  
**ENGINEER: W. H. PORTER CONSULTANTS, PLLC**  
6055 PRIMACY PARKWAY, SUITE 115  
MEMPHIS, TENNESSEE 38119  
(901) 363-9453  
SCALE: 1" = 100' DATE: MARCH 11, 2024  
43 LOTS 11.603 AC (505,435 SF)  
COS 1508-K510 0.259 AC (11,281 SF)  
ZONED: PD  
SHEET 1 OF 3

**W. H. PORTER CONSULTANTS, PLLC MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION OR SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR FOUNDATION CONSTRUCTION FOR ANY STRUCTURE PROPOSED HEREIN.**

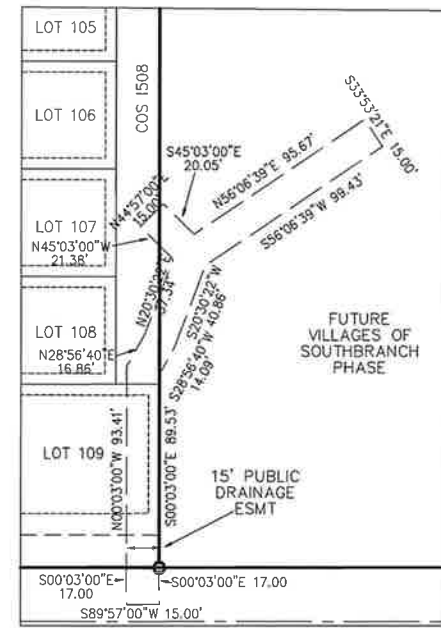
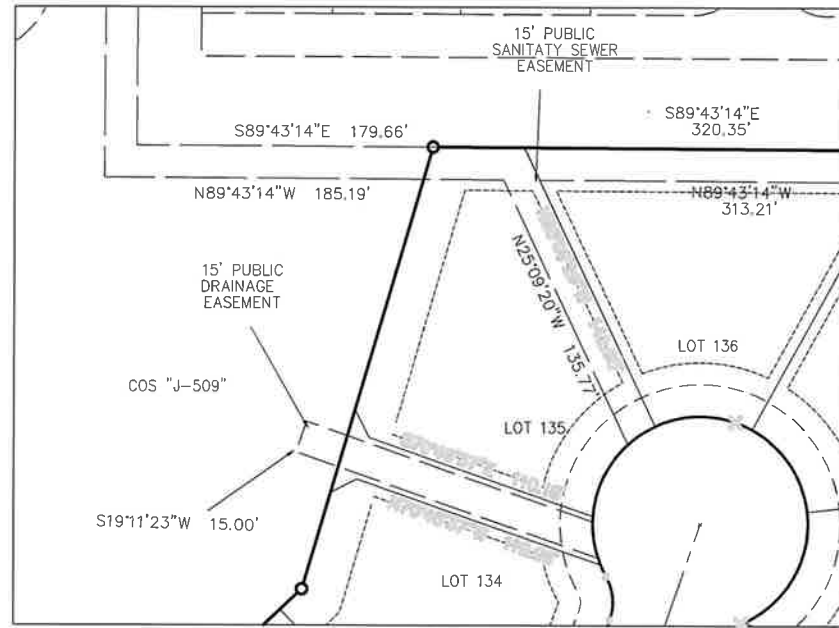
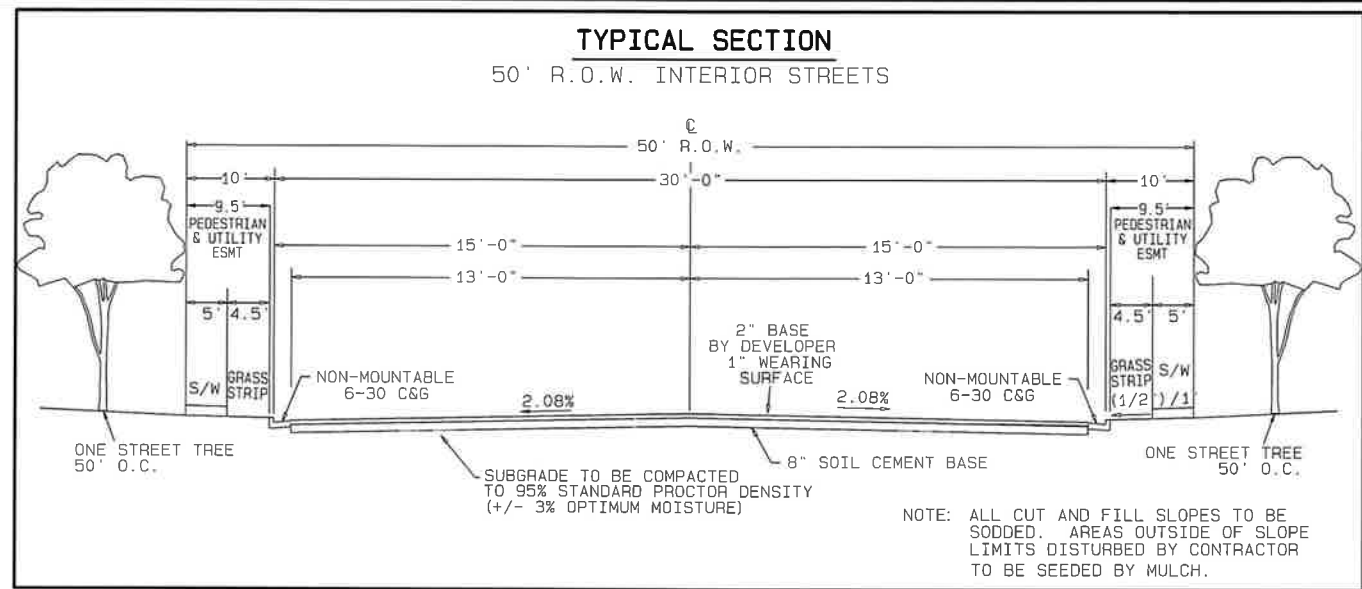
**SCOPE OF CERTIFICATION**

