

**Agenda**  
**City of Olive Branch**  
**Planning Commission Meeting**  
**6:00 PM**  
**February 11, 2025**

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

**Introduction**

The Olive Branch Planning Commission will hold its regular meeting on Tuesday, February 11, 2025, in the Municipal Court Room located at 6900 Highland Street at 6:00 p.m.

**Call to Order**

**Roll Call**

**Approval of Minutes**

1. Minutes of 1-14-2025 Meeting

**Consent**

**Old Business**

**New Business**

1. Final Plat for Alnami Minor Lot Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of property owners Mohammed Ali Alnami & Ghazen Almontasser. The request is to create two lots from a 5.18+/-ac subject property, zoned A-R, Agricultural-Residential, and located at the northwest corner of College Rd and Hwy 305, known as 8890 College Rd. (File #SD25-0001)
2. Application for a Zoning Map Amendment submitted by Cliff McLemore, McLemore Ferguson, LLC, on behalf of property owner Dauphine Magee. The request is to rezone 0.74+/-acres from O, Office District, to R-3, Planned Residential District and to approve the project text and associated preliminary development plan for Westbranch Townhomes. The subject property is located at the northwest corner of Westbranch Rd and Goodman Rd E, known as Lot 23 of the Hoover Subdivision. (File #ZP25-0001) (Applicant requests application to be tabled).
3. Application for a final plat submitted by Cliff McLemore, McLemore Ferguson, LLC, on behalf of property owner Dauphine Magee. The request is to subdivide 0.74+/-acres into five lots to create the Westbranch Townhomes. The property is currently zoned O, Office District, and is requested in a separate application (File #ZP25-0001) to be rezoned to R-3, Planned Residential District. The subject property is located at the northwest corner of Westbranch Rd and Goodman Rd E, known as Lot 23 of the Hoover Subdivision. (File #SD25-0002) (Applicant requests application to be tabled).
4. Application for a Final Plat for Old River Farm Subdivision, Phase 2, submitted by Nick Kreunen, Civil-Link, on behalf of Mark Matthews, Jon Mark, LLC, property owner. The request is to divide 12.69+/- acres into 38 residential lots and 2 common open spaces. The subject property is zoned R-3, Planned Residential District, and is located on the north side of College Rd, just west of Hwy 305. (File # SD25-0004).

**Adjournment**

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

The Olive Branch Planning Commission meeting was held on Tuesday, January 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 6:05 p.m.

**ROLL CALL**

Janice Lewis, Dion Jones, Donny Singh, Steve Stratton, and Pat Dorr were present, and a quorum was established. Diane Senger and Kimberly Remak were absent. Jason Gambone, Director, Venard Asongayi, Assistant Director, Jeremiah McCroskey, Associate Planner, Kevin Norman, Senior Planner, and Heather James, Planning Technician were present from the Planning and Development Department.

**APPROVAL OF THE MINUTES OF THE DECEMBER 10, 2024 MEETING**

Mr. Dorr noted that corrections to the minutes were made prior to the meeting and asked if anyone had any additional questions, comments or motions regarding the minutes of the December 10, 2024 meeting. **Mrs. Lewis made a motion to approve the minutes as corrected. Mr. Stratton made the second and the motion was approved as follows:**

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Kimberly Remak	Absent	Diane Senger	Absent		

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**CONSENT AGENDA**

1. Application to extend the time to record a previously approved Final Plat Hamilton Circle Subdivision, Phase 1, submitted by Nick Kreunen, Civil-Link LLC, on behalf of Richard Litwa, Cobblestone Pools & Construction, property owner. The subject 2.25 +/- acres property is zoned PUD, Planned Unit Development, and is located at the southwest corner of Acree Lane and Hamilton Circle. (File # SD23-0016).

- **CONSENT AGENDA SUMMARY:**

Chairman Dorr explained the purpose of the consent agenda and asked if any Planning Commissioners or any members of the public had any question or would like a full staff presentation on this item. There were none. He explained that this item was recommended for approval. The staff report and recommended motion to approve Item No. 1 (File # SD23-0016) is included herein by reference.

**OLD BUSINESS**

1. Application for a Preliminary Plat for Kirk Farms Phase 1, submitted by Robert Reaves on behalf of Allen Olive Branch, LLC, property owner. The request is to subdivide 29.04 +/- acres into 74 lots and 11 Common Open Spaces. The subject property is zoned R-3, Planned Residential District, and is located on the north side of Goodman Rd, just west of Creek Side Dr. (File # SD24-0026) (Previously tabled at meeting on September 10, 2024).

- **APPLICATION SUMMARY**

Robert E. Reaves, on behalf of the property owner, Allen Olive Branch, LLC, requests approval of the preliminary plat for Phase 1 of Kirk Farms Subdivision, which will consist of 74 single family residential lots, new streets, public utilities services extension, stormwater management improvements, and recreational amenities. The project text and associated master development plan for Kirk Farms Planned Residential Development was approved by the Board of Aldermen on March 19, 2024. The preliminary plat aligns with the provisions of the said project text and master plan. Staff recommends approval subject to various conditions to ensure subdivision infrastructure completion, etc.

- **STAFF PRESENTATION**

Assistant Director, Venard Asongayi, presented the staff report, which is included herein by reference (File # SD24-0026).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Singh asked, regarding the tie-in to Hwy 302, if any MDOT approval would include a traffic light and any decisions about that light. Mr. Asongayi confirmed that was correct.

