

**Agenda**  
**City of Olive Branch**  
**Planning Commission Meeting**  
**6:00 PM**  
**November 12, 2025**

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

**Call to Order:**

**Roll Call:**

**Approval of Minutes:**

1. Minutes of October 14, 2025

**Old Business:**

**New Business:**

1. Application for a Zoning Map Amendment, submitted by submitted by Chance Walker, Smith-Walker LLC, on behalf of property owner Cynthia Fox, Trustee. The request is to rezone 108.0+/-acres from A-R, Agricultural-Residential District, to R-2, Single-Family Residential District for the purpose of creating Fox Paw Creek, a residential subdivision. The subject property is located on the west side of Davidson Rd, approximately 0.25 mile south of Goodman Rd. (File # ZP25-0013).
2. Application for a Preliminary Plat for Fox Paw Creek Subdivision, submitted by Chance Walker, Smith-Walker LLC, on behalf of property owner Cynthia Fox, Trustee. The request is to subdivide 108.0+/-acres into 262 lots and 6 Common Open Spaces. The subject property has an accompanying application request to rezone from A-R, Agricultural-Residential District, to R-2, Single-Family Residential District and is located on the west side of Davidson Rd, approximately 0.25 mile south of Goodman Rd. (File # SD25-0034).
3. Application for a Zoning Map Amendment, submitted by Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner. The request is to rezone 2.06+/-acres from M-2, Heavy Industrial District, to C-2, Highway Commercial District. The subject property is at the northeast corner of Hacks Cross Rd and Airport Rd, known as 8274 Hacks Cross Rd. (Applicant requests table to December 9, 2025.) (File# ZP25-0012).
4. Application for a Final Plat for Prasad Rheumatology Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner. The request is to subdivide 2.06+/-acres into a single lot. The subject property is at the northeast corner of Hacks Cross Rd and Airport Rd, known as 8274 Hacks Cross Rd. (Applicant requests table to December 9, 2025). (File# SD25-0031).
5. Application for a Final Plat for Lot 2 Fox Creek Commercial Subdivision, submitted by Ben Smith, Smith-Walker LLC, on behalf of property owner Fox Creek Investment LLC. The request is to create a single lot of 1.36+/-acres. The subject property is zoned PUD, Planned Unit Development, and is located just west of the northwest corner of Hwy 302 and Fox Creek Dr. (File # SD25-0033).
6. Application for the Replat of Lots 29 and 30 of Pleasant Hill Estates East, Section A Subdivision, submitted by Latonya Reed, property owner. The subject property is zoned A-R, Agricultural-Residential District and is located on the south side of Spring Creek Dr, between Homestead Lane and Redwood Lane, known as 6167 & 6161 Spring Creek Dr. (File # SD25-0035).

## **Adjournment**

**MINUTES FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION  
REGULAR MEETING OCTOBER 14, 2025**

The Olive Branch Planning Commission meeting was held on Tuesday, October 14, 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. 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 SEPTEMBER 9, 2025 MEETING**

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the September 9, 2025 meeting. **Mr. Jones made a motion to approve the minutes as presented. Ms. Senger 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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**CONSENT AGENDA**

**OLD BUSINESS**

**Mr. Dorr announced Old Business Item #1 and noted that it the rezoning application had been withdrawn and that no action would be taken. He advised there was still a Conditional Use Permit application to be heard by the Board of Zoning Adjustment on November 13, 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). (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).

**• APPLICATION 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.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # ZP25-0011).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC HEARING**

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

- **Proponents:**

- Andy Richardson, R&H Engineering & Surveying, LLC, 235 W Center St, Hernando, MS – he had nothing to add to the report

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Singh made a 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, to 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.

Mrs. Lewis 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		

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).

- **APPLICATION SUMMARY**

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.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD25-0029).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

Mr. Dorr stated no public hearing is required for a plat and asked if anyone was present to speak on behalf of the applicant.

- **Proponents:**

- Andy Richardson, R&H Engineering & Surveying, LLC, 235 W Center St, Hernando, MS – he had nothing to add to the report
- Laney Funderburk, 1805 Hawthorne, Olive Branch, MS

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

Mr. Jones asked if the applicant had any problem paving the first 50 feet from the entrance. Mr. Richardson said they did not. Mr. Jones asked about the proposed name of the plat. Mr. Richardson said the family wanted the plat named as requested that way. Mrs. Lewis said she wanted them to consider paving the entire site. Mr. Jones pointed out that the site would not be used all the time and they could do 50 feet for periodic use. Mr. Richardson said this would only be used 2-3 weeks out of the year. She said some sites are fully paved and mentioned the location on Camp Creek. Mr. Asongayi says the Fireworks ordinance says they can be either paved or gravel. The Camp Creek site was required to be paved by a previous Planning Commission but that it had to do more with the location. They an request that all areas that cars

would be driving on to be paved. Mr. Funderburk said it is very expensive to pave that much for 5 days of sales twice a year. He said that section of Wedgewood is not a city street as it was never dedicated to the city. He's willing to do 50 feet from the entrance and crushed asphalt for the rest. Mr. Singh stated that the 50 feet of paving needs to be done to the City Engineer's specifications.

- **MOTION**

**Mr. Jones made a motion to 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 first 50 feet of the property from the entrance shall be paved.
7. Minor edits are applicable to the plat as may be determined necessary by City Staff.

**Mr. Long 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		

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).

- **APPLICATION 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.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # ZP25-0010).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC HEARING**

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

- **Proponents:**

- Susan Stout, Architect, 6655 Autumn Oaks Dr, Olive Branch, MS – she had nothing to add to the report.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

**Mr. Singh made a motion, based on a finding that the character of the subject property 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, to recommend that the Board of Aldermen approve the rezoning approve the rezoning of the 2.03+/- acres from C-4, Planned Commercial District to C-1, Neighborhood Commercial.**

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

<b>Pat Dorr</b>	<b>Yes</b>	<b>Steve Stratton</b>	<b>Absent</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>		

4. Application for the 5<sup>th</sup> 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).

- **APPLICATION 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.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD25-0028).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

Mr. Dorr stated no public hearing is required for a plat and asked if anyone was present to speak on behalf of the applicant.

- **Proponents:**

- Becky Spain, 616 Barr Rd, Senatobia, MS 38668 – she had nothing to add to the report

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

**Ms. Senger made a motion to approve the final plat for the 5th 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.**

Mr. Long 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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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 Sipsey Way, and north of Braham Drive. (File # SD25-0030).

• **APPLICATION SUMMARY**

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.

• **STAFF PRESENTATION**

Venard Asongayi, Assistant Director, presented the staff report, which is included herein by reference (File # SD25-0030).

• **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones asked if the builder has to comply with the way the city is treating alleys now. Mr. Asongayi advised that in the Preliminary Plat, the Board of Aldermen required that the alley cannot be “v” shaped and should be at the same thickness as a public street.

• **PUBLIC MEETING**

Mr. Dorr stated no public hearing is required for a plat and asked if anyone was present to speak on behalf of the applicant.

○ **Proponents:**

- William Kissell, W.H. Porter, 6055 Primacy Pkwy, Ste 115, Memphis, TN MS – he advised the alleys would be asphalt

○ **Opponents:**

- None

• **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Jones made a motion to 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.

Ms. Senger 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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**ADJOURNMENT**

Mr. Jones made a motion to adjourn the meeting at 6:50 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

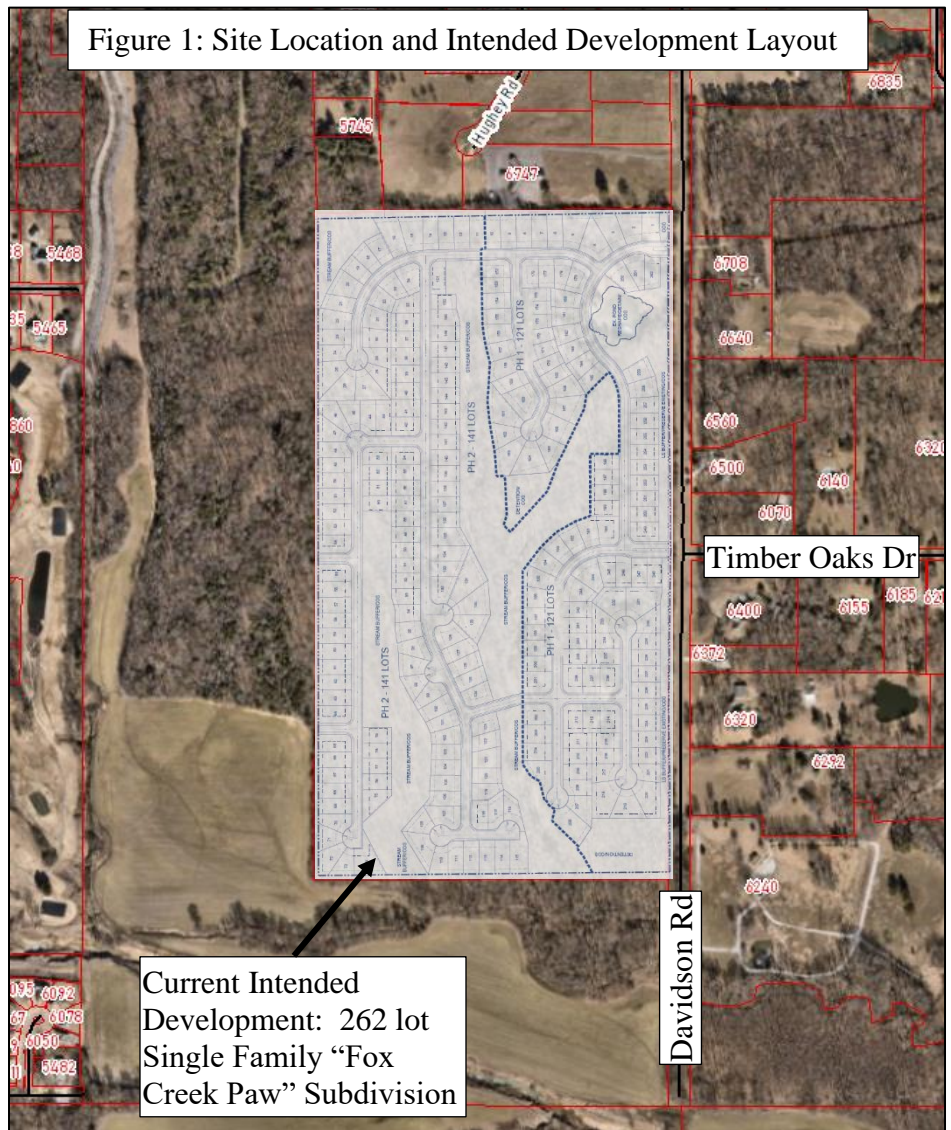
**CAPTION/SUBJECT:** Application for a Zoning Map Amendment, submitted by submitted by Chance Walker, Smith-Walker LLC, on behalf of property owner Cynthia Fox, Trustee. The request is to rezone 108.0+/-acres from A-R, Agricultural-Residential District, to R-2, Single-Family Residential District. The subject property is located on the west side of Davidson Rd, approximately 0.25 mile south of Goodman Rd. (File # ZP25-0013).

- EXHIBITS:**
1. Applicant Letter of Request
  2. Aerial View Map
  3. Current Zoning Map
  4. Future Land Use Map
  5. Trail and Fence Rendering
  6. Landscape and Site Furnishing Rendering

**EXECUTIVE SUMMARY:**

The applicant, Chance Walker, Smith-Walker LLC, on behalf of property owner Cynthia Fox, Trustee, has submitted for consideration a request to rezone a ±108 ac tract on the west side of Davidson Rd from A-R, Agricultural Residential to the R-2, Single-Family Residential zoning district. The subject property is directly across from the intersection of Davidson Rd. and Timber Oaks Dr. The applicant has also submitted a concurrent preliminary plat application for the tract which reflects the intention to create a 262 detached single family residential subdivision to be known as “Fox Paw Creek Subdivision”. There is a 9,000sf minimum lot area requirement in the R-2, Single-Family Residential zoning district. Staff recommends three options for the Planning Commission’s consideration: denial of the request upon finding that the character of the area proximate to the subject property has not changed significantly to align with the requested R-2 Zoning District;

approval upon finding that the character o the area remote to the concerned parcel has changed significantly that the R-2 Zoning District would align with and there is a public need for the rezoning; or table the application till the City Engineer reviews the traffic study and makes other considerations regarding improvements on Davidson Rd that would be practically associated with the development of the property under the R-2 Zoning District.



## 1. BACKGROUND:

<b>General Information</b>			
Applicant	Chance Walker, Smith-Walker Engineering and Surveying, on behalf of property owner Cynthia Fox, Trustee		
Applicant's Status	Agent Representative of Property Owner		
Current Zoning of Property	AR, Agricultural Residential		
Requested Action	Approve the rezoning of a ±108 ac un-platted parcel from AR, Agricultural Residential to R-2, Single-Family Residential District (See Figure 2). If rezoned to R-2, all uses in the R-2 District would be permitted on the property by right (e.g. single-family dwellings, religious institutions, school, etc.) or as conditional uses (e.g. rooming house & senior citizen housing)		
Purpose	Current intention is to create a 262-lot detached Single-Family Residential Subdivision to be known as "Fox Paw Creek"		
Location	West of Davidson Rd., about 0.25 miles south of Goodman Rd.		
Existing Land Use	Vacant		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	C-2, Highway Commercial	Church
	East	AR, Agricultural Residential	Detached Single-Family Residential
	South	AR, Agricultural Residential	Vacant undeveloped parcel
	West	AR, Agricultural Residential	Vacant undeveloped parcel
Future Land Use Designation	<p>Suburban Neighborhood</p> <p>Character: "Suburban neighborhoods have lot sizes ranging from 6,000 sq. ft. to 30,000 sq. ft., with most in the 12,000 – 15,000 sq. ft. range. These subdivisions generally have urban roadway sections (curb, gutter and sidewalks). However, there are a number of older single-family subdivisions constructed before sidewalks were required and a number of newer planned developments that were permitted to develop with rural roadway sections (open swales, no curb or sidewalks)."</p>		
Applicable Regulations	Zoning Ordinance, Subdivision Regulations, and other land use regulations of the City where applicable.		

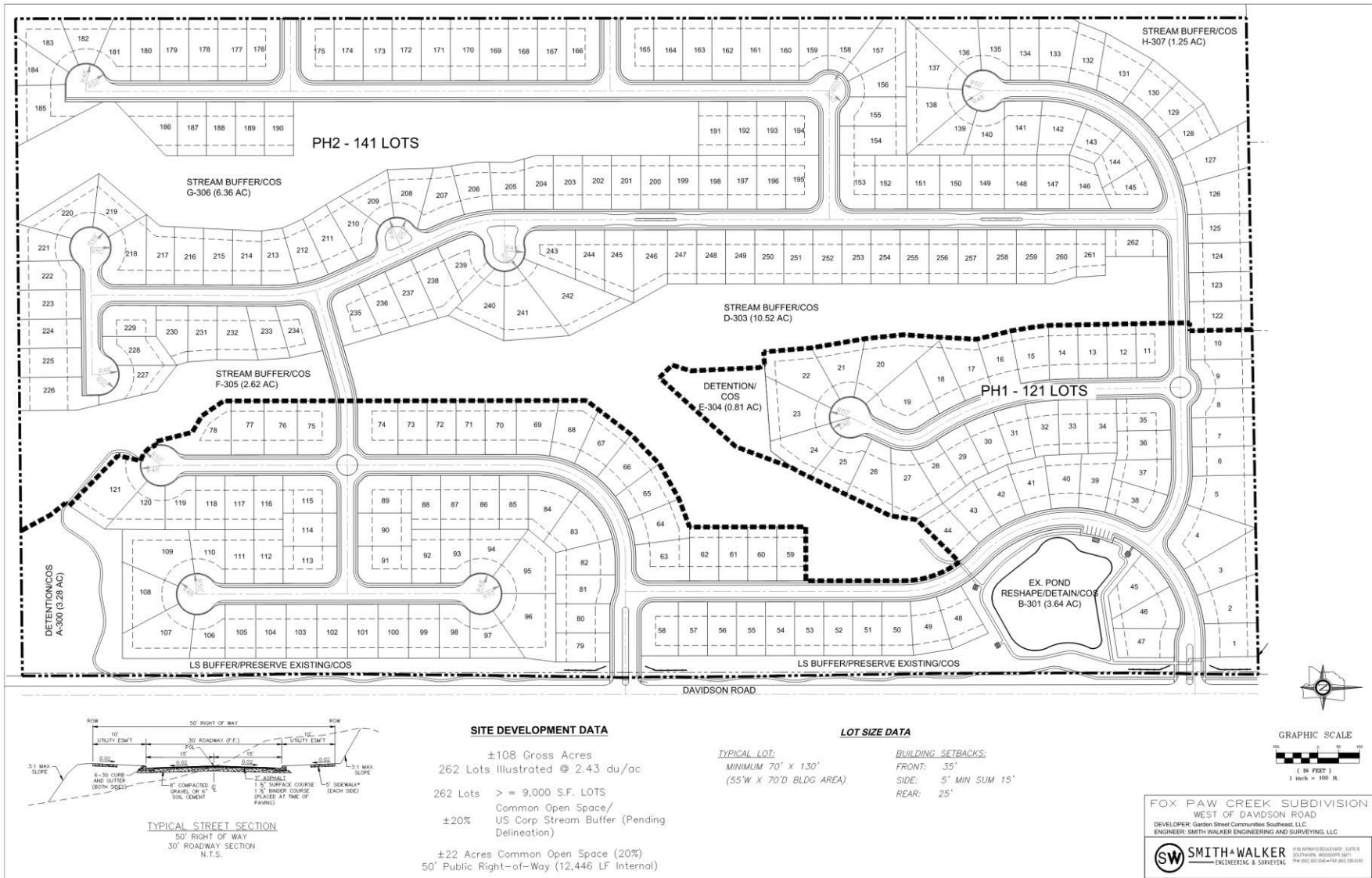


Figure 2: Proposed Preliminary Plat

**Key Features of the Current Intended Fox Paw Subdivision:**

- 262 detached single family residential lots
- Density: 2.43 dwelling units per acre (du/ac).
- Three Pavilions and walking trail around the re-shaped lake
- Two boulevard subdivision entries off Davidson Rd with landscaping, uplighting, entry signage, and a cross-buck fence.
- A 5 ft walking trail with canopy trees along Davidson Rd.
- A 35ft to 40ft wide wooded buffer strip maintained between Davidson Rd and the subdivision lots. All existing trees in buffer at least 8inches caliper size to be located and preserved.
- Davidson Rd Improvements:
  - Off-site improvements on the east side of Davidson Rd from northern end of property towards Goodman Rd (about 625ft): addition of curb, connection to existing sidewalk, and a tapering of the road pavement down from 30ft to 24ft.
  - Widening of Davidson Rd from the northern end of the property to Timber Oaks Dr. to 24ft with open swale and 5ft wide asphalt trail.
  - From Timber Oaks Dr. to southern end of the property – about 1,400ft: No road pavement widening, open swale, 5ft wide asphalt trail.