THE CERTIFICATION OF THE FINAL PLAT BY W. H. PORTER CONSULTANTS, PLLC REFERS ONLY TO THE PLAT ITSELF, NOT THE FINAL CONSTRUCTION PROJECT AS A WHOLE.

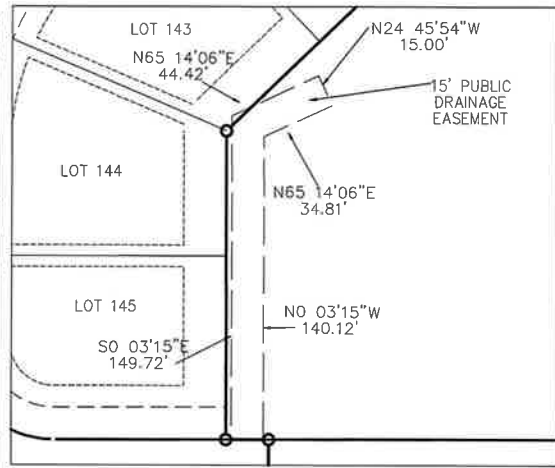
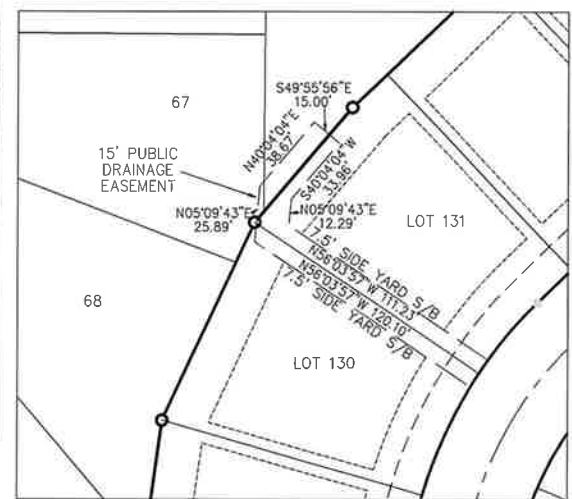
W. H. PORTER CONSULTANTS, PLLC PERFORMED NO CONTRACT ADMINISTRATION FOR THIS DEVELOPMENT, AND MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION, OR THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR ANY CONSTRUCTION.