- **PUBLIC HEARING**

Mr. Dorr opened the item for public comments.

- **Proponents:**

- Robert Reeves, 6333 Burren Way, Arlington, TN

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

Mr. Dorr asked if they agreed with all conditions. Mr. Reeves advised that they did.

- **MOTION**

**Mr. Jones made a motion to approve the preliminary plat for Kirk Farms Subdivision, Phase 1 and recommend same to the Board of Aldermen subject to the following:**

- 1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
- 2. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road(s) construction, trail, swimming pool, landscaping (for medians and improvements along Goodman Rd) and other applicable recreational measures, and all other subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.**
- 3. The portion of the walking trail lying within the area of Phase 1 of this subdivision must be constructed before approval of the final plat of this phase. However, the swimming pool in the area of this Phase 1 must be constructed before the 60th house in the subdivision may pass final inspection.**
- 4. The developer shall install any and all applicable drainage pipe, erosion control material, water mains, sewer, fire hydrants and service,**

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

5. 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.
6. An approved MDOT permit shall be submitted to the City Engineer for new street connection to Hwy 302 before commencement of construction. Any and all improvements required along Hwy 302 by MDOT shall be completed by the developer.
7. All street medians shall be designed and constructed with appropriate street trees as shall be approved by the Director of Planning and Development or designee.
8. The developer and/or property owner shall secure FEMA's approval of the Conditional Letter of Map Revision (CLOMR) for the subdivision before approval of the final plat of this Phase 1, and shall show the designated floodplain limits, floodway boundary, and Base Flood Elevation (BFE) of all lots on the final subdivision plat.
9. The traffic circle, which must be designed to accommodate trucks, school buses, and garbage trucks, be ADA accessible, and incorporate measures to slow down traffic, shall have subdivision artistic water feature as was required in the project text for Kirk Farms. Subdivision construction plans shall include the design details of these features.
10. A maximum limit of 350 homes will be allowed to tie to the City's proposed regional sewer pump station and 6-inch force main. Once this maximum limit is met, a new larger force main line will be required of Kirk Farms to be submitted to the City Engineer for review and approval. An annual review of the overall sewer system improvements shall also be required. A cap of 150 lots is hereby placed on Kirk Farms but may be adjusted annually by the City Engineer up to 604 lots, based on the availability of sufficient capacity at an appropriate sewer plant to handle proposed lots.
11. At final plat submittal, the draft Declaration of Covenants Conditions & Restrictions for the Homeowners Association, which shall include provisions for the management of all Common Open Space areas, shall be submitted for concurrent review.
12. Consideration of this preliminary plat by the Board of Aldermen shall be delayed until such time that the agreement details regarding the shared funding of sewer infrastructure improvement as was required in Condition No. 2 of the Order of Mayor and Board of Aldermen approving the zoning map amendment and project text and development plan for Kirk Farm, dated March 19, 2024, has been completed and is determined ready by the City Attorney for said consideration.

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

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

<b>Pat Dorr</b>	<b>Yes</b>	<b>Steve Stratton</b>	<b>Yes</b>	<b>Donny Singh</b>	<b>Yes</b>	<b>Dion Jones</b>	<b>Yes</b>
<b>Janice Lewis</b>	<b>Yes</b>	<b>Kimberly Remak</b>	<b>Absent</b>	<b>Diane Senger</b>	<b>Absent</b>		

2. Application for a Zoning Map Amendment, submitted by Trey Byars and Lauren Ward, Daniel Coker Horton & Bell, P.A. on behalf of Property Owners Robert Bailey, J&M Holdings LLC. The request is to correct an error in zoning from A-R, Agricultural-Residential, to R-3, Planned Residential District, & to approve the Project Text and Development Plan for Bristol Oaks. The 38.89 +/--acre subject property is located at the Southeast corner of Pleasant Hill Road and Stateline Road. (File# ZP24-0014) (Tabled to this date at Meeting of December 10, 2024).

**• APPLICATION SUMMARY**

The subject property was a portion of a 48.69ac property rezoned from A-R, Agricultural Residential, to R-3, Planned Residential District, in 2005 for the Bristol Oaks Planned Residential gated community. In 2010, J & M Holdings, LLC conveyed 10.02ac to New Life in Christ Church and maintained ownership of the rest of the land. In 2012, the entire 48.69ac was rezoned back to A-R. Trey Byars, Lauren Ward, Daniel Coker Horton & Bell, P.A., on behalf of the property owner, J & M Holdings, LLC, (JMH) request rezoning of the subject ±38.89ac, from A-R back to R-3 based on the claim that the rezoning of the property from R-3 to A-R in 2012 was a mistake because an appropriate party, including JMH as the property owner, did not initiate the rezoning request and Brenda Solomito who acted as representative agent of JMH on the application was not authorized by the property owner to do so. JMH signed a “Designation of Agent” form for Solomito that staff found in the preliminary plat application file that accompanied the 2012 rezoning request. The preliminary plat included a note indicating that the property was the subject of a rezoning request from R-3 to A-R. In 2015, the Board of Aldermen adopted an “Official Zoning Map” of the City of Olive Branch and mandated it as the “baseline map for future reference” in the City, with the zoning of the subject property affirmed as “A-R.” Applicant also requests that the Bristol Oaks Planned Residential subdivision project text and preliminary development plan be reinstated, albeit with significant changes. The proposed preliminary development plan, consisting of 51 lots that are at least 20,000sq ft large, does not provide a minimum 10% of open space and does not designate areas for stormwater retention or detention on the property. Staff recommends two options for the Planning Commission’s consideration.