It is worth stressing that the requested R-2 Zoning District is a conventional zoning district, not a planned development district. Therefore, in principle, the above features are applicable to a preliminary plat and not the very act of rezoning, per say. Also, if the rezoning to R-2 were approved, the applicant would not legally be bound to 262 lots. Considering that the property is 108 acres and the minimum lot size in the R-2 District is 9,000sq ft, the applicant would be legally entitled to 522 lots at most and a density of 4.8du/ac. For practical reasons, however, including needed land for roads and land area occupied by streams on the property, the buildable number of lots may be less than 522, but also more than 262.

**Bulk Requirements of Existing A-R and Proposed R-2 District**

Item	Existing A-R District	Proposed R-2 District
Minimum Lot Area	1 ac (43,560sq ft)	9,000 sf
Minimum width at building setback line	110ft	70ft
Front Setback	50ft	35ft
Side Setback	15ft	5ft (5*)
Rear Setback	50ft	25 ft
Height	2.5 stories or 35 ft	2.5 stories or 35 ft
Maximum Density	1.0 units/ac	4.8 units/acre
Maximum Number of Lots on 108 acres	108	522; however, 262 is currently intended.
* There shall be provided two side yards, with minimum widths of five feet; however, the sum of the widths of both side yards shall be at least 15 feet. All lots shown must meet this requirement.		

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

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

*Applicant's Submission:* "There is no claim or evidence to suggest the original zoning classification was a mistake. Records indicate the property was annexed into the City in 1996 with the DeSoto County's A-R, Agricultural-Residential district zoning.

The subject property's A-R zoning designation extends to undeveloped property on its west side and to homes sited on larger lots (one to 10+/- acres) located on the east side of Davidson Rd. Records indicate that the homes built on larger, un-platted parcels and within the large lot residential subdivisions, such as Goodman Oaks, preceded the City's annexation and/or the City's extension of central sewer facilities into the area."

*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.

**2.2. 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:* "Major changes to the neighborhood that justify the proposed rezoning were promulgated by several factors, including the City's 1996 annexation, its extension of central utilities (namely sewer) into the area, and improvements to Goodman Rd., including signalization of the Davidson Rd. intersection. Infrastructure improvements in the central part of Olive Branch have facilitated substantial population growth and commercialization of the Goodman Rd. corridor, fundamentally changing what was once a small rural community into a growing metropolitan area. In fact, outside of the current A-R zoning district to the east, west, and north of the proposed Fox Paw Creek property, there are 8 single family residential subdivisions in the vicinity that developed concurrently or subsequent to the City's 1990 and 1996 annexations and extension of central sewer service. These subdivisions, which have an average density of 2.21 dwelling units per acre, are comparable to Fox Paw Creek proposed for 262 lots on 108 acres, or a density of 2.43 dwelling units per acre. Fox Paw Creek has lower density than both the Crumpler Place and Cherokee Trail subdivisions.

Subdivision Name	Approx. distance from Fox Paw Creek	# Phases & Date Range	#Single-family lots	Acreage	Density (dwelling units/acre)
Ivy Trails	½ mile north	5 phases (1998-2003)	278	124	2.24
Cherokee Meadows	½ mile east	4 phases (1998-2016)	86	50	1.72
Cherokee Ridge	½ mile east	9 phases (1997-2021)	202	107	1.89

Subdivision Name	Approx. distance from Fox Paw Creek	# Phases & Date Range	#Single - family lots	Acre age	Density (dwelling units/ acre)
Cherokee Trail	¾ mile east	2 phases (1997-2005)	138	34	4.06
Crumpler Place	1 mile east	6 phases (1991-1999)	267	84	3.18
Wedgewood	¼ mile west	2 phases (1989-1990)	119	75	1.59
Wedgewood Farms	¾ mile west	4 phases (1996-2000)	125	83	1.51
Arbors of Wedgewood	¾ mile west	6 phases (2004-2006)	121	81	1.51

The City's Comprehensive Plan 2040, which was most recently updated in 2022, recognized the development pattern and the changing character of the neighborhood in designating the subject property on the Future Land Use Map as "*Suburban Neighborhood*". The Comprehensive Plan 2040 states that "*Suburban Neighborhood*" is the predominant single-family residential designation in the City where the majority of the population resides. The primary land development consideration for "*Suburban Neighborhood*" is that it, "...includes virtually all of the subdivisions that have been constructed throughout the planning area in locations where central sewer service was available at the time of development. Due to the high cost to purchase and develop land (i.e. economic factors), the Comprehensive Plan furthermore acknowledges that it is financially unfeasible to create subdivisions with lots of one acre or more where road and utility infrastructure is available."

Staff Finding: Since the annexation of the subject property, public sewer lines have been extended to the area, predisposing the parcel for developments that are less than 1ac in size. Other clustered and non-clustered subdivisions of suburban residential character have also been developed in the broader area as pointed out by the applicant.

However, from a land use perspective, while there are several subdivisions of suburban character remote to the subject property as the applicant has pointed out, there are also others within 200 ft to 0.3 mile to the concerned parcel that have a Rural Estate Land Use Character: one acre minimum lot sizes, rural roads without with open swales, and no sidewalks. Some of these subdivisions are more proximate to the subject property, along Davidson Rd, which is the principal street providing access to the subject property from Goodman Rd.

As shown in Figure 3 below, it is also observable that the character of the area from Davidson Rd involves a progression from larger to smaller lots eastward.



*Figure 3: Development Character of Surrounding Subdivisions*

Subdivisions such as Morgan Meadows, Carnall 1<sup>st</sup> Revision, Jones Two Lot 2<sup>nd</sup> Revision, Stewart 3 Lot Subdivision, McCullar Minor, Goodman Oaks, Autumn Point, and Wedgewood Sub. Sec A have substantially larger lots with direct access to Davidson Rd and Autumn Oaks Dr.

The transportation character of Davidson Rd, which its existing standard or conditions expresses, has also not changed since the area was annexed into the City of Olive Branch in 1996. Except for a short portion (650 ft) from Goodman Rd, Davidson Rd has remained a rural street.

The development character of R-2 zoning district areas is suburban, characterized by low density and single-family homes with internal streets that are often dependent on one or a few collector roads that handle all the traffic from a neighborhood, with the resultant high possibility of congestion on those routes. Davidson Rd will be the only collector street providing access to the subject property from Goodman Rd. It is designated as a “Major Collector” road on the City’s Street Functional Classification Map. From a transportation perspective, it may be contended that unless improvements are made to Davidson Rd, at least from the end of its expansion from Goodman Rd to Timber Oaks Dr, which would change its character from a rural street to a collector street section characterized by at least 30 ft wide two-lane pavement, curb, gutter, and sidewalks (an urban section) or 30 ft wide two-lane pavement with open ditch (an alternative rural section), which would align with the suburban character of the proposed rezoning, then there has been no change to the character of the area to align with the proposed R-2 zoning of the property.

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

Applicant's Submission: "Recent estimates cited by numerous economists show the United States has a deficit of 4.5 million single-family housing units. This is based on information from the US Census Bureau showing population growth and the number of new housing units being constructed. A study by the US Chamber of Commerce The State of Housing in America - U.S. Chamber of Commerce, most recently updated on September 3, 2025, estimates the economic impact of the housing shortage on the State of Mississippi since 2008 to be nearly \$2 million in lost economic output, more than one million less in personal income, and 18,700 jobs not generated.

The City of Olive Branch is currently approaching 50,000 residents and the Comprehensive Plan's mid-range projection is that the City will grow to more than 63,000 residents by the 2040 timeframe. Projections were based on historical permitting data that between 2000 and 2021, an average of 326 housing units per year were constructed. Building permits in the City over the last several years have not kept pace with the historical average, which is an indication that Olive Branch has a shortage of housing units and that a public need exists for the rezoning as it will facilitate the development of new single-family homes.

As opposed to providing residential housing in the form of multi-family or attached units, the City has demonstrated a strong preference for single family detached dwellings. Rezoning to permit the development of a residential subdivision on a large, vacant property in a centralized location within ¼ mile of the most heavily travelled and commercialized road in DeSoto County, where central utilities are available, represents sound planning principles and further addresses the public need criterion."

Staff Finding: The Future Land Use Map in the Comprehensive Plan 2040, which articulates the City's land-use public need policies, does designate the property in its entirety as Suburban Neighborhood. Additionally, the R-2, Single Family Residential zoning district generally aligns with the policies and land use character of suburban neighborhood.

**NEXT STEPS:** This application would move forward to the Board of Aldermen for a final decision. If the rezoning application and eventually the preliminary plat application (SD25-0034) are approved by the Board of Aldermen, the next step in the development process would be for the applicant to file for construction plan approval.

#### **RECOMMENDED MOTION:**

##### Option 1:

Based upon a finding that:

- The existing A-R zoning of the property is not a mistake,
- The land use character of the area along Davidson Rd has remained rural over the years and other developments around it, although suburban in character, have generally maintained a low density (up to about 1.91du/ac); and
- The R-2 Zoning District would permit developments of a greater density that would be misaligned with the character of existing developments along Davidson Rd and its environ.

Deny, and recommend that the Board of Aldermen deny the rezoning of the subject property from A-R to R-2.

Option 2:

Based upon a finding that:

- The land use character of the broader area of the property has changed from agricultural/rural to suburban residential over the years, and
- There is a public need for the rezoning reflected in the Suburban Neighborhood designation of the property on the Future Land Use Map of the Comprehensive Plan 2040.

Approve, and recommend that the Board of Aldermen approve the rezoning of the subject property from A-R to R-2.

Option 3:

Based upon a finding that:

- The functional standard of Davidson Rd is practically associated with the land use character of the subject property, and
- That the City Engineer has not had sufficient time to review traffic studies to determine the full scope of what improvements may be needed on this road.

Table the application until the Planning Commission receives the recommendation of the City Engineer regarding improvements to Davidson Rd.

---

PREPARED BY: *[Signature]* DATE: 11/06/2025  
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: *[Signature]* DATE: 11/06/2025  
 MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

---

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



October 10, 2025

Mayor Ken Adams, Aldermen & Planning Commissioners  
City of Olive Branch, MS

**RE: Fox Paw Creek - 108+/- acres (Tax ID # 107736000 0002500) located on the west side of Davidson Rd. approximately ¼ mile south of HWY 302**

Dear Mayor Adams, Aldermen, & Planning Commissioners:

Please accept this letter and attached form as application to: 1) Rezone the property referenced above from A-R, Agricultural-Residential to R-2, Single Family Residential; and 2) Subdivide the property into 262+/- single family residential lots and rights-of-way, with approximately 20% of the acreage in common open spaces for preservation of trees and natural drainage features, stormwater detention, and recreational amenities as depicted on the associated preliminary plat drawing.

Approval of the rezoning and preliminary plat will facilitate the development of the Fox Paw Creek Subdivision, which represents a prospective capital investment of more than \$60 million in the City of Olive Branch accounting for the cost of land acquisition, development of street and utility infrastructure, and new home construction. The subdivision is proposed to include 262 one and two-story homes ranging in size from 1800 to 3000 heated sq. ft. The homes will be 75% or more brick, with porches and two-car attached garages. The 2.36 miles of subdivision streets will be designed to current city standards with curb, gutter and sidewalk to provide safe and efficient flow in the neighborhood for both vehicular and pedestrian traffic.

Unlike many subdivisions that have been built in Olive Branch, Fox Paw Creek proposes to maintain approximately 20% of its land area in common open spaces to include 20' - 30' wide natural buffers along Davidson Rd. and preservation of natural streams and tree vegetation throughout the site. The design allows for nearly half the single-family lots to back up to a preserved area or other open space vs. another lot. An existing pond will be reshaped at the project entrance to provide for a distinctive and appealing entrance feature and an ideal location for a recreational amenity.

The City's rezoning criteria are listed below, along with findings to support the application.

**1. The original zoning classification for the property was a mistake; or that,**

There is no claim or evidence to suggest the original zoning classification was a mistake. Records indicate the property was annexed into the City in 1996 with the DeSoto County's A-R, Agricultural-Residential district zoning.

The subject property's A-R zoning designation extends to undeveloped property on its west side and to



homes sited on larger lots (one to 10+/- acres) located on the east side of Davidson Rd. Records indicate that the homes built on larger, un-platted parcels and within the large lot residential subdivisions, such as Goodman Oaks, preceded the City's annexation and/or the City's extension of central sewer facilities into the area.

- 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.) and that,**

Major changes to the neighborhood that justify the proposed rezoning were promulgated by several factors, including the City's 1996 annexation, its extension of central utilities (namely sewer) into the area, and improvements to Goodman Rd., including signalization of the Davidson Rd. intersection. Infrastructure improvements in the central part of Olive Branch have facilitated substantial population growth and commercialization of the Goodman Rd. corridor, fundamentally changing what was once a small rural community into a growing metropolitan area.

In fact, outside of the current A-R zoning district to the east, west, and north of the proposed Fox Paw Creek property, there are 8 single family residential subdivisions in the vicinity that developed concurrently or subsequent to the City's 1990 and 1996 annexations and extension of central sewer service. These subdivisions, which have an average density of 2.21 dwelling units per acre, are comparable to Fox Paw Creek proposed for 262 lots on 108 acres, or a density of 2.43 dwelling units per acre. Fox Paw Creek has lower density than both the Crumpler Place and Cherokee Trail subdivisions.

Subdivision Name	Approx. distance from Fox Paw Creek	# Phases & Date Range	# Single-family lots	Acreage	Density (dwelling units / acre)
Ivy Trails	½ mile north	5 phases (1998-2003)	278	124	2.24
Cherokee Meadows	½ mile east	4 phases (1998-2016)	86	50	1.72
Cherokee Ridge	½ mile east	9 phases (1997-2021)	202	107	1.89
Cherokee Trail	¾ mile east	2 phases (1997-2005)	138	34	4.06
Crumpler Place	1 mile east	6 phases (1991-1999)	267	84	3.18
Wedgewood	¼ mile west	2 phases (1989-1990)	119	75	1.59
Wedgewood Farms	¾ mile west	4 phases (1996-2000)	125	83	1.51
Arbors of Wedgewood	¾ mile west	6 phases (2004-2006)	121	81	1.51



The City's Comprehensive Plan 2040, which was most recently updated in 2022, recognized the development pattern and the changing character of the neighborhood in designating the subject property on the Future Land Use Map as "Suburban Neighborhood". The Comprehensive Plan 2040 states that "Suburban Neighborhood" is the predominant single-family residential designation in the City where the majority of the population resides. The primary land development consideration for "Suburban Neighborhood" is that it, "...includes virtually all of the subdivisions that have been constructed throughout the planning area in locations where central sewer service was available at the time of development". Due to the high cost to purchase and develop land (i.e. economic factors), the Comprehensive Plan furthermore acknowledges that it is financially unfeasible to create subdivisions with lots of one acre or more where road and utility infrastructure is available.

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The City of Olive Branch is currently approaching 50,000 residents and the Comprehensive Plan's mid-range projection is that the City will grow to more than 63,000 residents by the 2040 timeframe. Projections were based on historical permitting data that between 2000 and 2021, an average of 326 housing units per year were constructed. Building permits in the City over the last several years have not kept pace with the historical average, which is an indication that Olive Branch has a shortage of housing units and that a public need exists for the rezoning as it will facilitate the development of new single-family homes.

As opposed to providing residential housing in the form of multi-family or attached units, the City has demonstrated a strong preference for single family detached dwellings. Rezoning to permit the development of a residential subdivision on a large, vacant property in a centralized location within ¼ mile of the most heavily travelled and commercialized road in DeSoto County, where central utilities are available, represents sound planning principles and further addresses the public need criterion.

### OTHER CONSIDERATIONS & IMPACTS:

**Design Compatibility:** At 2.43 dwelling units per acre, Fox Paw Creek proposes a low-density project. It maintains 20% open space to include 20' - 30' wide natural buffers along Davidson Rd. as opposed to lining the street with driveways. These buffers – coupled with an environmentally friendly design where nearly half the lots within the subdivision will back up to common open spaces as opposed to another single-family lot line - will maintain compatibility with the larger lots situated on the east side of Davidson Rd.

**Traffic Impact:** At full build-out the project will have 262 single family homes. The Trip Generation Manual published by the Institute of Transportation Engineers (ITE) includes over 300 studies of single-family subdivisions. Studies show that each home will generate an average of 9.52 trips per day (50% entering & 50%



# SMITH WALKER

ENGINEERING & SURVEYING

exiting), with 0.75 in the AM peak hour (25% entering & 75% exiting) and 1.0 in the PM peak hour (63% entering & 37% exiting) on a weekday. It is projected that Fox Paw Creek will generate 2494 trips per day, with 196 in the AM peak hour and 262 in the PM peak hour. In the busiest hour of the day, which occurs in the PM, there will be one additional car using Davidson Rd. about every 14 seconds. There is a traffic study underway that will analyze existing conditions on Davidson Rd. as well as its intersections with both Timber Oaks Dr. and HWY 302. The study will add the new trips from Fox Paw Creek, account for additional growth in background traffic by the project build-out date (2029), and reassess service levels on Davidson Rd. and at the intersections in the post-development condition. It does appear that there is sufficient capacity to accommodate the additional traffic without deteriorating the service levels.

