

**Agenda**  
**City of Olive Branch**  
**Planning Commission Meeting**  
**6:00 PM**  
**December 9, 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 from Meeting of November 12, 2025

**Old Business:**

1. 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. (Tabled at Meeting of November 12, 2025). (File # SD25-0034).
2. 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. (Tabled at Meeting of November 12, 2025). (File# ZP25-0012).
3. 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. (Tabled at Meeting of November 12, 2025). (File# SD25-0031).

**New Business:**

1. Application to amend Preliminary Plat Approval Condition number 6 of Rosewood Subdivision, submitted by Chance Walker, Smith-Walker Engineering, on behalf of property owner Jon Reeves. The request is to reduce the minimum heated area of houses in the Agricultural-Residential District (A-R) zoned areas in the north of the subdivision from 3000 sq. ft. to 2800 sq. ft. and to decrease the minimum heated area of houses in all other areas of the subdivision from 3000 sq. ft. and 2800 sq. ft. to 2400 sq. ft. The 82.37+/- acre subject property is zoned A-R and R-1, (Single-Family Residential District) and is located on the east side of Craft Road and north of College Road, known as 7200 College Road. (File # SD-25-0039).
2. Application for a Final Plat for Ansley Point Subdivision, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of Sunset Creek Farms, LLC, Kevin Bynum, property owner. The request is to create two residential lots totalling 0.82+/-acres. The subject property is zoned R-1, Single-Family Residential District. The property is located at the northeast corner of Hamilton Cir N and Hamilton Cir W, known as 6602 Hamilton Cir N. (File # SD-25-0036).
3. Application for a Final Plat for Malco Olive Branch Subdivision, Phase 3, submitted by

Caleb Gill, Civil-Link, on behalf of property owner Mike Bailey. The request is to create a single commercial lot of 3.22+/-acres. The subject property is zoned C-4, Planned Commercial District, and is located at the south end of Grandiflora Drive, and north of Goodman Road. (File #SD-25-0038).

4. Application to Amend the Project Text for The Oaks at Parkview Heights PUD, submitted by David Baker, Fisher Arnold, Inc., on behalf of property owner, Trey Hart, Mainland MCA Olive Branch, LLC. The request is to change the permitted uses from Memory Care and Assisted Living Facility to detached Single Family Residential in Area 3B. The subject property is zoned PUD, Planned Unit Development, and the 6.99+/-acre Area 3B is located on the west side of Parkview Blvd, and south of Goodman Road, known as 6755 and 6785 Parkview Blvd. (File # PD-25-0002).
5. Application for a Preliminary Plat for The Crossings at Olive Branch Subdivision, submitted by Mike Davis, The Reaves Firm, on behalf of Cooper Realty Investments Inc, property owner. The request is to subdivide 41.5+/-acres into 7 lots. The subject property is zoned C-2, Highway Commercial District, and is located at the southwest corner of Hwy 302 and Hacks Cross Road. (File # SD-25-0037).
6. Application to Amend the Project Text for Robinson Crossing PUD and preliminary development plan for Area 9, submitted by Shane King, Houston Engineering, on behalf of property owners Barry Bridgforth and Pleasant Hill Land and Development Company. The request includes preliminary development plan and stipulations for permitted convenience store with fuel pumps and layout plan for car wash as a standalone use. The 5.72+/-acre subject Area 9 is zoned PUD, Planned Unit Development, and is located at the southeast corner of Church Road and Malone Road. (File # PD-25-0001).

## **Adjournment**