**• STAFF PRESENTATION**

Assistant Director, Venard Asongayi, presented the staff report, which is included herein by reference (File # ZP24-0014).

**• PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones asked, in lieu of this request, what would the process be if they wanted to request a regular rezoning. Mr. Asongayi advised they would submit the application request for the rezoning approval with the argument that the character of the neighborhood has changed and that a public need exists. Mr. Singh asked if this board decides there was an error, would the board then have to apply the zoning ordinance that existed in 2005. Mr. Asongayi advised that was correct.

- **PUBLIC HEARING**

Mr. Dorr opened the public hearing.

- **Proponents:**

- Lauren Ward, Daniel Coker Law Firm, 265 N Lamar Blvd, Ste R, Oxford, MS – She said she wants to make clear that in 2012, the church was the applicant for both the rezoning and the subdivision, not J&M Holdings. They only had the agent form in the subdivision file and the church had one in both. the application should never have been heard because the form was not provided. They never wanted this rezoned. The owners bought this property and the adjacent 10 acres as 1 parcel in 2009, already zoned R3. They sold 10 acres to the church and kept the rest. They never got the notice they should have received as an adjacent property owner. No proof provided in 2012 that there was a change in the area. They want the correct designation reverted back to R3. The rezoning was made by mistake.
- Bob Barber, 919 Getwell Rd, Hernando, MS – the intention was to recreate as closely as possible the original application from the file. We will build to updated standards with stormwater requirements. Gates were never intended to make streets private, but part of the subdivision sign.

- **Opponents:**

- Paul and Charlotte Ausburn, 4915 Stateline Rd, Olive Branch, MS – They live across the road and wants to see updated plans first. 2012 request was fine in 2012. They need to see up-to-code plans. They would like to know if Northcentral owns all 10 acres that used to belong to the church, or just the corner. They don't want the remainder to come later and ask for a rezoning to commercial. Traffic will be worse. It's already bad enough and the schools are overcrowded.
- Elaine Shinault, 8523 Pleasant Hill Rd, Olive Branch, MS – approves of the request for the developer to go back and look at the project text and update it. Mike Bailey has done other subdivisions and done them well. This has too many questions left unanswered. The square footage seems small and they don't want them to be rentals.

- Dwight Saulsberry, 5453 Stateline Rd, Olive Branch, MS – He's with New Fellowship Christian Church. He wants to keep the lots for owners, not renters.
- Jim Harris, 5105 Coleman Rd, Olive Branch, MS – He's lived here for 24 years and living here because of the AR zoning. Houses sizes are larger and the only neighbors are fire stations and soybean fields. Now with the new subdivision, traffic will be a nightmare. There is no stop sign or plan to control traffic. He can walk faster to Kroger than drive. They have to prove this is in the public interest to rezone. The public has no interest in rezoning to R3. We don't want rentals. The corner of Coleman and Pleasant Hill has become a rental. There have been lots of changes. You work for us.
- Theresa Isom, 4706 Coleman Rd, Olive Branch, MS – She is the Chickasaw Heights HOA President. They are concerned about rentals also. She's heard there is no HOA in the new development. She wants to see some supervision there and there should be an HOA. 35 lots have been approved a short distance away and she was never notified. She wats a light at Stateline and Pleasant Hill. These 55 new smaller homes will change property value.
- Jay Taubken, 5210 Quail Hollow Dr, Olive Branch, MS – There will be problems. There is a natural drainage ditch 10 feet deep. 15-18 acres of water will find a way out. When there is a lot of rain, even the manhole covers are overflowing. It's been so bad the last 3-4 years, the Pleasant Hill residences' yards are starting to erode. There is a pump station at the northwest corner that has been there 20 years. It's has been neglected by Public Works. The runoff water has rapids in it. Will this new development dump into the same pump station? He wants it out of his back yard. There is still a ¼ of an acre that he can't access because it's across that ditch. He just wants to talk to the developer. They want a 100 foot flood tree line on the north and south side. Back when this was a full 50 acres, the city promised a 40 foot buffer and an easement by the city.
- William Tennell, New Fellowship Christian Church, 5453 Stateline Rd, MS – We don't know if this was an honest mistake or not. In a 3 minute count, there are 25-30 cars now. There is a pump station at his church too. This water carries logs. We've been promised a new pump station 5 years ago. The developer will promise whatever we want. Once approved, they won't answer. He says 2000 sq.ft to include 2 stories, will be smaller and be zero lot line lots.
- James Gore, 8685 Setter Lane, He was here in 2005 and the condition was to cut the corner for commercial use but the rest was not discussed and was left as AR. Most homes in this area are on 1 acre or more and wants to keep it that way. Otherwise it creates more crime.