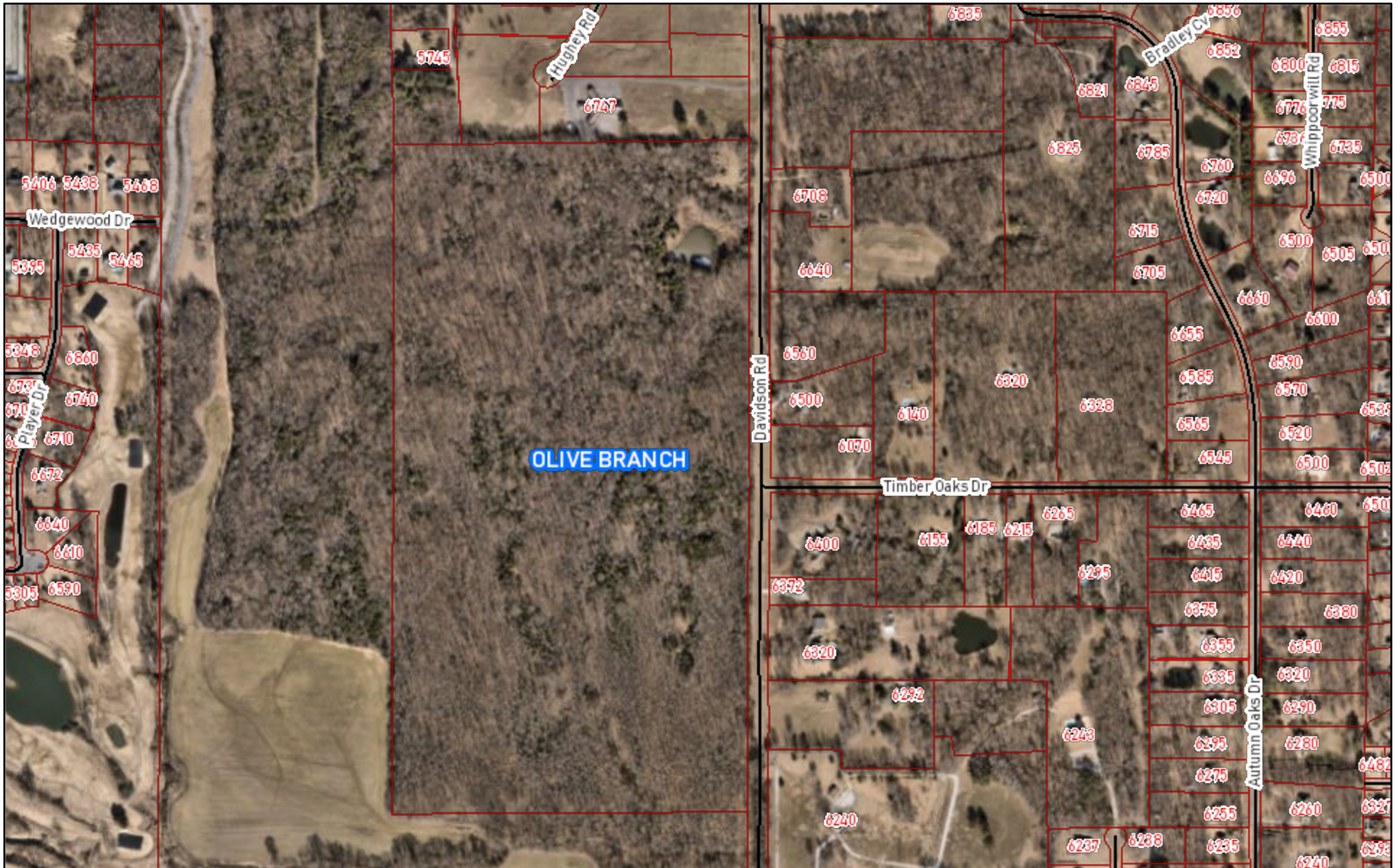
**Tax Generation:** It is projected that new home pricing will be in the mid \$300,000's. Assuming homes are assessed at an average valuation of \$300,000, Fox Paw Creek will generate approximately \$850,000 per year in local property taxes as shown below. This does not account for other taxes, such as auto license fees, or the tens of thousands in sales tax revenues that will be generated by Fox Paw Creek's 750+/- Olive Branch residents making purchases in City stores and restaurants.

Taxing Authority	Millage	Per Home	Fox Paw Creek (262 Homes)
City of Olive Branch	35.05	\$1,052	\$275,493
DeSoto County (with \$300 standard exemption)	39.61	\$888	\$232,735
DeSoto County Schools	42.88	\$1,286	\$337,037
Total		\$3,226	\$845,264

Sincerely,

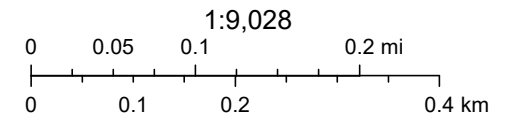
Chance Walker  
Smith-Walker Engineering & Surveying, LLC

# Aerial View Map



10/29/2025, 4:50:10 PM

- |                          |                 |                           |                |                           |            |
|--------------------------|-----------------|---------------------------|----------------|---------------------------|------------|
| Thoroughfare Plan (2004) | MAP             | PAP                       | County Outline | PRELIMINARY 2025 LANDROLL | Local Road |
| MCP                      | PC              | Municipalities            | Roads          | Private Road              |            |
| CP                       | Major Arterial  | Tax Parcels               | Interstate     | Ramp                      |            |
| Collector                | Minor Arterial  | <all other values>        | US Highway     | IH                        |            |
| FP                       | Minor Collector | PointAddresses            | State Highway  |                           |            |
|                          |                 | PRELIMINARY 2024 LANDROLL |                |                           |            |

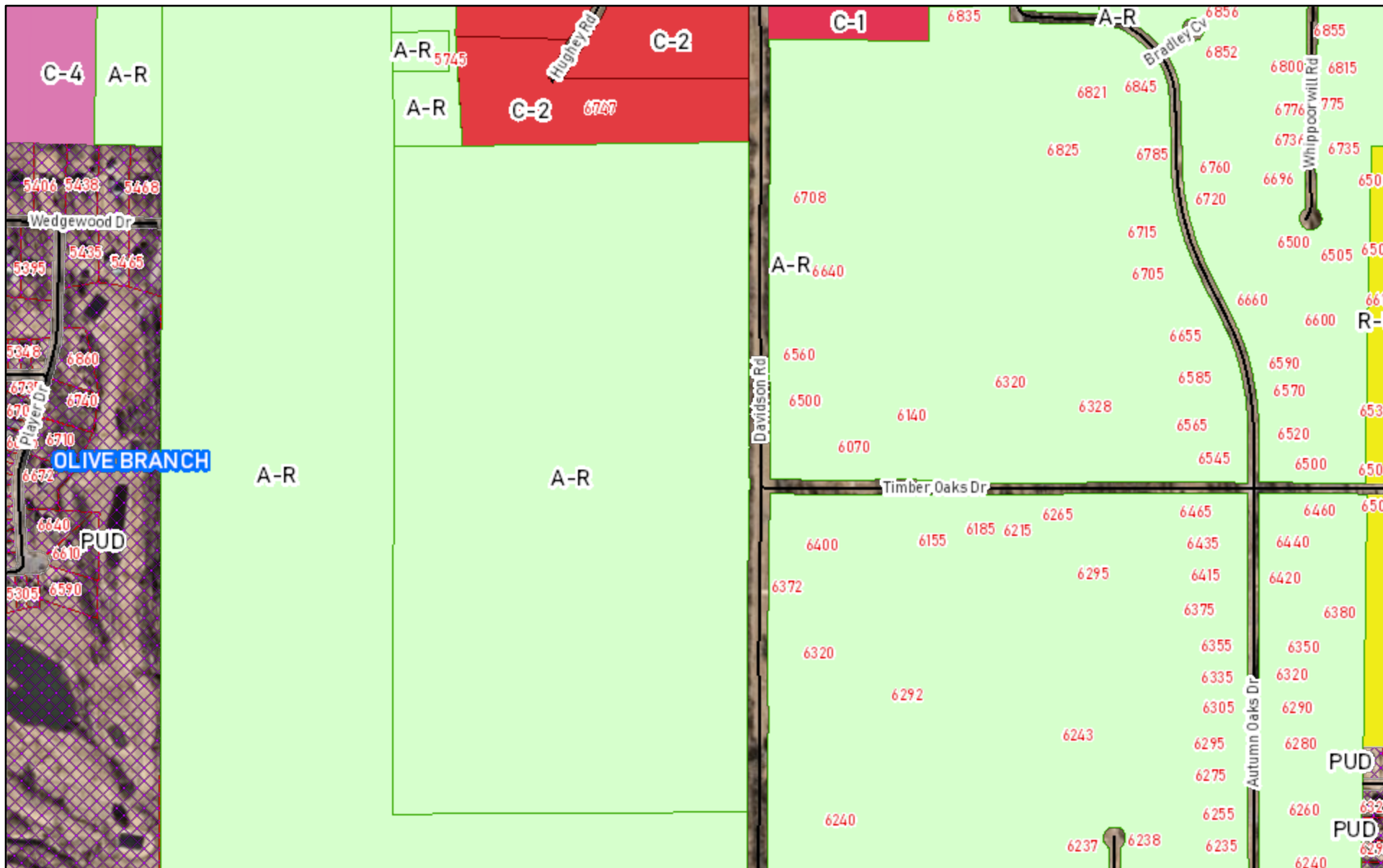


Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Olive Branch

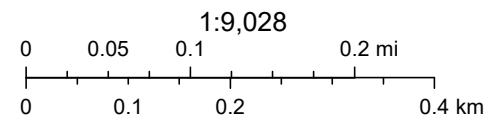
Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR

# Current Zoning Map



10/29/2025, 4:54:53 PM

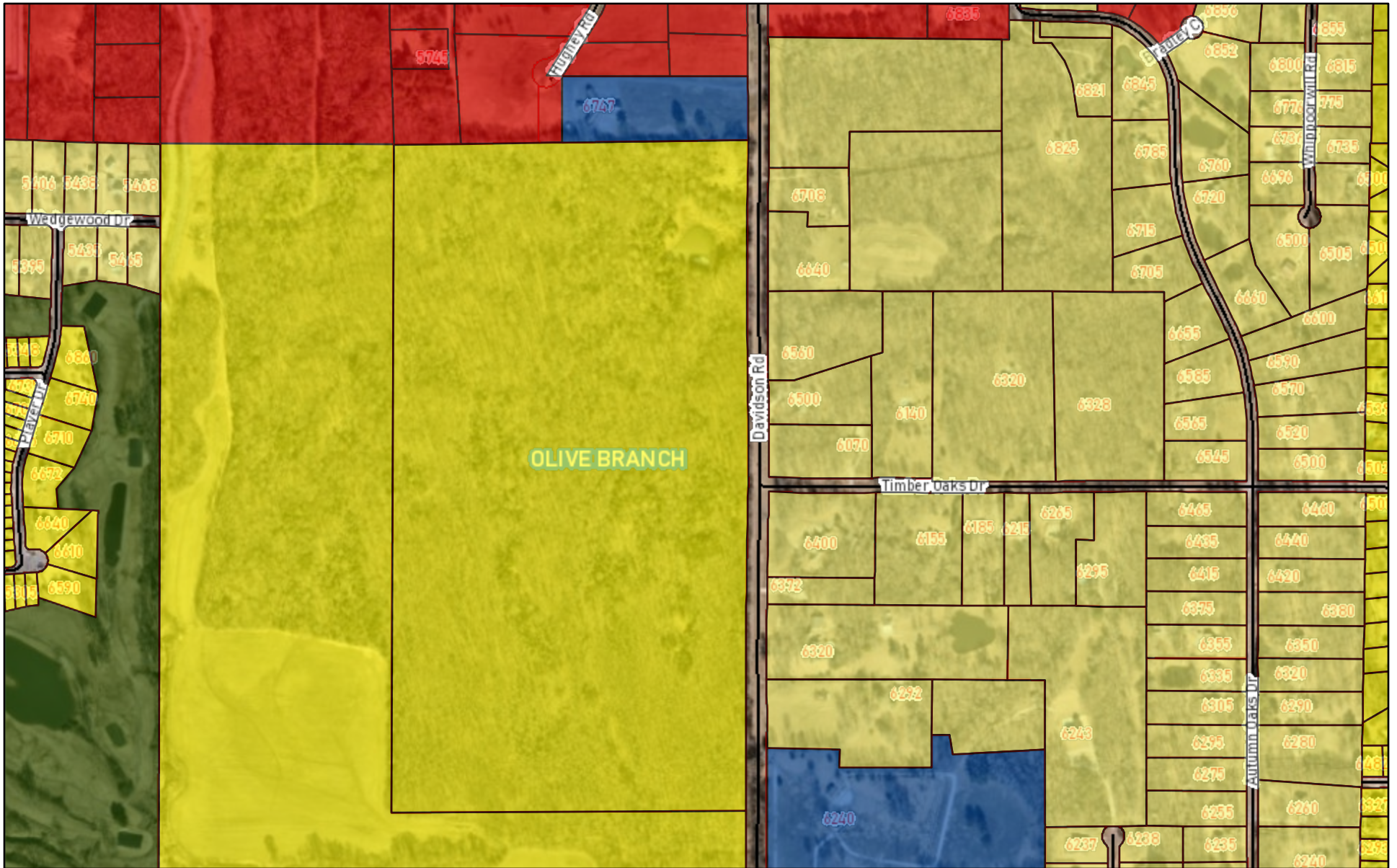
Zoning	C-4	M-3	PUD OVERLAY	R-2	R-40	RM-6	FP	PC	Tax Parcels
A	C-5	MAIN STREET DISTRICT	R-1	R-20	R-40 OVERLAY	RM-8	MAP	Primary Arterial	<all other values>
A-R	CM OVERLAY	O	R-10	R-20 OVERLAY	R-6	RO	MCP	SB	PRELIMINARY 2024
A-R OVERLAY	ER	PB	R-12	R-3	R-6 OVERLAY	Thoroughfare Plan (2004)	Major Arterial	PointAddresses	PRELIMINARY 2025
C-1	HISTORIC DISTRICT OVERLAY	PBP	R-12 OVERLAY	R-30	R-8	Collector	Minor Arterial	County Outline	Roads
C-2	M-1	PO	R-15	R-30 OVERLAY	R-8 OVERLAY	CP	Minor Collector	Municipalities	Interstate
C-3	M-2	PUD	R-15 OVERLAY	R-4	R-9	PAP	Minor Collector	State Highway	US Highway



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

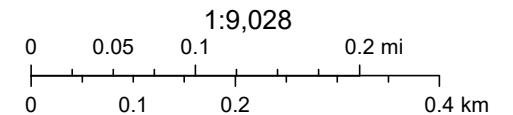
City of Olive Branch

# Future Land Use Map



10/29/2025, 4:57:24 PM

- |                       |                          |                 |                  |                           |               |
|-----------------------|--------------------------|-----------------|------------------|---------------------------|---------------|
| OB FUTURE LAND USE    | Thoroughfare Plan (2004) | MCP             | Primary Arterial | Tax Parcels               | US Highway    |
| RURAL ESTATE          | CP                       | Major Arterial  | SB               | <all other values>        | State Highway |
| SUBURBAN NEIGHBORHOOD | Collector                | Minor Arterial  | PointAddresses   | PRELIMINARY 2024 LANDROLL | Local Road    |
| PUBLIC / SEMI-PUBLIC  | FP                       | Minor Collector | County Outline   | PRELIMINARY 2025 LANDROLL | Private Road  |
| GREENSPACE            | MAP                      | PAP             | Municipalities   | Roads                     | Ramp          |
| COMMERCIAL CORRIDOR   |                          | PC              |                  | Interstate                | IH            |



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Olive Branch

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CROSS BUCK FENCE



CROSS BUCK FENCE WITH MASONRY "A"



CROSS BUCK FENCE WITH MASONRY "B"