LOT AREA	
LOT #	AREA (SF)
100	10280
101	9538
102	9125
103	9125
104	9866
105	6250
106	6250
107	6250
108	6250
109	12191
117	9565
118	8500
119	8500
120	8576
121	9510
122	9432
123	10035
124	9451
125	8868
126	8750
127	8750
128	9565
129	9906
130	9983
131	9689
132	8750
133	8750
134	13490
135	14696
136	14264
137	18986
138	10267
139	10746
140	10230
141	8750
142	8750
143	10573
144	10293
145	10190
146	10190
147	6250
148	6250
149	6250

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	5'04'46"	500.00'	44.33'	22.18'	44.31'	S70°46'41"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°03'00"E
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°57'00"E
C4	21°42'42"	200.00'	75.79'	38.35'	75.34'	N79°05'39"E
C5	21°42'42"	475.00'	180.00'	91.09'	178.92'	N79°05'39"E
C6	46°14'55"	175.00'	141.26'	74.73'	137.45'	N23°04'27"E
C7	27°00'32"	150.00'	70.71'	36.02'	70.06'	N32°41'39"E
C8	7°38'06"	500.00'	66.63'	33.36'	66.58'	S77°08'07"W
C9	7°43'07"	500.00'	67.36'	33.73'	67.31'	S84°48'43"W
C10	1°16'43"	500.00'	11.16'	5.58'	11.16'	S89°18'38"W
C11	90°00'00"	45.00'	70.69'	45.00'	63.64'	S44°57'00"W
C12	16°05'20"	200.00'	56.16'	28.27'	55.98'	S07°59'40"W
C13	17°53'53"	200.00'	62.48'	31.49'	62.22'	S24°59'17"W
C14	12°15'42"	200.00'	42.80'	21.48'	42.72'	S40°04'04"W
C15	27°00'32"	125.00'	58.92'	30.02'	58.38'	S32°41'39"W
C16	48°11'23"	25.00'	21.03'	11.18'	20.41'	S04°54'18"E
C17	26°13'47"	50.00'	22.89'	11.65'	22.69'	S08°59'42"E
C18	60°43'28"	50.00'	52.99'	29.29'	50.55'	S34°28'56"W
C19	53°52'06"	50.00'	47.01'	25.40'	45.30'	N88°13'17"W
C20	54°42'58"	50.00'	47.75'	25.87'	45.96'	N33°55'45"W
C21	72°28'02"	50.00'	63.24'	36.64'	59.11'	N29°39'45"E
C22	48°11'23"	25.00'	21.03'	11.18'	20.41'	N43°17'04"E
C23	12°24'50"	175.00'	37.92'	19.03'	37.84'	N25°23'48"E
C24	14°35'42"	175.00'	44.58'	22.41'	44.46'	N38°54'04"E
C25	23°07'27"	150.00'	60.54'	30.69'	60.13'	N34°38'11"E
C26	23°07'27"	150.00'	60.54'	30.69'	60.13'	N11°30'44"E
C27	90°00'00"	45.00'	70.69'	45.00'	63.64'	N45°03'00"W
C28	90°00'00"	45.00'	70.69'	45.00'	63.64'	N44°57'00"E
C29	90°00'00"	45.00'	70.69'	45.00'	63.64'	S45°03'00"E
C30	0°55'03"	450.00'	7.21'	3.60'	7.21'	N89°29'29"E
C31	11°08'58"	450.00'	87.57'	43.92'	87.43'	N83°27'28"E
C32	9°38'42"	450.00'	75.75'	37.97'	75.66'	N73°03'39"E
C33	5°13'45"	200.00'	18.25'	9.13'	18.25'	S87°20'07"W
C34	16°28'57"	200.00'	57.53'	28.97'	57.34'	S76°28'46"W
C35	6°53'25"	50.00'	6.01'	3.01'	6.01'	N25°33'18"W