- **REBUTTAL**

Ms. Ward said she can't speak to everything. The application is only for the 38.89+/- acres. She is unable to say anything about the 10 acres that Northcentral owns. This was rezoned to R3 in 2005. There

- **PLANNING COMMISSION DISCUSSION**

Mr. Jones said that J&M Holdings did not ask Brenda to represent them, but we do have the form showing permission, even if it's intended to be just for the plat. The plat does show the new zoning designation. We don't know what happened all those years ago and there is some gray area. He also asked why the project text was asked to be approved at the same time as the determination of zoning. Ms. Ward advised that was a recommendation by the Planning Department. Mr. Singh said he's having a hard time understanding the need by J&M Holdings to acknowledge the mistake in zoning and the benefit to J&M. Why not move forward with the project text? Ms. Ward said they are aware of changes to the zoning ordinance. This project text will be processed according to new updates with the zoning ordinance standards. Ms. Ward obtained affidavits of Mr. Bailey's intentions in 2012 & today. Mr. Jones said this sets a high bar-whether addressing here or circuit court. He said right now, the zoning is AR. The process to go from AR to R3 is change in character and public need. The project text needs to be clear and compelling. The presented text is from 2005. Your goal is to get the project text approved by way of error, but the developer isn't here; an attorney is instead. Mr. Singh asked if they would be willing to withdraw and just resubmit an application for a rezoning from AR to R3 or table until the updated project text is received? Ms. Ward said the error is clear. Mr. Asongayi said that in 2012, when the property was asked to be rezoned, there was a statement of fact in 2012 that the area had changed and it was rezoned back to AR. Regarding traffic, these are not 2005 numbers, but current predictions. There is a concern for rentals. These will not be apartments, but single family detached homes with a minimum lot size of 1/2 acre. The house size of 2000 sq.ft. is heated area only. The proposed plan is comparable to surrounding areas. Some of the houses in Chickasaw Heights are smaller. He said that R3 is not a holding district and that a request to rezone to R3 requires an accompanying project text. The Planning Commission and Board of Aldermen must be satisfied with the project text before the rezoning is approved. Mr. Dorr pointed out to the public this is a recommendation only and it will be presented to the Mayor and Board of Aldermen for final determination.

- **MOTION**

**Mr. Jones made a motion to table the application and require the applicant to submit a new project text and consider the change in public need argument.**

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

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Kimberly Remak	Absent	Diane Senger	Absent		

3. Application for a Final Plat for Donald Oxner Subdivision, submitted by Property Owner Donald Oxner. The request is to create a single residential lot of 0.4024 +/-acres. The

subject property is zoned R-2, Single Family Residential District, and is located on the east side of Mockingbird Lane and west of Redbud Lane, known as 7356 Mockingbird Lane. (File# SD24-0036) (Tabled to this date at meeting of December 10, 2024)

- **APPLICATION SUMMARY**

The applicant, Robert Farley (Farley Surveying LLC.), on behalf of Donald Oxner, Property Owner, submit for consideration a final plat for the 1 lot subdivision on the 0.40ac parcel which is zoned, R-2, Single Family Residential District. The property address is 7356 Mockingbird Ln. Staff recommends approval of the final plat subject to multiple conditions.

- **STAFF PRESENTATION**

Associate Planner, Jeremiah McCroskey, presented the staff report, which is included herein by reference (File # SD24-0036).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC HEARING**

Mr. Dorr stated that a Final Plat doesn't require a public hearing and did not open for comments.

- **Proponents:**

- Bob Farley, Farley Surveying, 235 W Chulahoma Ave, Holly Springs, MS

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Stratton made a motion to approve the final plat and recommend same to the Board of Aldermen subject to the following:

1. Any further lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on the lot shall comply with the applicable requirements of the City's various land development regulations.
3. The requirement for sidewalk construction in the frontage of the property along Mockingbird Lane is waived.

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

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Yes
Janice Lewis	Yes	Kimberly Remak	Absent	Diane Senger	Absent		

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## NEW BUSINESS

1. Application for a Final Plat for the Grants Creek Subdivision, submitted by David Robertson, the Bank of Fayette County, Property Owner. The request is to create a one lot subdivision with right of way for future street connection, if needed, from 17.47+/- acres. The subject property is zoned A-R, Agricultural-Residential District, and is located at the dead end of Hunters Creek Dr. (File #SD24-0038)

- **APPLICATION SUMMARY**

On October 11, 2022, the Planning Commission voted to table an application for a one-lot single family residential subdivision by a previous owner until such time more information regarding future home site, proposed right-of-way, and utilities was provided. This is an updated and modified application that addresses the concerns with the previous application. Namely, the revised application proposes to dedicate right-of way to connect Youngblood and Hunters Creek Drives. But there is no associated requirement proposed to be placed on the applicant to construct road and utility improvements within the new right-of-way. This is because imposing such a requirement would not be proportional to the impact of one new home.

David Robertson, the Bank of Fayette County, Property Owner request to create a one lot subdivision from 17.47 +/- acres. The subject property is currently zoned A-R Single-Family Residential District, The property is located at the located at the dead end of Hunters Creek Dr. The plat meets the bulk regulations for the A-R zoning district. The site will be accessed via a private driveway on the southern portion of Hunters Run Drive. Existing public utilities are in the vicinity. No bonds, waivers, variances, or deviations are requested. Staff recommends approval with conditions.