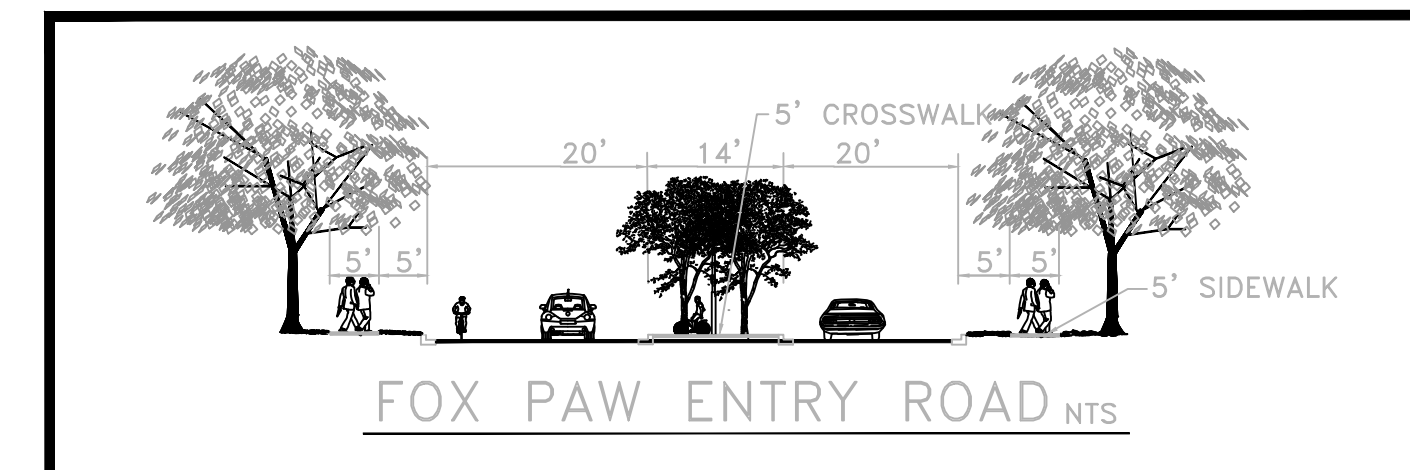
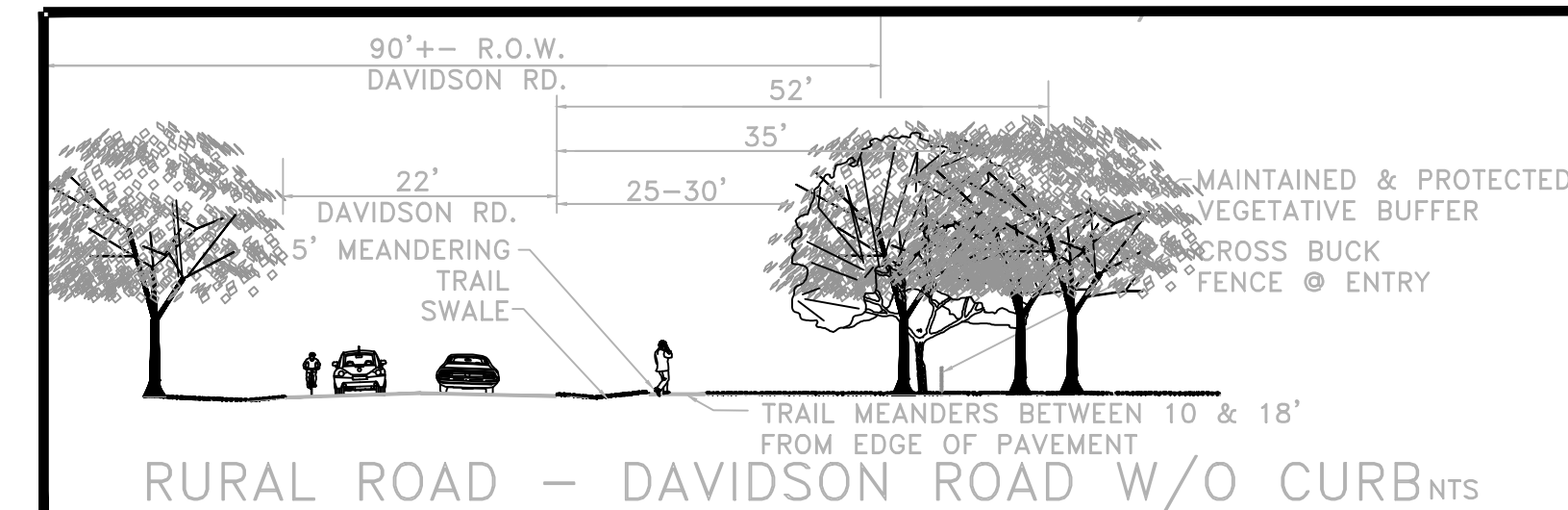
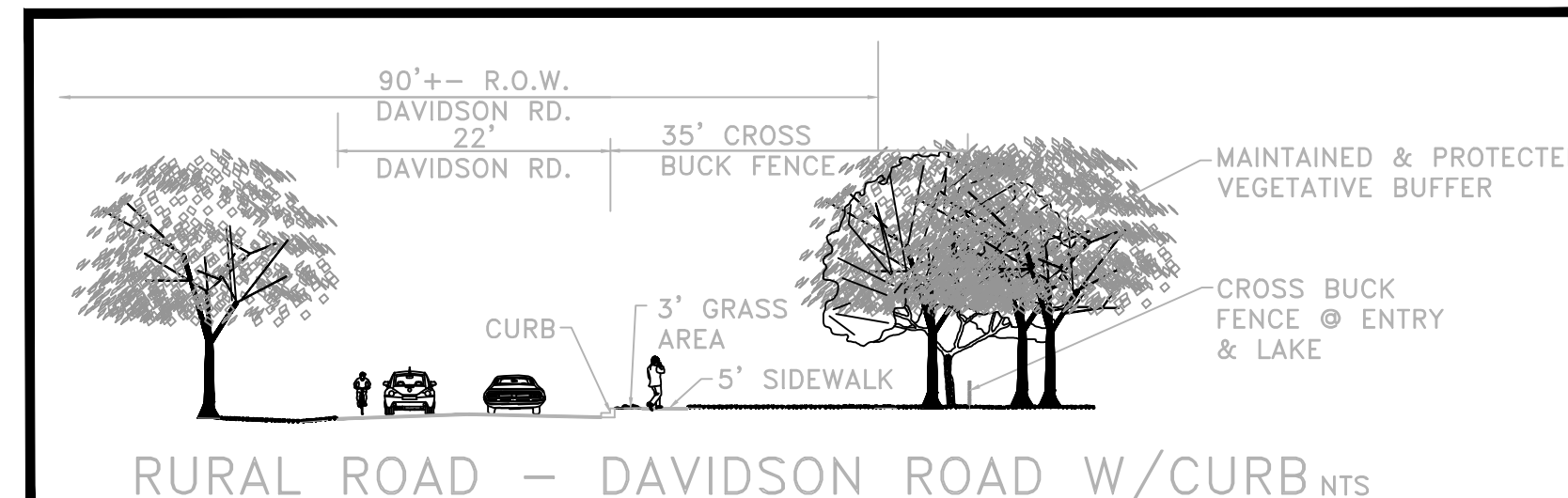
CROSS BUCK FENCE WOOD



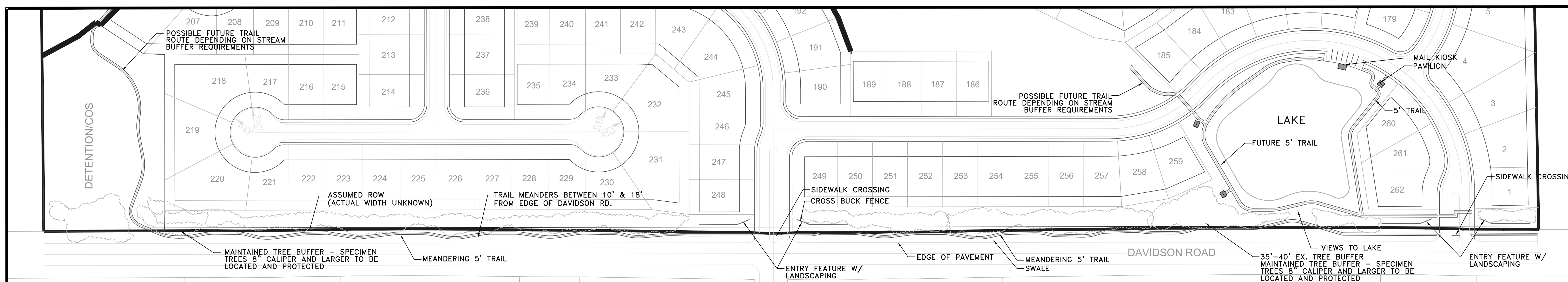
CROSS BUCK FENCE WITH MASONRY "C"



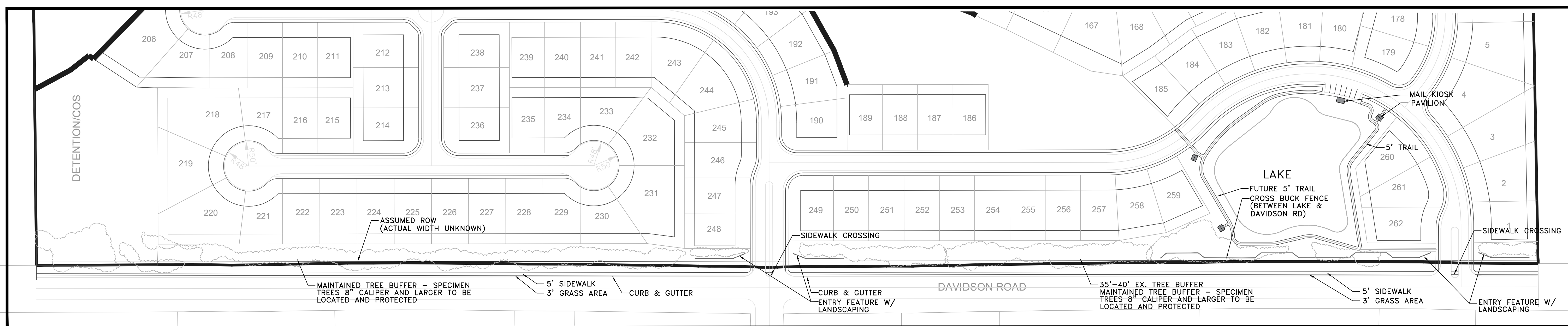
CROSS BUCK FENCE WITH MASONRY "D"



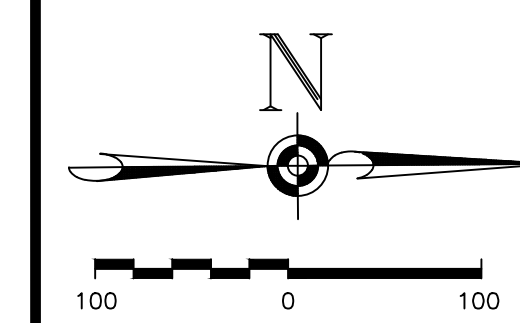
SCHEMATIC STREET CROSS-SECTIONS



FOX PAW SCHEMATIC "A"



FOX PAW SCHEMATIC "B"



# FOX PAW CREEK SUBDIVISION TRAIL AND FENCE

OLIVE BRANCH, MISSISSIPPI  
OCTOBER 29, 2025

FOX PAW PAVILIONS



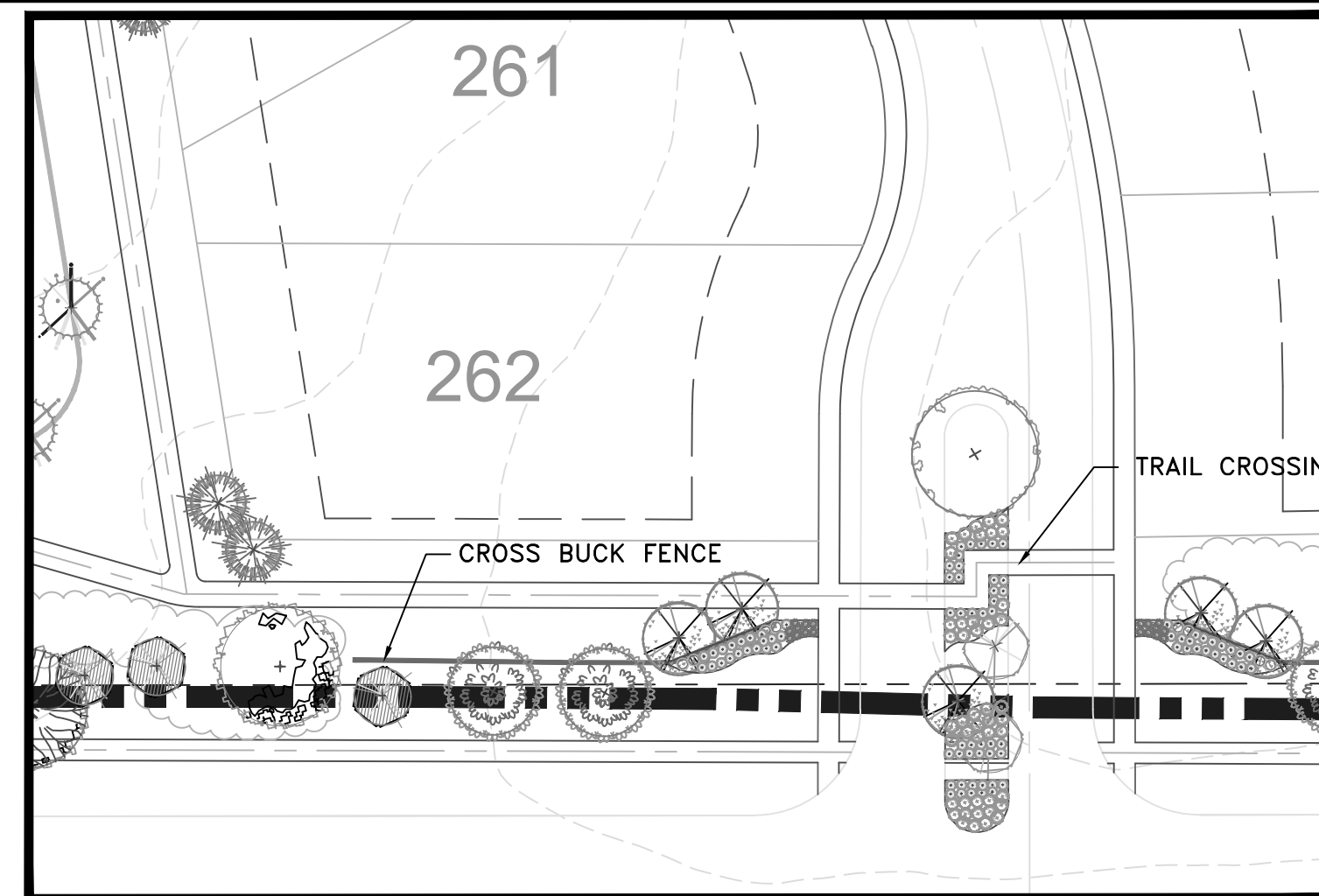
PAVILION "A"



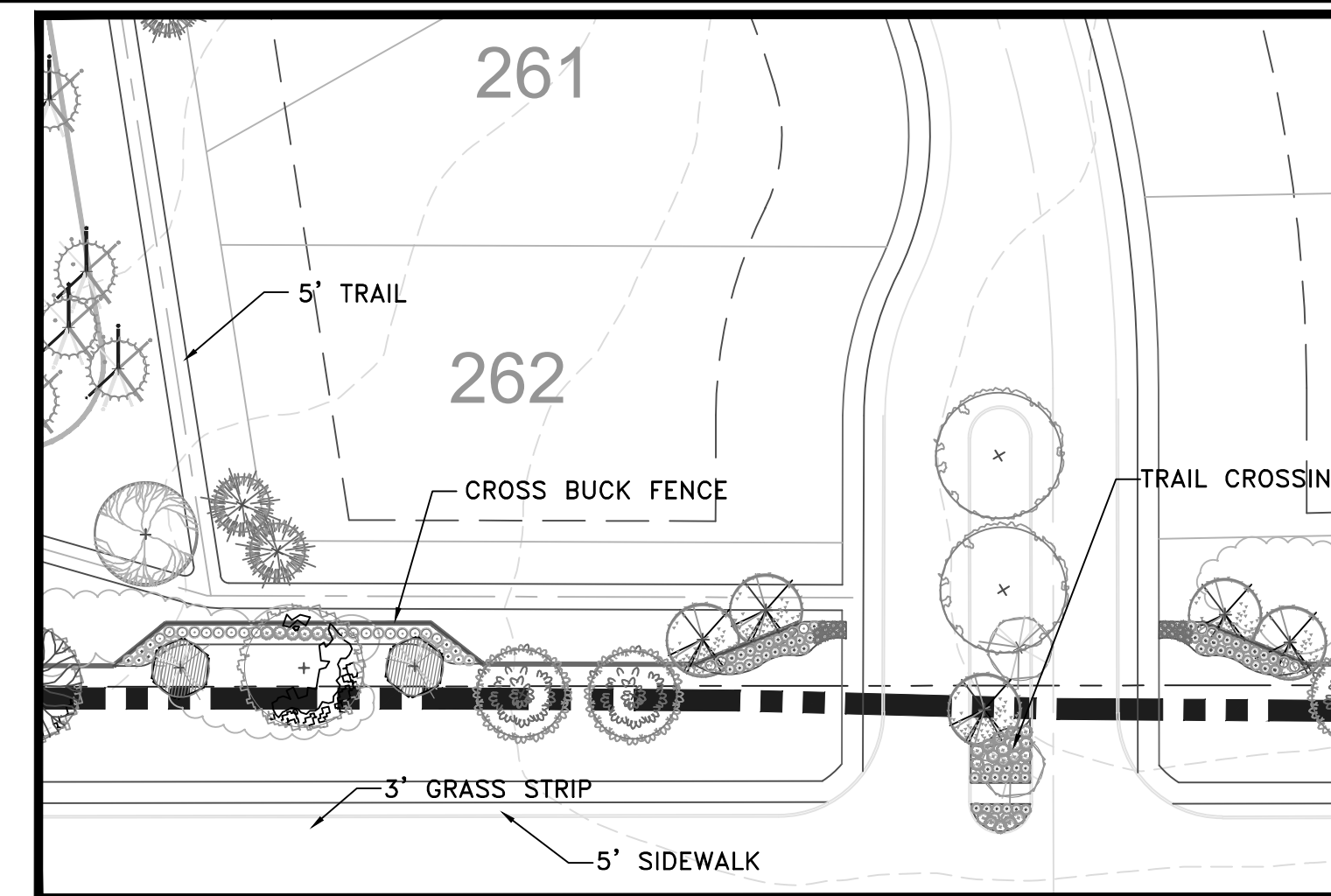
PAVILION "B"



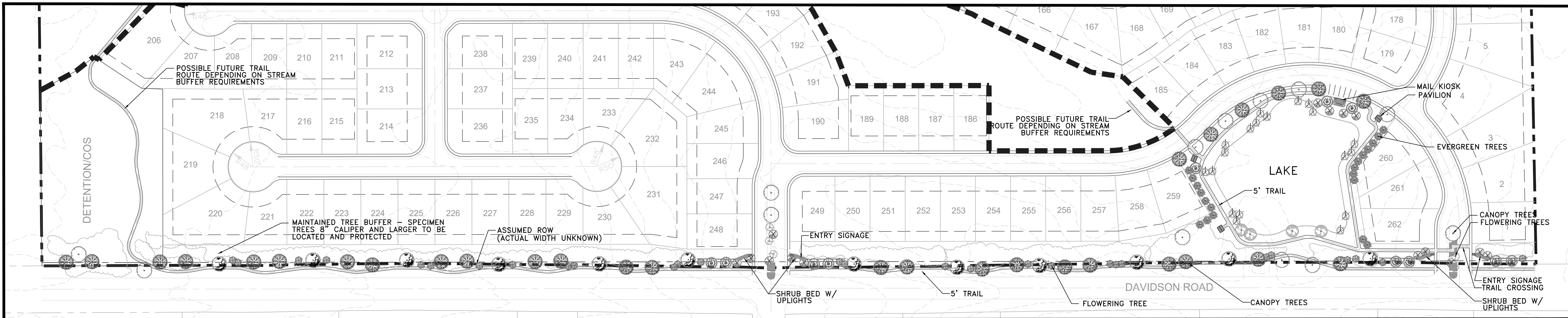
PAVILION "C"