LINE	BEARING	DISTANCE
L1	S68°14'18"W	9.18'
L2	S74°27'47"W	47.18'
L3	S78°47'22"W	47.18'
L4	S83°19'01"W	50.56'
L5	S87°03'41"W	33.61'
L6	S89°18'38"W	13.95'
L7	S00°03'00"E	7.09'
L8	S89°57'00"W	20.00'
L9	N68°14'18"E	8.40'
L10	N68°14'18"E	0.79'
L11	N68°14'18"E	9.18'
L12	S00°03'00"E	7.09'
L13	S46°11'55"W	22.03'
L14	N19°11'23"E	4.50'
L15	S19°11'23"W	4.50'
L16	N46°11'55"E	19.31'
L17	S89°57'00"W	20.00'
L18	N68°14'18"E	9.18'
L19	S87°20'07"W	24.45'
L20	S87°20'07"W	5.21'
L21	N46°11'55"E	22.03'
L22	N46°11'55"E	13.85'
L23	N62°50'57"E	13.81'
L24	N27°09'03"W	14.47'
L25	S00°16'46"W	23.94'



EASEMENT DETAIL 3  
1" = 50'

EASEMENT DETAIL 4  
1" = 50'



**FINAL PLAT**  
SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 WEST  
**THE VILLAGES AT SOUTHBRANCH**  
**PHASE 2**

DESOTO COUNTY, OLIVE BRANCH, MISS.  
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN  
F.I.R.M. COMMUNITY No. 280286 0082 H & DATE: MAY 5, 2014  
**DEVELOPER: SOUTHBRANCH DEVELOPMENT, LLC**  
**ENGINEER: W. H. PORTER CONSULTANTS, PLLC**  
6055 PRIMACY PARKWAY, SUITE 115  
MEMPHIS, TENNESSEE 38119  
(901) 363-9453  
SCALE: 1" = 100' DATE: MARCH 11, 2024  
43 LOTS 11.603 AC (505,435 SF)  
COS 1508-K510 0.259 AC (11,281 SF)  
ZONED: PD

OWNER'S CERTIFICATE

I, SOUTHBRANCH DEVELOPMENT, LLC, PAUL FRAZIER MANAGING MEMBER, 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\_\_\_\_.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SOUTHBRANCH DEVELOPMENT, LLC

TITLE: MANAGING MEMBER

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

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

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

\_\_\_\_\_  
MATTHEW W. BINGHAM

MORTGAGEE'S CERTIFICATE

\_\_\_\_\_ OF \_\_\_\_\_ 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: \_\_\_\_\_

LENDER: \_\_\_\_\_

NOTARY'S CERTIFICATE (CORPORATE/FINANCIAL INSTITUTION)

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/THEY IS \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE/THEY EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

OLIVE BRANCH PLANNING COMMISSION

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

CHAIRPERSON \_\_\_\_\_ ATTEST \_\_\_\_\_

OLIVE BRANCH MAYOR AND BOARD OF ALDERMAN

APPROVED BY 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 \_\_\_\_\_

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 \_\_\_\_\_

RESTRICTIVE COVENANTS

THE PLATTED PROPERTY IS SUBJECT TO THOSE COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENT FILED FOR RECORD IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ AND AS MY OTHERWISE BE AMENDED FROM TIME TO TIME, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH DOCUMENT REFERENCE IS HEREBY MADE. ANY PROPERTY OWNER SHALL BE BOUND BY THE TERMS OF SAID DOCUMENT.

FINAL PLAT  
SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 WEST  
THE VILLAGES AT SOUTHBRANCH  
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43 LOTS 11.603 AC (505,435 SF)  
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ZONED: PD SHEET 3 OF 3



# MEMO

ENGINEERING DEPARTMENT

CITY OF OLIVE BRANCH, MS

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**DATE:** October 2, 2025  
**TO:** Planning Commission Board  
**FROM:** Scott Young  
**RE:** Final Plat for The Villages at Southbranch, Phase 2

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Engineering has inspected Phase 2, The Villages of Southbranch see the below comments.

1. Final lift of asphalt is complete, and core samples received and approved. Curb and gutter is complete.
2. Electrical has not been installed. Sewer is complete and tested. Water is complete and tested.
3. Round A Bout complete.
4. Remaining sidewalks and ADA ramps are to be completed with individual lots.
5. Drainage is complete.
6. Signage is complete except required speed limit signs.
7. Erosion Control is okay and will be completed when electrical is complete.
8. As-builts received.