- **STAFF PRESENTATION**

Associate Planner, Jeremiah McCroskey, mentioned the current crisis with the wildfires in California as reasons why more than 1 way in and 1 way out of a subdivision is necessary, and presented the staff report, which is included herein by reference (File # SD24-0038).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Jones asked if the person that owns Lot 11 and that is receiving the additional 0.57+/-acre was here and Mr. McCroskey advised they were. This is Right-of-Way only and there are no current plans for developing anything further. Mr. Singh asked if only the 1 home was going to be getting the extra and that was confirmed that just the single owner would be getting that. He asked if this belonged to Youngblood Subdivision. Mr. McCroskey advised it was unplatted property.

- **PUBLIC HEARING**

Mr. Dorr advised that a plat application doesn't require a public hearing, but that he had people interested in making comments.

- **Proponents:**

- David Robertson, Bank of Fayette County, 1265 Hwy 57, Piperton, TN – Mr. Jones asked him if the owner of Lot 11 was okay with this. Mr. Robertson said he is. The owner of the new lot just wants to build 1 house. The bank plans to sell to 1 owner.

- **Opponents:**
  - William Randall, 7710 Hunter’s Creek Dr, Olive Branch, MS – He is the Lot 11 owner. He was confused about the Right of Way, but understands now and looks forward to the new neighbor.
  - Bob Gitter, 8076 Hunter’s Creek Dr, Olive Branch, MS – He’s President of the HOA for Hunter’s Run. He has concerns about safety. The police have been called in due to security cameras. With only 1 way in and 1 way out, the police still showed up within 2 minutes. Opening Youngblood to Hunter’s Creek increases the safety concerns because it can be used to bypass police. The only way to access this new house is through Hunter’s Run Subdivision. They object to this as the existing roads are not being maintained. There are existing drainage problems and will need a bridge to cross the creek. He said this should be tabled and the house should be built as big as theirs.

- **PLANNING COMMISISON DISCUSSION**

Mr. Jones asked why this was this tabled las time. The board is limited in telling the owner what they can do. Mr. McCroskey said there was a concern about removing more trees, where the home was to be placed and utility installation. Mr. Singh asked if there were any alternatives to the road being built to connect Youngblood to Hunter’s Run. Mr. McCroskey advised that it must meet fire code and the roads must connect. This is a large right of way. Mr. Gambone said this was originally meant to extend Craft Rd, but is now unimproved Right-of-Way. Instead of the 80 feet that used to be there, the new one is 50 feet. The impact of 1 home doesn’t warrant building a road at this time, plus the cost of bridging Grant’s Creek. However, they must leave the possibility of connecting for future development.

- **MOTION**

**Mr. Stratton made a motion to Approve the final Plat and recommend same to the Board of Aldermen for the “Grants Creek Subdivision” consisting of a single 16.06 +/- ac lot, subject to the following conditions:**

1. **It is recommended that the 0.57+/- acre “Remainder” parcel located between the proposed right-of-way and the Hunters Run Section J Subdivision be described by metes and bounds and deed to the owner of the adjacent Lot 11.**
2. **Applicant shall not be responsible to improve the proposed 0.83 +/- acre right-of-way with roads and utilities. However, applicant is advised that the improvements will be required for any future owner of Lot 1 if further subdivision were to be requested.**
3. **Upon subdivision plat being recorded, City may execute Quit Claim deed for vacated right-of-way area.**
4. **Final Plat will need to be recorded prior to issuance of a building permit and that the future driveway to the home will need to be paved.**

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

<b>Pat Dorr</b>	<b>Yes</b>	<b>Steve Stratton</b>	<b>Yes</b>	<b>Donny Singh</b>	<b>Yes</b>	<b>Dion Jones</b>	<b>Yes</b>
<b>Janice Lewis</b>	<b>Yes</b>	<b>Kimberly Remak</b>	<b>Absent</b>	<b>Diane Senger</b>	<b>Absent</b>		

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**Mr. Asongayi advised the next 2 items would be presented together, but would have separate votes.**

2. Application for a Zoning Map Amendment, submitted by Bob Barber on behalf of property owner Bettye Funderburk. The request is to rezone 41.43+/- acres from A-R, Agricultural-Residential to R-1, Single Family Residential, for the purpose of creating the Whitten View Subdivision, to consist of 83 single family detached residential lots and 1 common open space. The subject property is located at the southeast corner of Church Rd and Sandidge Rd. (File #ZP24-0016)

- **APPLICATION SUMMARY**

Bob Barber, FAICP, on behalf of property owner Bettye Funderburk, requests rezoning of a ±41.43 ac portion of Parcel 2071120000000100 (less and except 5 acres) from A-R, Agricultural Residential to R-1, Single-Family Residential (*See Figure 1*). The parcel is located on the southeast corner of the intersection of Church Road and Sandidge Road. The character of the area consists of a mix of vacant, rural estate, and suburban developments. The Comprehensive Plan 2040 Future Land Use Plan designates the whole parcel "Suburban Neighborhood," with which the proposed R-1 Zoning District aligns. There is significant demand for housing lots in the City of Olive Branch, which can be provided without detriment to the character of the subdivisions and neighborhoods to the south, east, and west. It can be reasonably expected that the 5 ac area would not develop as minimum 1 acre residential lots in the future. Staff recommends tabling with request that applicant incorporate the 5 ac area into the requested rezoning.