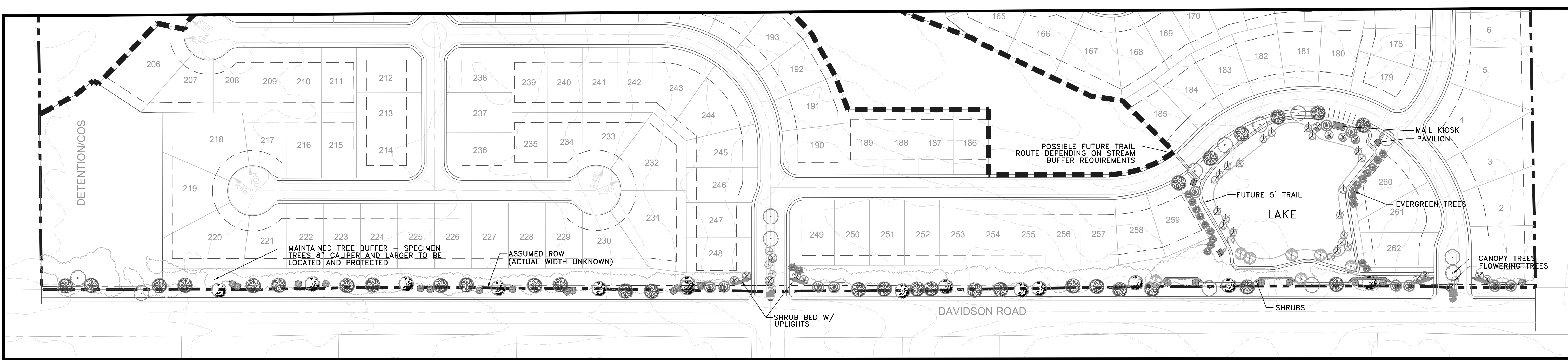
SCHEMATIC "A" ENLARGEMENT



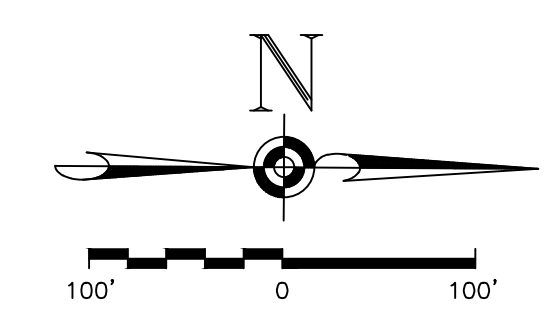
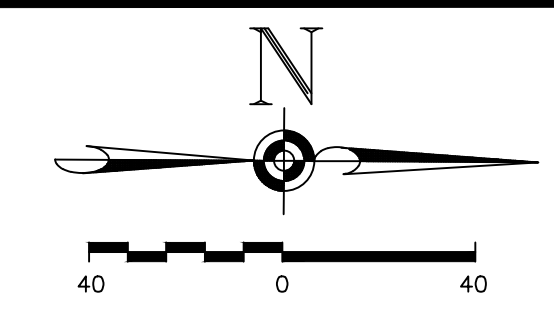
SCHEMATIC "B" ENLARGEMENT



FOX PAW SCHEMATIC "A"



FOX PAW SCHEMATIC "B"



NOTE: TREES AND TRAIL ARE SHOWN FOR GRAPHIC PURPOSES ONLY. WHEN TREE SURVEY HAS BEEN CREATED ACTUAL PROPOSED TREES AND TRAIL SHALL BE RELOCATED.

**FOX PAW CREEK SUBDIVISION**  
**LANDSCAPE & SITE FURNISHINGS**  
 OLIVE BRANCH, MISSISSIPPI  
 OCTOBER 29, 2025

**Garden Street COMMUNITIES**  
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**SMITH-WALKER**  
 ENGINEERING & SURVEYING

**JWV Design**  
 LANDSCAPE ARCHITECTURE  
 PLANNING & IRRIGATION DESIGN  
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**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a Preliminary Plat for Fox Paw Creek Subdivision, submitted by Chance Walker, Smith-Walker LLC, on behalf of property owner Cynthia Fox, Trustee. The request is to subdivide 108.0+/-acres into 262 lots and 6 Common Open Spaces. The subject property has an accompanying application request to rezone from A-R, Agricultural-Residential District, to R-2, Single-Family Residential District and is located on the west side of Davidson Rd, approximately 0.25 mile south of Goodman Rd. (File #SD25-0034).

**EXHIBIT:**  
1) Preliminary Plat  
2) Memo from Engineering

**EXECUTIVE SUMMARY**

Chance Walker P.E., Smith-Walker Engineering, on behalf of the property owner, Cynthia Fox, Trustee, requests approval of a preliminary plat for Fox Paw Creek Subdivision. The subdivision is proposed to be developed in two phases. An associated re-zoning application has also been submitted (ZP25-0013).

The complete subdivision is proposed to consist of a total of 262 residential lots with 22 ac of common open space. Phase 1 is proposed to consist of 121 single-family lots. Phase 2 is suggested to consist of 141 single-family lots. At this time, the City Engineer has not yet reviewed the traffic study and made other necessary considerations to determine the scope of improvements necessary on Davidson Rd to service the proposed development. The Traffic Impact Study was submitted late, and there has not been sufficient time for review to provide appropriate assessment for an informed Planning Commission recommendation. The applicant's representative has also stated the delineation of the stream buffers is pending by the US Corp of Engineers.



Figure 1: Site Location and Preliminary Layout Exhibit

**1. STAFF RECOMMENDATION**

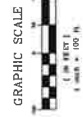
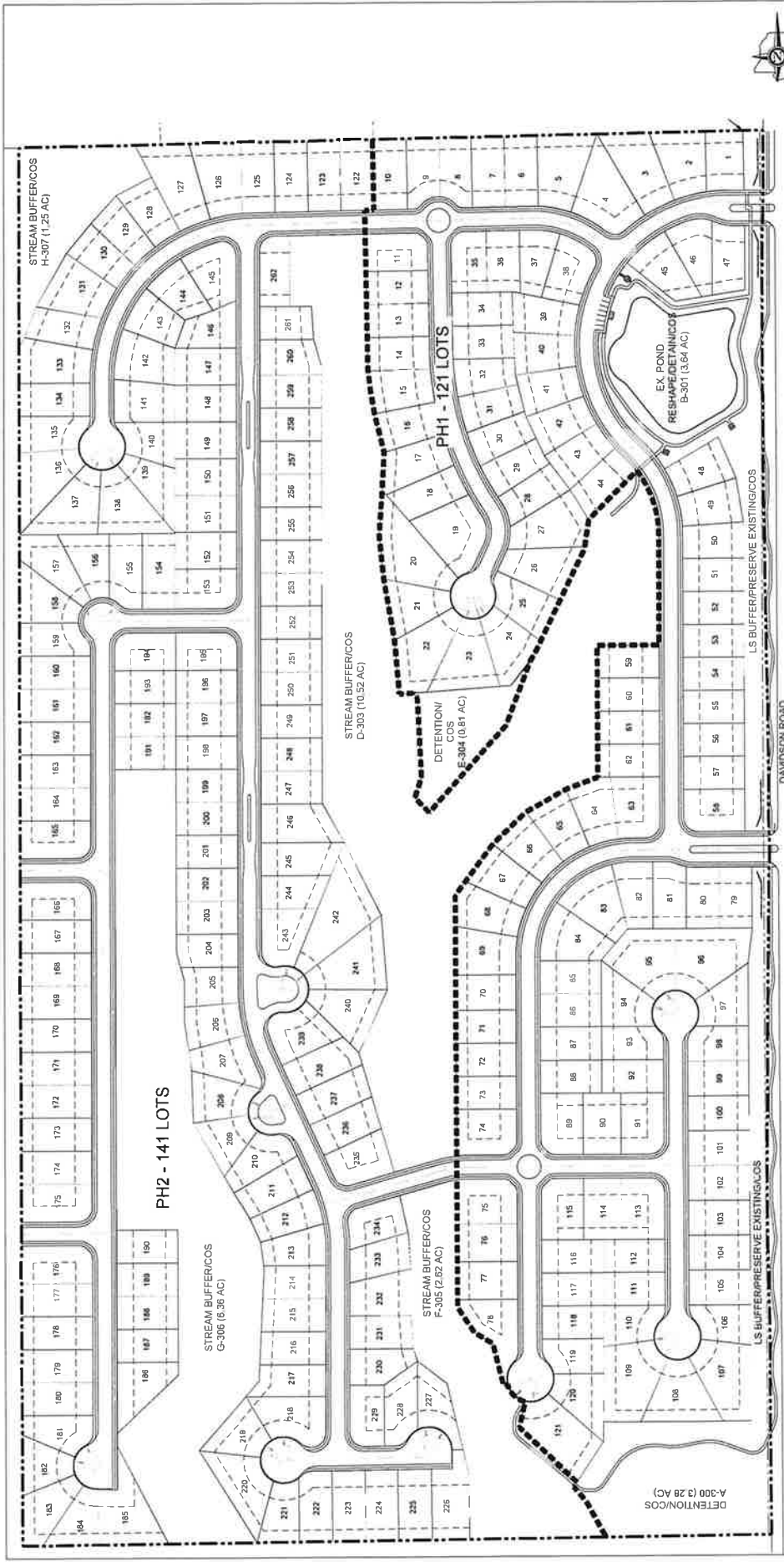
In line with the attached City Engineer’s request, Staff recommends this application be tabled to provide the City Engineer sufficient time to review the traffic study, make other considerations as may be necessary, and recommend the specific scope of improvements that may be required on Davidson Rd to service the proposed subdivision appropriately.

---

STAFF REPORT PREPARED BY: *[Signature]* DATE: 11/05/2025  
STAFF REPORT APPROVED BY: *Asong [Signature]* DATE: 11/05/2025  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

---

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

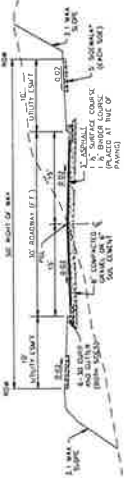


**GRAPHIC SCALE**  
 0 50 100 FT  
 0 10 20 30 M

**LOT SIZE DATA**  
 BUILDING SETBACKS:  
 FRONT: 35'  
 SIDE: 5' MIN SUM 15'  
 REAR: 25'

**TYPICAL LOT:**  
 MINIMUM 70' X 130'  
 (55'W X 70'D BLOC AREA)

**SITE DEVELOPMENT DATA**  
 ±108 Gross Acres  
 262 Lots Illustrated @ 2.43 cu/oc  
 262 Lots > = 9,000 SF. LOTS  
 Common Open Space/  
 US Corp Stream Buffer (Pending  
 Delineation)  
 ±20%  
 ±22 Acres Common Open Space (20%)  
 50' Public Right-of-Way (12,446 LF Internal)



TYPICAL STREET SECTION  
 30' ROADWAY SECTION  
 N.T.S.

**FOX PAW CREEK SUBDIVISION**  
 WEST OF DAVIDSON ROAD  
 DEVELOPER: Green Street Communities, Inc.  
 ENGINEER: SMITH+WALKER ENGINEERS AND ARCHITECTS, LLC





# MEMO

ENGINEERING DEPARTMENT

CITY OF OLIVE BRANCH, MS

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**DATE:**       **October 28, 2025**

**TO:**           **Kevin Norman**  
                  **Venard Asongayi**

**CC:**           **Heather James**

**FROM:**       **Andy Swims, P.E.**



**RE:**           **Table Fox Paw Creek**

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**Please consider my request to table Fox Paw Creek preliminary plat approval on November 12<sup>th</sup>, Planning Commission meeting. The Engineering Department is requesting adequate time to review the traffic study and its impact.**

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a Zoning Map Amendment, submitted by Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner. The request is to rezone 2.06+/-acres from M-2, Heavy Industrial District, to C-2, Highway Commercial District, for the purpose of establishing a medical clinic at this location. The subject property is at the northeast corner of Hacks Cross Rd and Airport Rd, known as 8274 Hacks Cross Rd.

**EXHIBITS:**  
1. Email from Applicant

**(Applicant request item to be tabled to December 09, 2025)**

**EXECUTIVE SUMMARY:** This application requests the rezoning of approximately 2.06 acres from M-2, Heavy Industrial District to C-2, Highway Commercial District. The subject property is located on the east side of Hacks Cross Road, north of Airport Road. No error in the existing zoning is claimed. The Comprehensive Plan 2040, Future Land Use Map designates the property as Industrial Distribution. Staff recommends approval based on the findings that over the years, the character of development along Hacks Cross Rd. has evolved from agricultural to a mixture of commercial and industrial uses, and that commercial uses of the sort permitted in the C-2 District would serve the public need for services and commodities along the corridor. The applicant did not erect a rezoning sign on the property at least 10 days before the Planning Commission meeting as due process requires.



**APPLICANT REQUEST:** Applicant request that the Zoning Map Amendment Application (**File ZP25-0012**) be tabled to the December 09, 2025 Planning Commission meeting to provide time for the applicant to erect the Notice of Rezoning sign on the property.

PREPARED BY: *John S. McChesney* DATE: 11/5/25  
 MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

VOTE	BERKLEY	COOK	HEUN	GRAY	ROMAN	WILLIAMS	WISEMAN
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

## McCroskey, Jeremiah

---

**From:** bob@farleysurveying.com  
**Sent:** Wednesday, November 5, 2025 9:05 AM  
**To:** James, Heather; McCroskey, Jeremiah  
**Cc:** Vish Prasad  
**Subject:** Prasad Rhuemotology

Good Morning Heather and Jeremiah,

I am requesting that this rezoning and subdivision application be tabled from the November 12 meeting to the December meeting, as I forgot to put up the rezoning sign.

Let me know if I need to do anything other than put up the sign.

Thanks  
Bob

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a Final Plat for Prasad Rheumatology Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner. The request is to subdivide 2.06+/- acres into a single lot. The subject property is at the northeast corner of Hacks Cross Rd and Airport Rd, known as 8274 Hacks Cross Rd. (Applicant request item to be tabled to December 09, 2025)

**EXHIBITS:**  
1. Email from Applicant

**EXECUTIVE SUMMARY:**

The applicant, Bob Farley, Farley Surveying, on behalf of Vish Prasad, Vants Realty LLC, property owner, requests approval of a final plat for the Prasad Rheumatology 1 Lot subdivision. The subject property is ±2.06 acres and is currently improved with a single-commercial structure and drive thru. The subdivision will create one lot. The plat meets the regulatory zoning and lot requirements. Any needed utility extension shall be the responsibility of the developer. The applicant has an accompanying application (ZP25-0012) that is requested to be tabled to provide time to place a rezoning sign on the property 10 days before the Planning Commission meeting as due process requires.



**APPLICANT REQUEST:** Applicant request that the Final Plat Application (**File SD25-0031**) be tabled to the December 09, 2025 Planning Commission meeting to provide time for the applicant to erect the Notice of Rezoning sign on the property.

PREPARED BY: Jamie J. Macoskey DATE: 11/5/25  
MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

VOTE	BERKLEY	COOK	HEUN	GRAY	ROMAN	WILLIAMS	WISEMAN
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

## McCroskey, Jeremiah

---

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**Sent:** Wednesday, November 5, 2025 9:05 AM  
**To:** James, Heather; McCroskey, Jeremiah  
**Cc:** Vish Prasad  
**Subject:** Prasad Rhuemotology

Good Morning Heather and Jeremiah,

I am requesting that this rezoning and subdivision application be tabled from the November 12 meeting to the December meeting, as I forgot to put up the rezoning sign.

Let me know if I need to do anything other than put up the sign.

Thanks  
Bob

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a Final Plat for Lot 2 Fox Creek Commercial Subdivision, submitted by Ben Smith, Smith-Walker LLC, on behalf of property owner Fox Creek Investment LLC. The request is to create a single lot of 1.36+/-acres. The subject property is zoned PUD, Planned Unit Development, and is located just west of the northwest corner of Hwy 302 and Fox Creek Dr. (File # SD25-0033).

**EXHIBITS:**  
1) Proposed Final Plat

**EXECUTIVE SUMMARY**



*Subdivision Aerial View*

Ben Smith, Smith-Walker, LLC, on behalf of the property owner, Fox Creek Investment, LLC, requests approval of the Final Plat for Lot 2 Fox Creek Commercial Subdivision. The final plat creating Lot 1 was recorded on June 30, 2023. The proposed lot 2 would be 1.36ac. Public utilities such as water, sewer and gas lines are available in the vicinity of the property to service the commercial lot. Access to the lot from Goodman Rd (Hwy 302) would be through an existing 35ft shared access easement on Lot 1. The suggested plat meets all requirements of the Fox Creek Planned Unit Development as applicable to the proposed lot area (Neighborhood Commercial Sub-District) and the Subdivision Regulations of the City of Olive Branch. Staff recommends approval subject to various conditions.

## **1. BACKGROUND**

Ben Smith, on behalf of the property owner, Fox Creek Investment, LLC, requests approval of the final plat for Lot 2 of Fox Creek Commercial Subdivision. The ±1.36ac vacant property is currently un-platted. A preliminary plat consisting of four prospective lots for neighborhood scale commercial uses was approved by the Mayor and Board of Aldermen on January 17, 2023. The final plat creating Lot 1 was recorded on June 30, 2023. The current application seeks to create the second lot of the subdivision.