3. Application for a Preliminary Plat for Whitten Subdivision, submitted by Bob Barber on behalf of property owner Bettye Funderburk. The request is to create a residential subdivision with 83 lots and 1 common open space from 41.43+/-acres. The subject property is zoned A-R, Agricultural-Residential District and an associated application (ZP24-0016) proposes to rezone it to R-1, Single Family Residential District. This subject property is located at the southeast corner of Church Rd and Sandidge Rd. (File #SD24-0039)

- **APPLICATION SUMMARY**

Bob Barber, FAICP, on behalf of property owner Bettye Funderburk, requests preliminary plat approval of a ±41.43 ac portion of Parcel 2071120000000100 (less and except 5 acres) (*See Figure 1*). This application is a companion case to File #ZP24-0016, which requests rezoning of the ±41.43-acre portion from A-R to R-1 Districts.

Existing zoning, future land use plans, and existing/planned traffic infrastructure do not support the exclusion of the 5 ac outparcel. Presently, there are no plans by the City to signalize the Church Rd and Sandidge Rd intersection.

Staff recommends tabling and revising the preliminary plat application to incorporate the 5 ac outparcel (±46.43 acres total) in the design of the subdivision.

- **STAFF PRESENTATION**

Senior Planner, Kevin Norman, presented the combined staff reports, which are included herein by reference (Files # ZP24-0016 & SD24-0035).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Stratton asked why the need to have access to Northwood Drive? The other 2 entrances satisfy the Fire Code requirement. Mr. Norman advised Comp Plan section

2.2 required that. Mr. Asongayi advised that Subdivision regulations require that adjacent subdivisions should connect.

- **PUBLIC HEARING**

Mr. Dorr opened the item for public comments.

- **Proponents:**

- Bob Barber, Orion Planning Design, 919 Getwell Rd, Hernando, MS – He said they had a neighborhood meeting and gave a presentation and the same was presented tonight. The owner wants to evaluate their options on the corner, but they are willing to discuss including in the residential area. The builder, Skip Miller, will have to speak to the design. They are willing to rezone the corner to C4 and limit the uses to office and a small number of commercial uses.

- **Opponents:**

- Gary Little, 6400 Northwood Dr, Olive Branch, MS – He's lived here for 40 years and has been happy except for the growth. He can't imagine homeowners wanting to live on a 5-lane road, Church Rd. He opposes the connection to Northwood Dr. He said their lots are 2+ acres and doesn't want to allow access from smaller lots to bring heavier traffic into their area. This won't be very compatible; too much traffic with 80+ new homes
- Sunnie Barkley, 6460 Northwood Dr, Olive Branch, MS – they bought their land in 1979 and built the house in 1980. They've lived there for over 40 years and bought because of a single access in and out. It's more safe and secure. It increases their safety and security and there is no reason to access Pleasant Hill Estates. The new landowners don't have a need to access their subdivision it will only disrupt their way of life and will not enhance the new subdivision. The city should not destroy what they've (residents) built. She wants the Planning Commission to deny entrance to Northwood. There is no benefit for either party. She wants the board to table and get new plan without the connection.
- Angela Cornell, 4860 Wildwood Ln, Olive Branch MS – They bought here because of the community; it's peaceful here. This will add 83 extra houses that will all have drivers going past her house. Between her and 10 neighbors they have 43 total acres. She understands the benefit to growing, but not at their expense.
- Chelsea Day, 6411 Rolling Hills Dr, Olive Branch, MS – She lives on 4 acres. She works in real estate and understands the need to build but this is a small community with large homes. We don't need extra access. She said that staff noted the subdivisions are required to connect to existing roads in another subdivision but cannot imagine all this traffic with only one stop sign through all of Rolling Hills. The safety and terrain does not support it.

- Ricky Denton, 6280 Northwood Dr, Olive Branch, MS – He's lived here for 30 years if we keep developing, this will become another Southaven or Memphis and ruin Olive Branch. Keep the AR zoning; the proposed zoning doesn't fit the neighborhood's character. Traffic will affect Rolling Hills. If no one was developing this, there would be no concern for one way in and one way out. They don't want the water or sewer that the City's providing. Just leave us alone.
- David Parsons, 6211 Northwood Dr, Olive Branch, MS. – All previous speakers mean everything they've said; just leave us alone.
- James Mengarelli, 6030 Northwood Dr, Olive Branch MS – There's no benefit to the connection with Pleasant Hill Estates. Access to Northwood Dr. should be denied. Put yourselves in our shoes.
- Brent Anderson 5976 rolling hills Dr. Olive Branch MS – He previously lived in Marguette Manor but moved to Rolling Hills and built a new house. He will back up to the new subdivision. He knew he was home when he drove in the driveway for the first time. He's worried about safety; there are no sidewalks. People walk in the streets. He's glad to live here and not still in Tennessee.
- Daniel Hyder, 5648 rolling hills Dr. Olive Branch MS – He's new to the subdivision, but just left a subdivision similar to what is proposed. Crime and murders in Southaven are escalating. There is nothing to stop houses in Southaven from becoming rentals. That's why we moved; in addition to the drag strip that is Church Rd. The proposed development is beautiful, but there is nothing to protect existing residents. They thought this would be larger houses with higher values. This will bring our values down.
- William Jackson, 5924 Rolling Hills Drive, Olive Branch MS – Will there be an HOA? He's not sure if the traffic study has been done, but there needs to be one done for Sandidge and Church. The buffers aren't sufficient. This should be lower density.
- Charles Williams, 4505 Cherry Tree Drive, Olive Branch, MS – He likes the neighborhood the way it is. The proposed density is too dense for the infrastructure that already exists. We have more crime than tornadoes
- Donald Harrison, 5977 Spring Creek Drive, Olive Branch MS – He's lived in Pleasant Hill Estates since 1996. The appeal of the neighborhood is the country feel, but being only 10 minutes away from 2 Kroger's. They're opposed to the five or more acres of commercial development at the corner. There's ample room at Pleasant Hill and Church Road for commercial. It is not needed at Sandidge Rd. Traffic is bad enough already. The Northwood connection is not needed. They want to deny the zoning. The neighborhood is an asset and wants to protect it.

- Jill Williams, 4802 Robinwood Lane, Olive Branch, MS – He wants no connection. Northwood is not stubbed out- it is a cul-de-sac. She wants low density houses on par with Pleasant Hill Estates. She provided Pat Dorr a petition opposing the connection to Northwood, a copy of which will be included with the official copy of the minutes.
- Lydia Taylor, 5926 Spring Creek Dr, Olive Branch, MS – Will all of Church Rd become residential? She wants to keep the natural beauty with the deer and the wildlife. She's a teacher at Center Hill Elementary School. There are 750-800 students and 28-32 per class. The schools are already overcrowded. They are not getting the help to keep up with the influx of students. They had to raise their own funds for 4 new classrooms.
- Tyler Robinson, 6200 Northwood Dr, Olive Branch, MS – He lives 4 houses down from the proposed road connection. He's concerned about the safety of his small children and wants larger lot sizes. They should have to build to our standard. He said they take care of their own there. He wants a larger buffer between the neighborhoods.
- William Collard, 4900 Cherry Street, Olive Branch, MS – They just moved in 6 months ago from Memphis, due to crime. Multiple entrances equals crime. They had people drive by their house in Memphis, just because they could, not because of any need. ½ acre lots will only demoralize larger lots.
- Kim Love, 6481 Spring Creek Drive, Olive Branch, MS – He's lived there for 36 years. There is no point in having access to the new development. There is a 25 foot barrier on the east side, but the plan is to demolish part of that to add access. The city had 2900 people when I moved here. We need quality development, not more quantity. Any development should complement existing homes.
- Paul Leister, 6010 Rolling Hills Dr, Olive Branch, MS – Agree with all previous speakers
- Francie Carnell, 6005 Rolling Hills, Olive Branch, MS – they have animals. How do we know you won't rezone our neighborhood.
- Jim Riva, 5965 Rolling Hills, Olive Branch, MS – He's been there just under 30 years. Why does there have to be access to Northwood? They will have 2 accesses to Sandidge. It's not needed here.
- Latonya Abram, 4595 Spring Creek Dr, Olive Branch, MS – They moved for the tranquility. This area provides country life with access to city-life. We deserve to have quality of life and quality of air. Her husband is a developer but does it by building relationships with neighbors.
- Ronnie Easley, 4600 Cherry Tree Dr, Olive Branch, MS – They are the furthest house away. They moved here in 1984. This whole idea is

detrimental to the value of the existing homes. They want no changes and wants to protect their neighborhood.

- **PLANNING COMMISISON DISCUSSION**

Mr. Jones asked if it was okay to table the item. Mr. Barber said he was fine to tabling to redesign the layout. He acknowledged the staff’s recommendation.

- **MOTION**

**Mr. Jones made a motion to suspend the rules and continue the public hearing at a future meeting.**

**Mr. Singh made the second and the motion to suspend the rules and continue the public hearing at a future meeting was approved as follows:**

**Pat Dorr Yes Steve Stratton Yes Donny Singh Yes Dion Jones Yes  
Janice Lewis Yes Kimberly Remak Absent Diane Senger Absent**

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- **2<sup>nd</sup> MOTION**

**Mr. Jones made a motion to table the item and give the applicant time to address public concerns hitherto raised, including incorporating the 5 acres into the rezoning request.**

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

**Pat Dorr Yes Steve Stratton Yes Donny Singh Yes Dion Jones Yes  
Janice Lewis Yes Kimberly Remak Absent Diane Senger Absent**

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Mr. Asongayi pointed out that there were a rezoning and a preliminary plat applications, and a motion to table the associated preliminary plat was also warranted.

- **3<sup>rd</sup> MOTION**

**Mr. Jones revised the 2<sup>nd</sup> motion above to table both the rezoning and associated preliminary plat applications.**

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

**Pat Dorr Yes Steve Stratton Yes Donny Singh Yes Dion Jones Yes  
Janice Lewis Yes Kimberly Remak Absent Diane Senger Absent**

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**OTHER BUSINESS**

**ADJOURNMENT**

**Mr. Jones made a motion to adjourn the meeting at 9:36 pm. Mrs. Lewis made the second and the motion was approved as follows:**

**Pat Dorr Yes Steve Stratton Yes Donny Singh Yes Dion Jones Yes  
Janice Lewis Yes Kimberly Remak Absent Diane Senger Absent**

**REPORT TO THE PLANNING COMMISSION**

**CAPTION/SUBJECT:** Final Plat for Alnami Minor Lot Subdivision, submitted by Bob Farley, Farley Surveying, on behalf of property owners Mohammed Ali Alnami & Ghazen Almontasser. The request is to create two lots from a 5.18 +/- ac subject property, zoned A-R, Agricultural-Residential, and located at the northwest corner of College Rd and Hwy 305, known as 8890 College Rd.