## **2. ANALYSIS:**

### **2.1. Zoning**

The proposed lot is designated as Neighborhood Commercial (C-1) Sub-District in the project text and associated development master plan for the Fox Creek PUD that was approved by the Desoto County Board of Supervisors in 1991. The suggested lot meets zoning requirements as specified in the said project text.

### **2.2. Transportation**

The potential lot fronts on Hwy 302, which is a public street. A 35ft wide ingress/egress easement along the westerly property line of existing Lot 1 would provide access from Hwy 302 to the proposed Lot 2. There would be no separate driveway from the proposed lot onto Goodman Rd. A 30ft wide cross-access easement, initially proposed in the preliminary plat to be at the rear of the property is suggested in the frontage of the proposed lot to interconnect the subject property and adjoining land areas. This cross-access easement shall be for the benefit of all lots in the Fox Creek Commercial Subdivision and the general public.

### **2.3. Utilities**

Public utility services such as electric power, water and sewer are available in the vicinity of the property. It shall be the responsibility of the developer to extend all utilities to service any development on the site.

### **2.4. Financial Guarantee for Infrastructure Completion**

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

### **2.5. Variances and Deviations**

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

### **2.6. Waivers**

The applicant does not request a waiver from any subdivision infrastructural development requirement as may be applicable to the subject property. Staff finds that a waiver is neither warranted nor necessary.

**3. NEXT STEPS**

Upon recommendation by the Planning Commission, the plat will be forwarded to the Mayor and Board of Aldermen for consideration. When approved by the said Board, the plat would have to be recorded before a building permit may be issued for any building development on the suggested lot.

**4. STAFF RECOMMENDATION**

Staff recommends approval of the “Final Plat Lot 2 Fox Creek Commercial Subdivision” subject to the following conditions:


1. Lot improvements shall be the responsibility of the developer and not the City of Olive Branch.
2. Future development on the lot shall comply with all 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. The water service lines should be installed with tracing wire at the top.
4. Before recording this plat, the draft Declaration of Covenants, Conditions & Restrictions for the Property Owners Association, which shall include provisions for the management and/or maintenance of all Common Open Space areas, shall be submitted to Planning staff for review to ensure consistency with the applicable project text and these approval conditions.
5. Minor edits are applicable to the final plat as may be required by City regulations and deemed necessary by City staff.

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**REPORT PREPARED BY:** Venard Asongayi, AICP, CFM, DPA  **DATE:** 11/3/2025

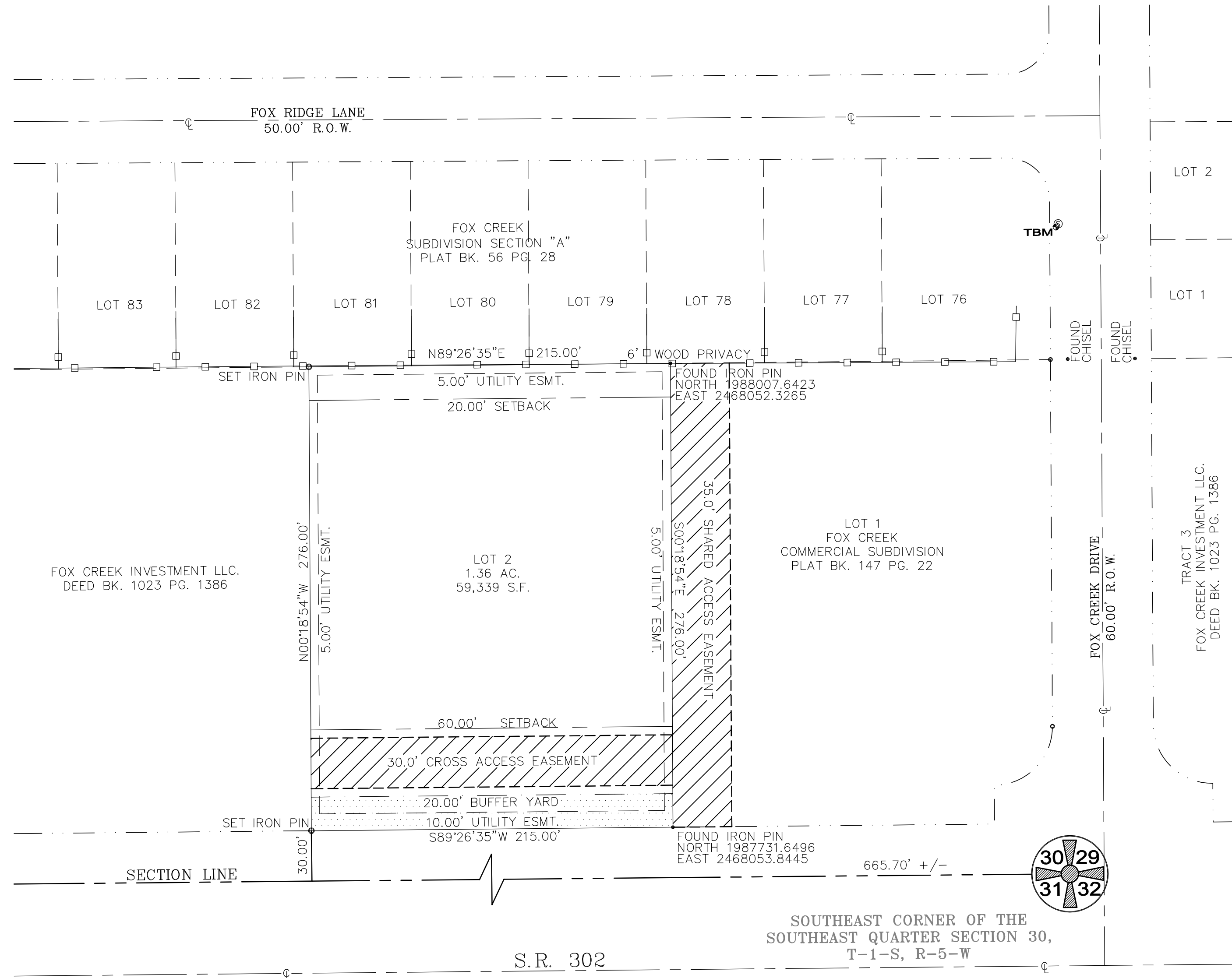
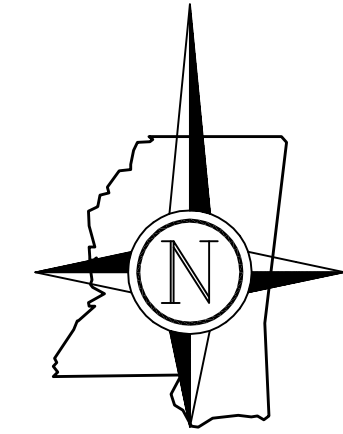
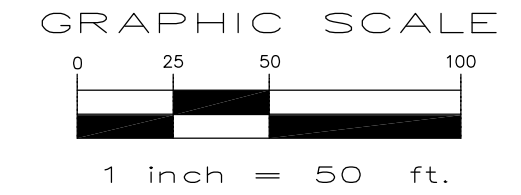
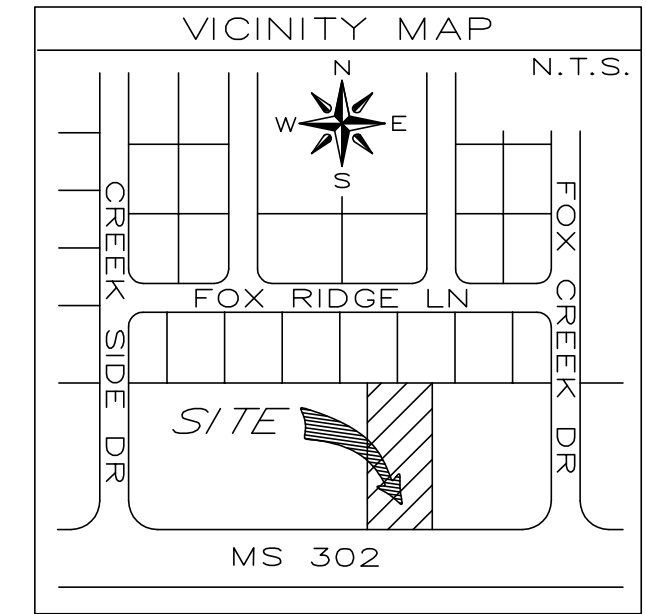
**MOTION BY:** \_\_\_\_\_ **SECOND BY:** \_\_\_\_\_

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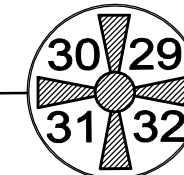
	<b>DORR</b>	<b>JONES</b>	<b>LEWIS</b>	<b>LONG</b>	<b>SENGER</b>	<b>SINGH</b>	<b>STRATTON</b>
	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____

SW

SW



- NOTES:**
- MINIMUM SET BACKS ARE AS SHOWN:  
 A. FRONT - 60.00'  
 B. SIDE - 0.00'  
 C. REAR - 20.00'
  - UTILITY EASEMENTS ARE AS SHOWN:  
 A. FRONT - 10.00'  
 B. SIDE & REAR 5.00'
  - WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
  - LOT 2 WILL HAVE ACCESS TO S.R. 302 (GOODMAN ROAD) AS SHOWN ON THE PLAT BY THE 35.0' SHARED ACCESS EASEMENT.
  - THIS IS A CLASS "B" SURVEY.
  - SUBDIVISION DEVELOPMENT IS REQUIRED TO MEET THE CITY OF OLIVE BRANCH'S EROSION AND SEDIMENT CONTROL STANDARDS.
  - POST DEVELOPMENT FLOW RATE WILL NOT EXCEED PRE-DEVELOPMENT.
  - THE 30.0' WIDE CROSS ACCESS EASEMENT ON LOT 2 IS FOR PERPETUAL TRANSPORTATION BENEFIT OF ALL LOTS IN THE FOX CREEK COMMERCIAL SUBDIVISION AND THE GENERAL PUBLIC.
  - ALL NEW CORNERS SET BY THIS FIRM WILL BE 1/2" (#4) REBAR WITH PLASTIC CAPS READING E-28599, RLS 1909.
  - ALL BEARINGS ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES (MS ZONE WEST, NAD 83) GRID NORTH BY GPS OBSERVATION.



SOUTHEAST CORNER OF THE  
SOUTHEAST QUARTER SECTION 30,  
T-1-S, R-5-W

**SPECIAL FLOOD HAZARD STATEMENT**

BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 28033C0110H, DESOTO COUNTY, MISSISSIPPI, AND INCORPORATED AREAS EFFECTIVE DATE OF MAY 5, 2014.

**I.B.M.**

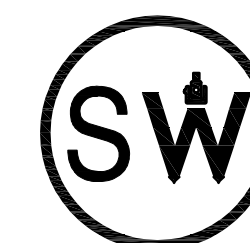
THE PROJECT BENCHMARK IS THE TOP OF A SEWER MANHOLE LOCATED ON THE WEST SIDE OF FOX CREEK DRIVE, 3.80' BEHIND THE WEST CURB LINE AND 80.50' FROM THE NORTHEAST PROPERTY CORNER OF LOT 1 OF FOX CREEK COMMERCIAL SUBDIVISION. ELEVATION: 397.76

**FINAL PLAT  
LOT 2 FOX CREEK  
COMMERCIAL SUBDIVISION**

CITY OF OLIVE BRANCH  
SECTION 30 T-1-S, R-5-W  
DESOTO COUNTY, MISSISSIPPI

1" = 50'  
OCTOBER, 2025

ZONING: P.U.D.  
TOTAL AREA: 1.36 ACRES  
TOTAL LOTS: 1  
OWNER/DEVELOPER:  
FOX CREEK INVESTMENT LLC.



**SMITH WALKER**  
ENGINEERING & SURVEYING

8180 AIRWAYS BOULEVARD, SUITE B  
SOUTHAVEN, MISSISSIPPI 38671

SW

SW

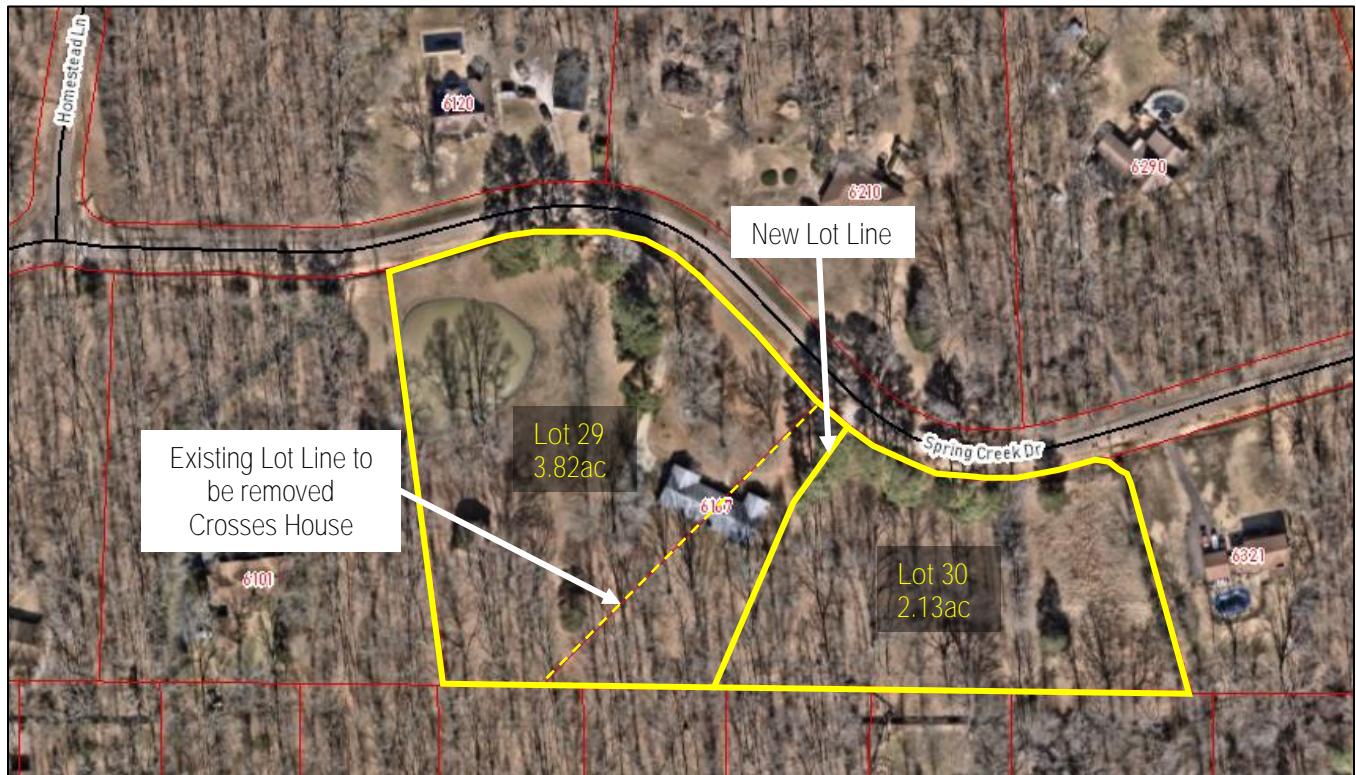
**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for the “Replat of Lots 29 and 30, Pleasant Hill Estates East, Sec. A Subdivision,” submitted by Latonya Reed, property owner. The subject property is zoned A-R, Agricultural-Residential District and is located on the south side of Spring Creek Dr, between Homestead Lane and Redwood Lane, known as 6167 & 6161 Spring Creek Dr. (File # SD25-0035).

- EXHIBITS:**
- 1) Existing Plat of Pleasant Hill Estates East, Section A
  - 2) Proposed Replat of Lots 29 and 30

**EXECUTIVE SUMMARY**

Latonya Reed, the owner of existing Lots 29 and 30 of the Pleasant Hill Estates – East, Section A Subdivision, seeks to replat these lots by moving the lot line between them. The current interior lot line bifurcates the existing house at 6167 Spring Creek Dr. The replat, which would formally redraw the lot line and create new, legally recorded parcels within the existing subdivision would cure this problem. Gas and water lines are available in the vicinity of the lots – along Spring Creek Dr. The parcels are in the 2021 Annexation Area for which the City has a plan for the extension of public sewer lines in the area. Access to the lots would be through Spring Creek Dr., which is a public street. Both lots are zoned A-R, Agricultural Residential, which requires that lots be at least 1ac large. The plat meets requirements of the Zoning Ordinance and Subdivision Regulations of the City of Olive Branch. Staff recommends approval subject to various conditions.



*Subdivision Aerial View*

## 1. BACKGROUND

The Pleasant Hill Estates East, Section A Subdivision plat was recorded in Desoto County on December 19, 1972 (Plat Book 11, Page 4). Latonya Reed, the owner of existing Lots 29 and 30 of the subdivision, seeks to replat these lots by moving the lot line between them. The current interior lot line bifurcates the existing house at 6167 Spring Creek Dr. The replat will cure this problem.

## 2. ANALYSIS:

### 2.1. Zoning

Both lots 29 and 30 are zoned A-R, Agricultural Residential, which requires that lots be at least 1ac in size. Proposed Lot 29 would be 3.82ac and Lot 30 would be 2.13ac. This zoning district requires minimum 50ft front yard setback, 15ft side yard setback, and 50ft rear yard setback. The existing plat of the Pleasant Hill Estates East, Section A Subdivision, however, calls for a 75ft front yard setback, 40ft eastern side yard setback for Lot 30, 5ft interior side setback between the lots, and 25ft rear yard setback. Houses in the subdivision have been constructed according to this platted bulk requirement. For consistency purpose, especially regarding any new house that may be built on Lot 30 in future, it would be sound planning to maintain the “platted setbacks” as have been shown on the proposed replat.

### 2.2. Transportation

Both lots have street frontages on Spring Creek Dr., which is a public street. Sidewalks are not required in the A-R Zoning District. The driveway to the existing house on Lot 29 is completely paved. Any new driveway on any of the lots shall be paved in their entirety.

### 2.3. Utilities

Gas, water, and electric power lines are available in the vicinity of the lots. The parcels are in the 2021 Annexation Area for which the City has a plan for the extension of public sewer lines in the area. It shall be the responsibility of the developer to extend private utility lines to service the individual lots.

### 2.4. Financial Guarantee for Infrastructure Completion

No construction of public infrastructure is required before the recordation of this plat. Therefore, a financial guarantee to the City of Olive Branch for the completion of public infrastructure before recordation of the plat would not be applicable.

### 2.5. Variances and Deviations

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

**2.6. Waivers**

The applicant does not request a waiver from any subdivision infrastructural development requirement as may be applicable to the subject property. Staff finds that a waiver is neither warranted nor necessary.

**3. NEXT STEPS**

Upon recommendation by the Planning Commission, the plat will be forwarded to the Mayor and Board of Aldermen for approval and recordation. Currently, building permits may be issued for development on the lots because they are platted. However, the replat must be recorded before building permits may be issued for any building development on the suggested lot in accordance with the replat.

**4. STAFF RECOMMENDATION**

Staff recommends approval of the “Replat of Lots 29 and 30, Pleasant Hill Estates – East, Section A” Subdivision, subject to the following conditions:


1. Change the name of the plat to “Replat of Lots 29 and 30, Pleasant Hill Estates – East, Section A.”
2. Lot improvements shall be the responsibility of the developer and not the City of Olive Branch.
3. Future development on the lot shall comply with all requirements of the City’s various land development regulations. The building setbacks, however, shall be as shown on the subdivision plat.
4. Unless otherwise specified, 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.
5. Minor edits are applicable to the final plat as may be required by City regulations and deemed necessary by City staff.

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**REPORT PREPARED BY:** Venard Asongayi, AICP, CFM, DPA  **DATE:** 11/4/2025

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

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	<b>DORR</b>	<b>JONES</b>	<b>LEWIS</b>	<b>LONG</b>	<b>SENGER</b>	<b>SINGH</b>	<b>STRATTON</b>
	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____

4

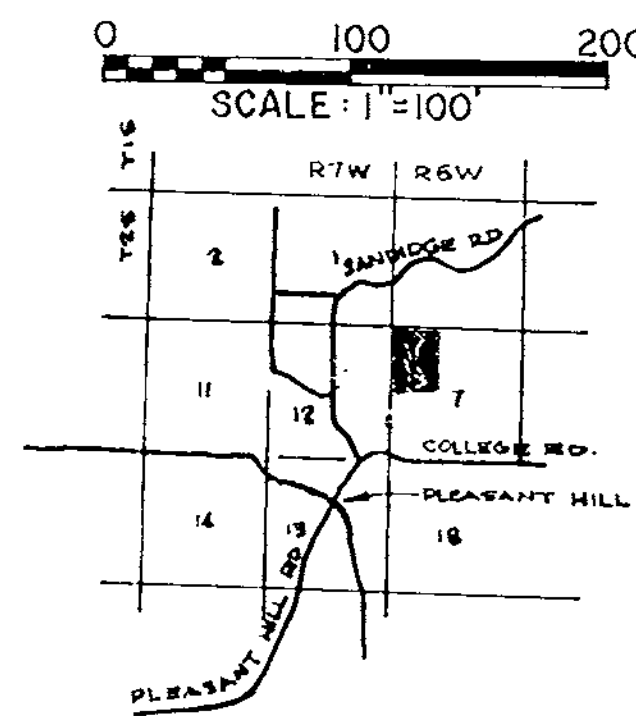
FINAL PLAT OF  
**EXHIBIT 1: PLEASANT HILL ESTATES — EAST**  
 SECTION A

SEC 7, T-2, R-6W  
 DESOTO COUNTY, MISS.  
 125 ACRES ZONED "A"

RESTRICTIVE COVENANTS FOR PLEASANT HILL ESTATES SUBDIVISION

The following restrictive covenants shall apply to all of the land in Pleasant Hill Estates Subdivision, as shown on the plat, in Section 7, Township 2, Range 6 West, in Desoto County, Mississippi:

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single family dwelling and a private garage for not more than three cars, and separate detached buildings incidental to such use. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded insofar as side yard easement requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed except to the original size of the lots before being combined. No single lot in the subdivision as recorded can be re-subdivided into two or more lots for the purpose of building another dwelling.
- All sewer connections must be approved by Mississippi State Board of Health. Water will be from public supply.
- All dwellings and other structures on the lots must be in compliance with the requirements of Desoto County Planning Commission and its successors.
- Easements five foot (5') wide for installation and maintenance of utilities and drainage facilities are reserved over the rear and along both sides of each lot.
- No obnoxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No business of any kind shall be carried on upon any lot or in any building on any lot. All lots and houses are to be for residential use only.
- No structure of a temporary character - trailer, basement, tent, shack, garage, barn, or other building - shall be used on any lot at anytime as a residence, either temporarily or permanently. No garage apartments will be allowed.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
- No oil drilling, oil development operations, refining, gravel mining, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, gravel excavations or shafts be permitted upon or in any lot.
- No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage, or other waste garbage shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- No building shall be permitted on any lot with a ground (living) floor area of the main structure, exclusive of open porches and garages, less than 1,500 square feet.
- No shell or modular house will be permitted to be built in this subdivision regardless of the price or square foot of the house. All houses must be of new construction and no house that is moved in from another area will be permitted on a lot except by permission of developer.
- No building shall be located on any lot nearer to the front line (75') or nearer to the side street line (40') than the minimum building setback line shown on the recorded plat. No building shall be located nearer than fifteen (15) feet to any interior lot line or nearer than twenty-five (25) feet to any rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of the building.



- No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, ponies, horses, and other pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes. Calves or cattle may be kept on lot in a limited manner, but no cattle feed lot will be permitted. No hogs or goats are to be kept on any lot. Appropriate buildings may be built for these pets.
- When Wilson Searight ceases to own a lot within the subdivision, they shall name three persons owning property within the subdivision as the successor Architectural Control Committee. A majority of such committee may designate a representative to act for it. In the event of such death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. A member of the committee shall immediately lose membership when he or she ceases to own property within the subdivision. Successor members shall be designated only from among the then owners of property within the subdivision.

The committee's approval or disapproval, as required by these covenants, shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the beginning thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five years from the date these covenants are recorded, and after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lot's has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Zoning Classification: A - Agricultural

"THE DEVELOPER OF THE PROPERTY SHOWN HEREON SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL DRAIN AND DRIVEWAY CULVERTS IN THIS SUBDIVISION AT SUCH PLACES AND IN SUCH SIZES AS MAY BE REQUIRED BY THE COUNTY ENGINEER (BUT NOT LESS THAN 15" DIAMETER)".

Septic tanks may be used on the lots shown on this plat of subdivision  
 DESOTO COUNTY HEALTH DEPARTMENT  
 BY Ronald R. Williams, P.E.  
 Health Officer  
 DATE 12-6-72

OWNER CERTIFICATE

Wilson Searight, owner of the property hereon, hereby adopt this as their plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that they are the owners in fee simple of the property, and that no taxes have become due and payable. This the 7 day of December 1972.

Wilson Searight  
 Wilson Searight

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Wilson Searight, who acknowledged that they signed and delivered the foregoing Plat for the purpose therein mentioned.

Given under my hand and official seal of office this the 7 day of December, 1972.

Richard L. Miller  
 Notary Public

My commission expires: My Commission Expires 2/28/74

CERTIFICATE OF SURVEY

This is to certify that I have surveyed that subdivision shown hereon, and that the plat of same accurately shows the survey and is true and correct.

Ronald R. Williams  
 Ronald R. Williams, P. E.  
 Miss. No. 4328

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, ON THE 30 DAY OF November, 1972

J. F. ...  
 Chairman

ATTEST: James Gowen  
 Secretary

APPROVED BY BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 6 DAY OF December 1972

...  
 President

ATTEST: Will Ferguson  
 Clerk of the Board (seal)

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

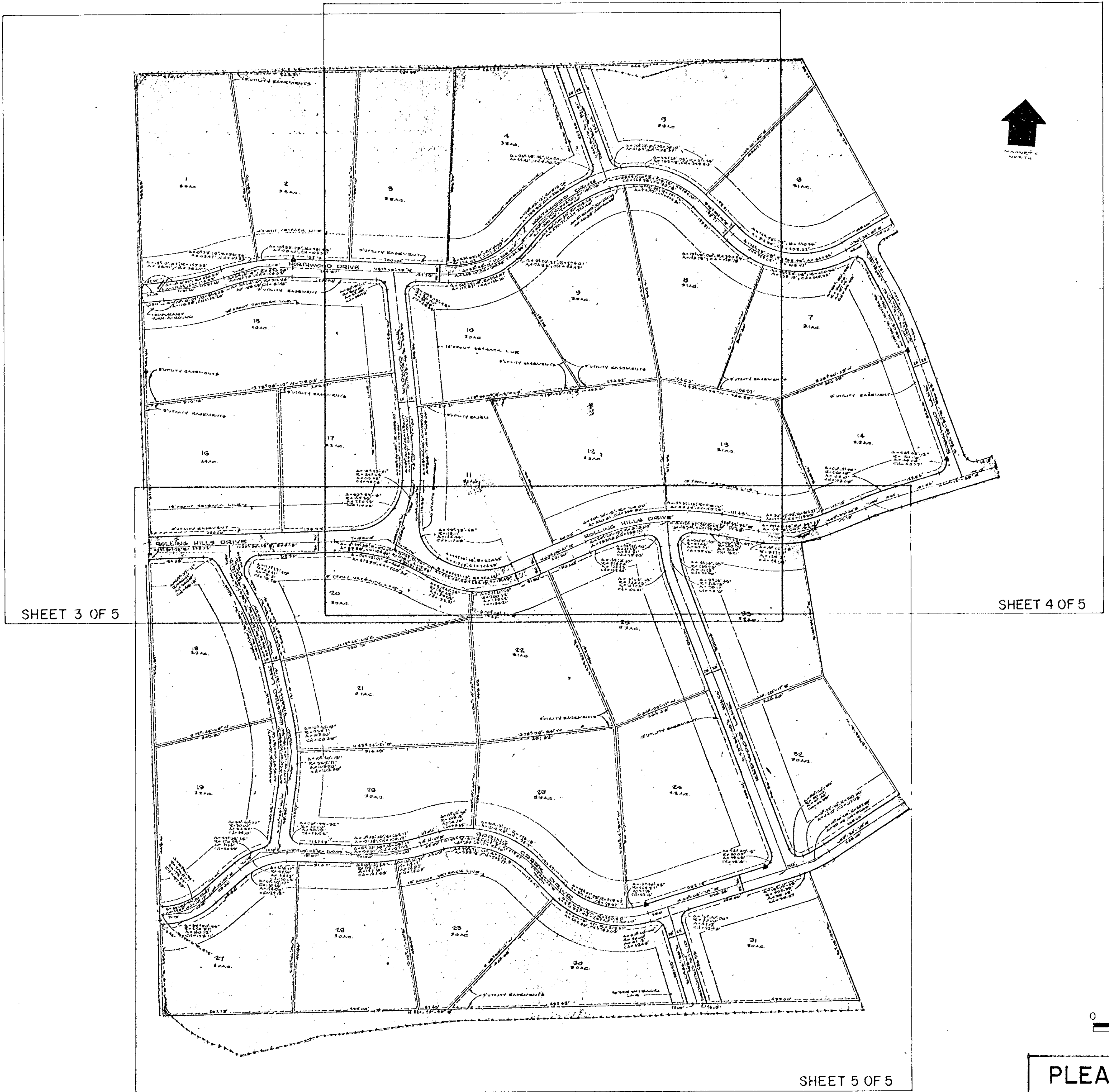
I hereby certify that the subdivision plat shown hereon was filed for recording in my office at 10 o'clock A.M. on the 10 day of Dec, 1972 and was immediately entered upon the proper indexes and duly recorded in PLAT BOOK 11 PAGE 4-8.

Will Ferguson  
 County Clerk

RONALD R. WILLIAMS & ASSOC., INC.  
 CIVIL ENGINEERS HERNANDO, MISS.

5

Septic tanks may be used on the lots shown on this plat of subdivision  
DESOTO COUNTY HEALTH DEPARTMENT  
BY *Robert E. Walden, Jr.*  
Health Officer  
DATE *12-6-72*

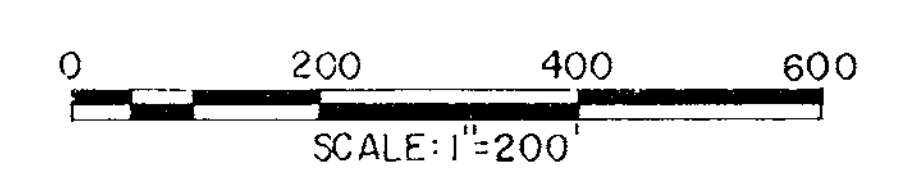


SHEET 3 OF 5

SHEET 4 OF 5

SHEET 5 OF 5

INDEX SHEET



PLEASANT HILL ESTATES  
EAST  
SECTION A  
NOV. 15, 1972      SHEET 2 OF 5

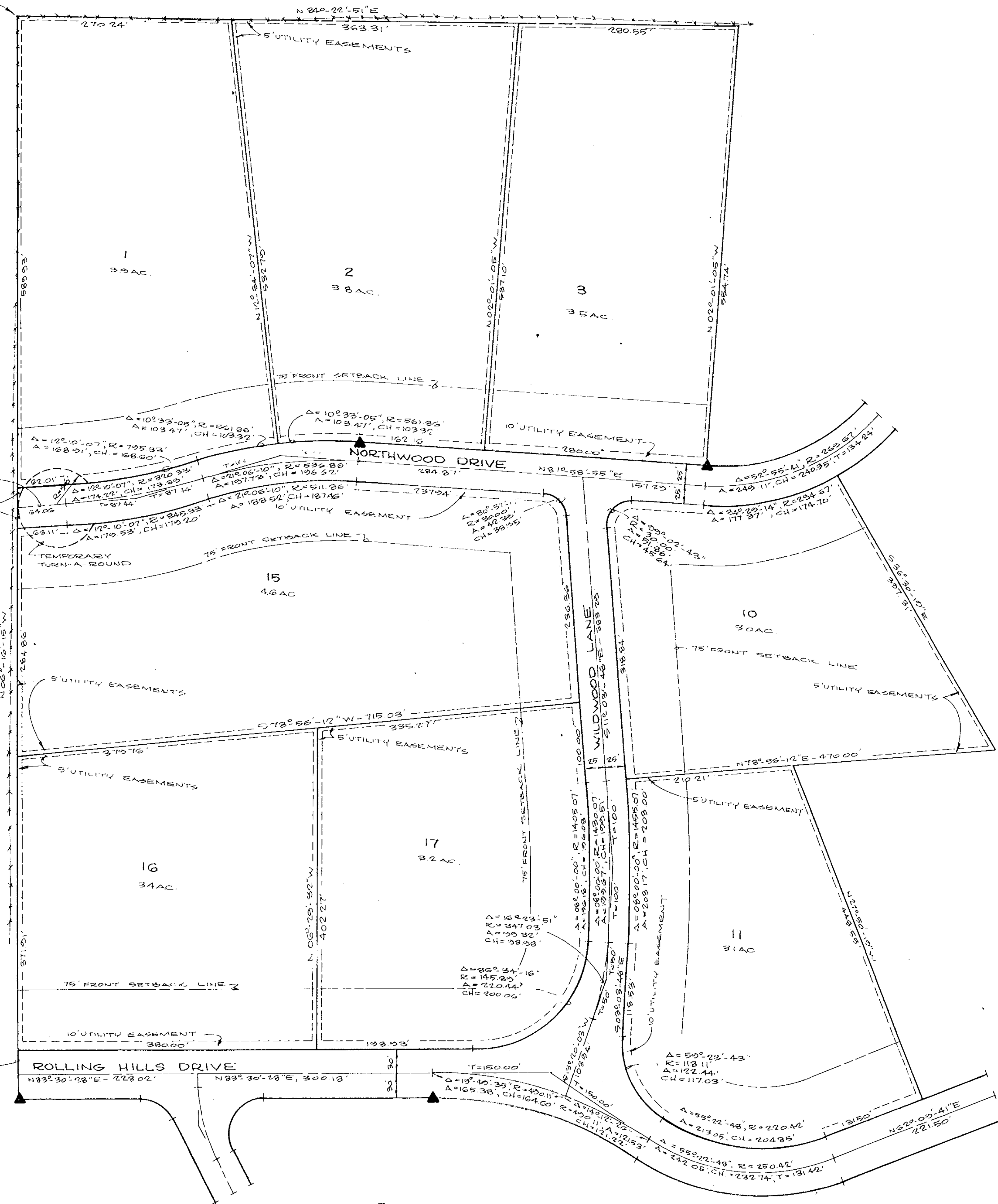
6

NW CORNER OF SECTION 7, TOWNSHIP 29, RANGE 9 W (PR)

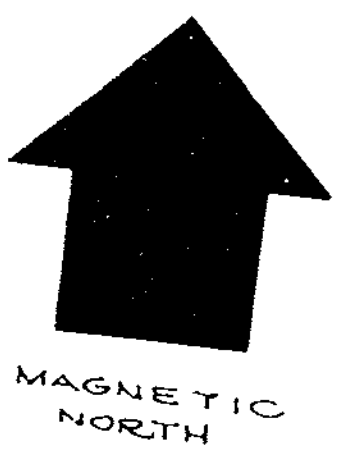
DB & RR BRIDGEMOUTH (FARM)

BETTY B WHITTEN (FARM)

PLEASANT HILL ESTATES SECTION A



Septic tanks may be used on the lots shown on this plat of subdivision  
 DESOTO COUNTY HEALTH DEPARTMENT  
 BY *Rafael Cavalillo, Jr.*  
 Health Officer  
 DATE 12-6-72



SEE SHEET 4 OF 5

▲ DENOTES CONCRETE MONUMENT SET

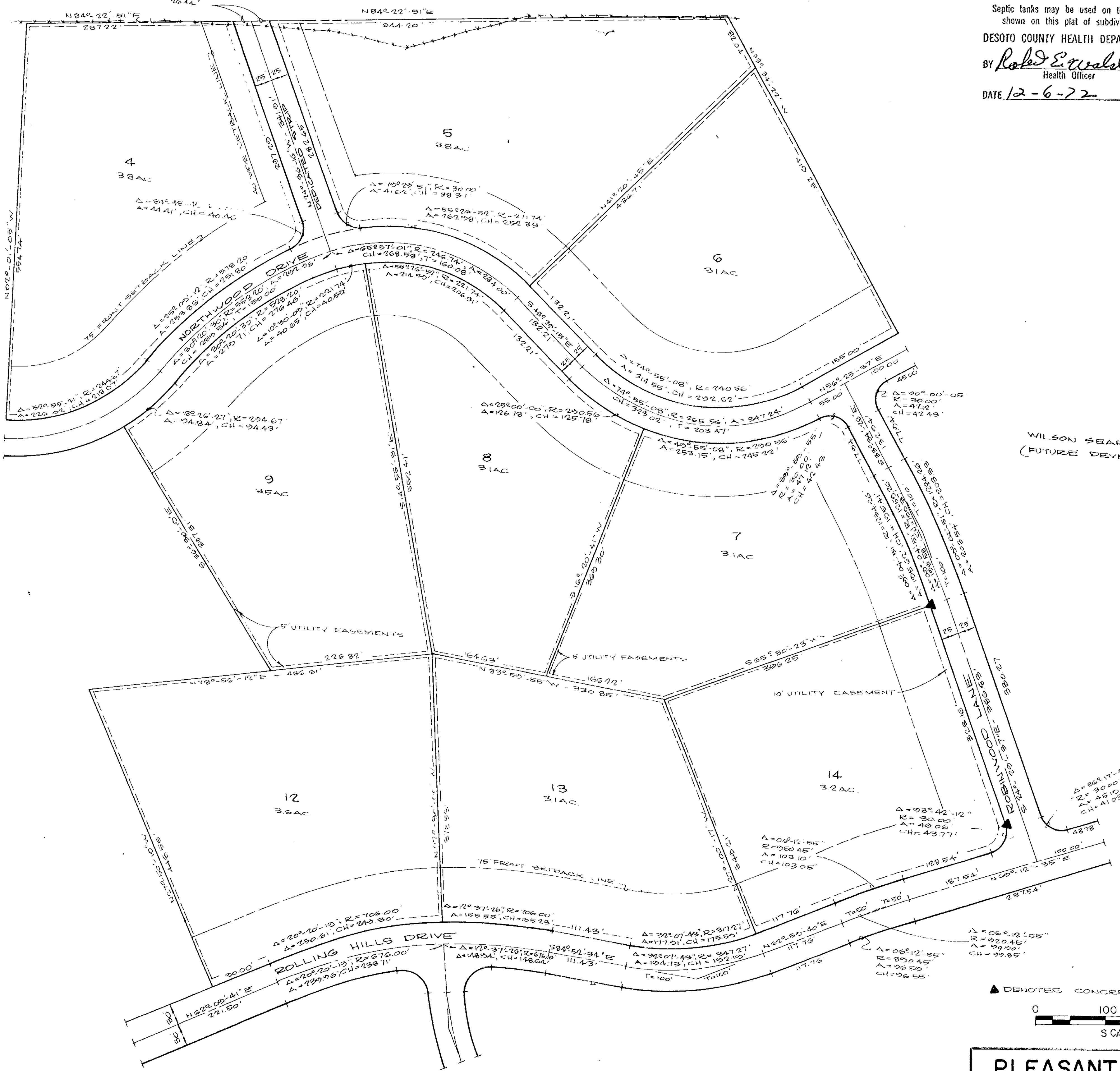
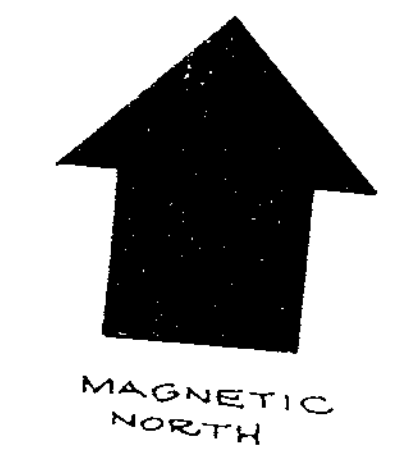
0 100 200 300  
 SCALE: 1"=100'

PLEASANT HILL ESTATES  
 EAST  
 SECTION A  
 NOV. 15, 1972 SHEET 3 OF 5

DB. FER BRIDGFORTH (FARM)

7

Septic tanks may be used on the lots shown on this plat of subdivision  
DESOTO COUNTY HEALTH DEPARTMENT  
BY *Robert E. Waltrip, P.E.*  
Health Officer  
DATE 12-6-72



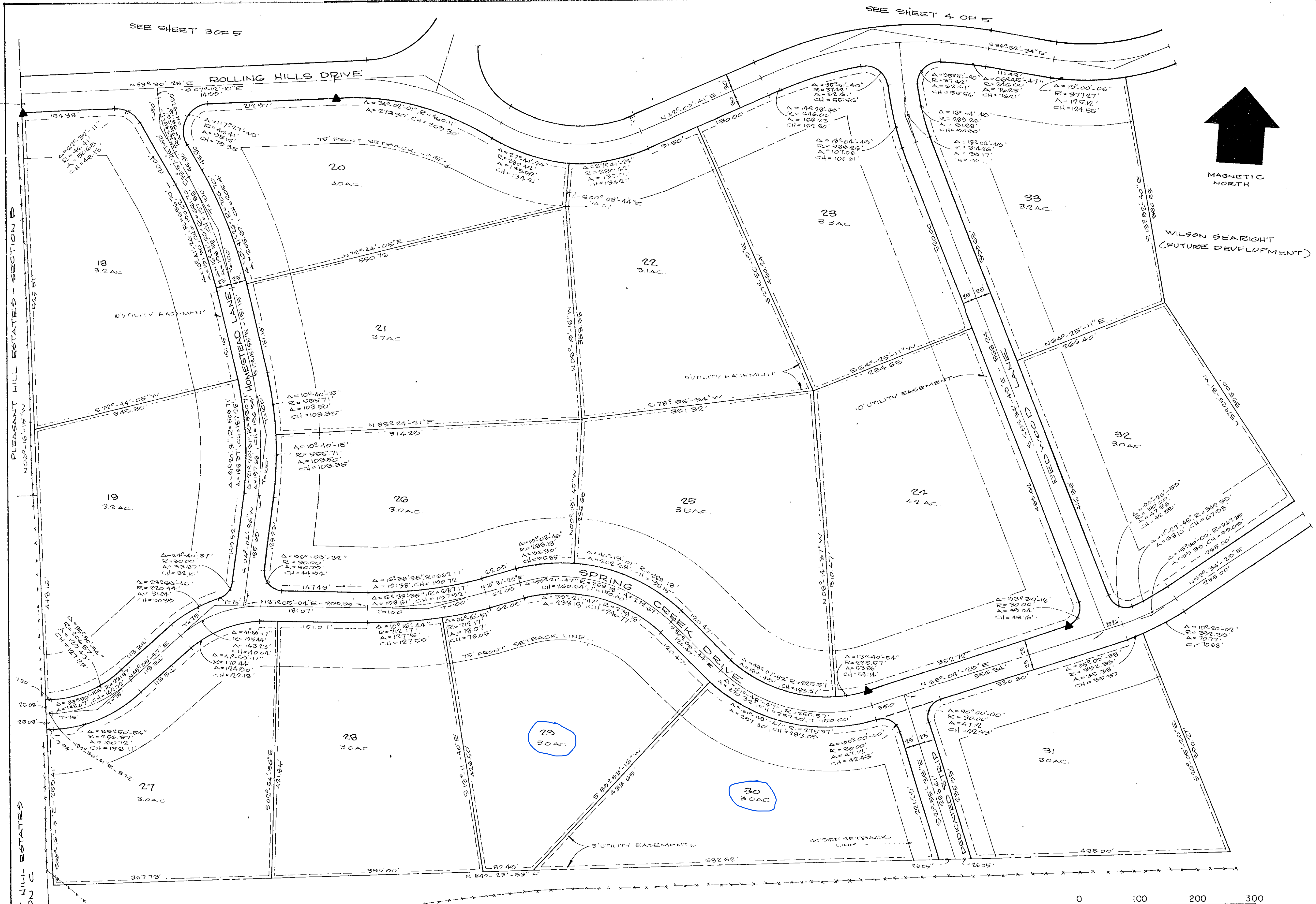
SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

WILSON BEARGIRT (FUTURE DEVELOPMENT)

▲ DENOTES CONCRETE MONUMENT SET  
0 100 200 300  
SCALE: 1"=100'

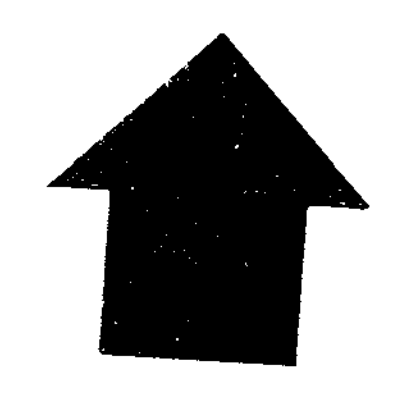
PLEASANT HILL ESTATES  
EAST  
SECTION A  
NOV. 15, 1972 SHEET 4 OF 5



PLEASANT HILL ESTATES - SECTION A

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

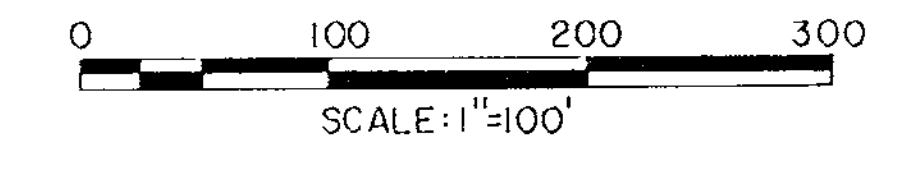


WILSON SEARIGHT  
(FUTURE DEVELOPMENT)

MRS. NORA H. FOGG  
(FARM)

▲ DENOTES CONCRETE MONUMENT SET

Septic tanks may be used on the lots shown on this plat of subdivision  
 DESOTO COUNTY HEALTH DEPARTMENT  
 by *Robert E. Wadkins, R.S.*  
 Health Officer  
 DATE *12-6-72*



**PLEASANT HILL ESTATES  
 EAST  
 SECTION A**

NOV. 15, 1972	SHEET 5 OF 5
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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

EXHIBIT 2: PROPOSED REPLAT OF LOTS 29 & 30

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.

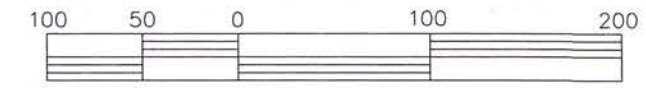
NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGEND

- FOUND MONUMENT
- SET MONUMENT

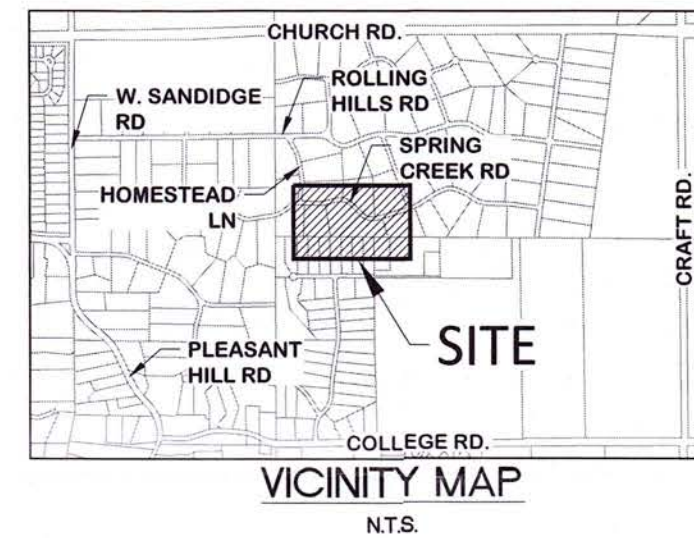
GRID BEARINGS SHOWN ON THIS PLAT. SURVEY PERFORMED BY CONVENTIONAL METHODS. GPS CONTROL SET USING CGCC RTK NETWORK. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH.



1" = 100'  
SCALE IN FEET

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED).  
FRONT 75'  
SIDE 15'  
REAR 25'
2. UTILITY EASEMENTS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED).  
FRONT 10'  
SIDE 5'  
REAR 5'
3. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0092H, 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 = 00°15'31.73". SCALE FACTOR = 0.99997102.
5. DISTANCES AND COORDINATES SHOWN ARE GRID VALUES, US SURVEY FEET, MISSISSIPPI STATE PLANE COORDINATES, WEST ZONE, NAD 83 DATUM.
6. FIELD SURVEY COMPLETED: OCTOBER 2025.
7. THIS IS A CLASS "B" SURVEY.
8. 1/2" REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



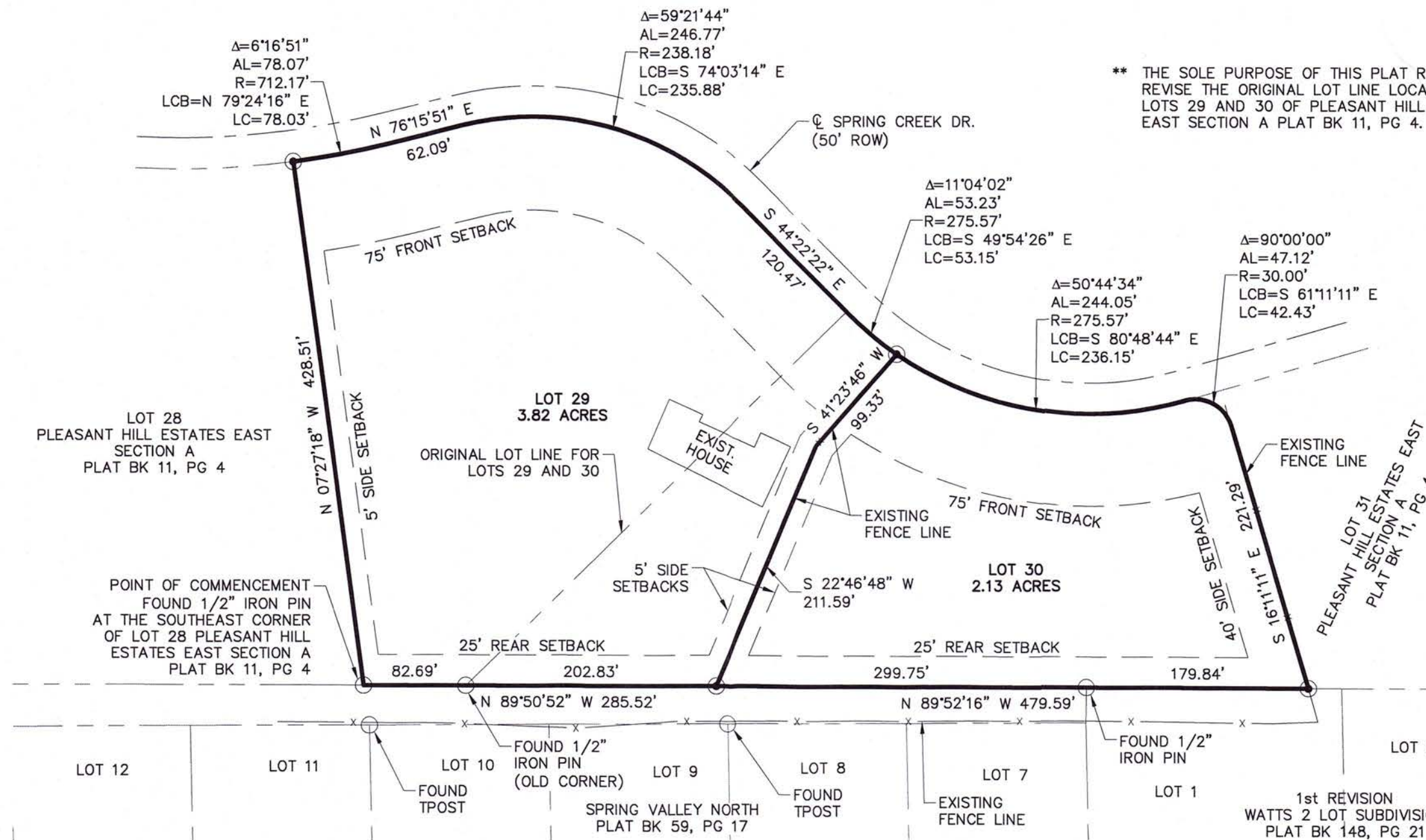
SURVEYOR'S CERTIFICATE

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

\*\* THE SOLE PURPOSE OF THIS PLAT REVISION IS TO REVISE THE ORIGINAL LOT LINE LOCATION BETWEEN LOTS 29 AND 30 OF PLEASANT HILL ESTATES EAST SECTION A PLAT BK 11, PG 4.



**WEST SURVEYING, LLC.**

185 Peek Road Red Banks, MS 38661 (901) 485-7616 westsurveying@gmail.com

**1<sup>st</sup> REVISION OF**  
**PLEASANT HILL ESTATES - EAST SECTION A**  
**LOTS 29 AND 30**  
**2 LOTS - 5.95 TOTAL ACRES**  
 ZONED: "A-R" (SINGLE-FAMILY RESIDENTIAL DISTRICT)  
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 7,  
 TOWNSHIP 2 SOUTH, RANGE 6 WEST,  
 OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

REVISIONS	SURVEY: EW	SHEET NO. <b>1</b>
	DRWN: EW	
	CHKD:	
	DATE: OCTOBER 09, 2025	