**EXHIBIT:**

- 1) Aerial View
- 2) Final Plat

**EXECUTIVE SUMMARY**

The applicant, Farley Surveying LLC, on behalf of property owners, Mohammed Ali Alnami & Ghazen Almontasser, submit for consideration a final plat for a 2-lot subdivision. The applicants seek to subdivide the un-platted 5.18 +/- ac property into two lots consisting of a 2.77 +/- ac Lot 1 and a 2.42 +/- ac Lot 2. The property is zoned AR, Agricultural Residential, which mainly permits single family residential and agricultural land uses. Proposed Lot 1 is improved with an existing home and the intended subdivision would create one more buildable lot. Utility lines are readily available in the vicinity of the property. All infrastructure completion shall be the responsibility of the developer(s) of the lots. No variances, deviations, and/or waivers are applicable to the plat. Staff recommends approval subject to various conditions.



Fig. 1: Aerial View of Subject Property

**1. BACKGROUND:**

<b>General Information</b>			
Applicants	Mohammed Ali Alnami & Ghazen Almontasser, represented by Bob Farley, Farley Surveying.		
Applicant's Status	Property Owners		
Current Zoning of Property	A-R – Agricultural Residential		
Requested Action	Approve final plat for Alnami Minor Lot Subdivision		
Purpose	Create two lots from a single unplatted parcel.		
Location	Northwest corner of College Rd and Hwy 305, known as 8890 College Rd.		
Size of Parent Parcel	± 5.18 acres		
Existing Land Use	Lot 1- Single Family Residence Lot 2 - Vacant Land		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	R-3 (Old River Farm Planned Residential Development)	Single Family Residential
	East	A-R	Single Family Residential
	South	A-R	Vacant
	West	A-R	Single Family Residential
Future Land Use Designation	Suburban Neighborhood		
Applicable Regulations	Zoning Ordinance and Subdivision Regulations		

**2. ANALYSIS:**

**2.1. Zoning**

Item	Zoning Requirement	Proposed Lot
Minimum Lot Size	1ac	Lot 1: ± 2.77 ac Lot 2: ± 2.42 ac
Front Setback	50ft	Lot 1: 50.3 ft. Future building on Lot 2 will have to meet the minimum front yard setback requirement on both College Rd. and Hwy 305.
Side Setback	15ft	Lot 1: Building is at least 37.5 ft from side property line. Future building on Lot 2 will have to meet the minimum side yard setback requirement.
Rear Setback	50ft	Lot 1: 238 ft Future building on Lot 2 will have to meet the minimum rear yard setback requirement.
Minimum width at building setback line	110ft	Lot 1: 183 ft Lot 2: 300 ft
Maximum Density	1 dwelling unit per acre(du/ac)	Lot 1: One dwelling unit on 2.77 ac. Lot 2: Only one dwelling unit would be permitted on the lot.

Both lots are buildable and the plat meets Zoning requirements.

**2.2. Utilities**

There is a 4” gas main along the HWY 305 frontage of the property. Water is provided by Lewisburg Water Association. Lot 1 is serviced by a sub-surface treatment plant. Lot 2 will need to tie onto city provided sewer system.

**2.3. Transportation**

Proposed Lot 1 has an existing paved driveway from College Rd. The driveway is suggested to be maintained within a 50 ft wide “stem”. Lot 2 has public street frontage on both Hwy 305 and College Rd. The subdivider proposes to dedicate 13 ft. of their land (0.15 ac total) for Hwy 305. This implies that the dedicated public right-of-way for Hwy 305 would increase from 40 ft. to 53ft. from the centerline westward, which would enable future expansion of this highway. College Rd. in the frontage of both lots has an 80’ right-of-way. The City Engineer has determined that additional right-of-way dedication is not necessary for this road. With a 309.82 ft. road frontage on College Rd., Lot 2 is sufficiently wide to permit a driveway on College Rd. outside the functional area of the intersection of College Rd. and Hwy 305. Sidewalks are not required in the A-R District.

**2.4. Bond**

No construction of public infrastructure is required; hence, financial guarantee for infrastructure completion is not necessary before recordation of the plat.

**2.5. Variances and Deviations**

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

**2.6. Waivers**

No waiver of required subdivision infrastructure improvement is applicable to this subdivision request.

**3. NEXT STEPS**

Upon recommendation by the Planning Commission, the plat will be forwarded to the Board of Mayor and Aldermen for consideration. When approved by the said Board, the plat would need to be recorded. Once the plat has been recorded, the lot may be sold or a building permit(s) may be issued for proposed development(s) on the lots in accordance with the applicable City’s land development regulations.

**4. STAFF RECOMMENDATION**

Staff recommends approval of the final plat of the “ALNAMI MINOR LOT SUBDIVISION” subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on the lots shall comply with the applicable requirements of the City’s various land development regulations.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
4. Driveways on Lots 1 and 2 must be paved. Any driveway from Hwy 305 is subject to approval by the Mississippi Department of Transportation (MDOT).
5. The final plat must be recorded before a building permit may be issued for any development on the proposed lot.
6. Minor edits are applicable to the Final Plat as mat be required by City regulations and deemed necessary by City staff.

PREPARED BY *Jennifer McCloskey* DATE: 02/04/25  
 CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: *Asing* DATE: 2/4/2025  
 MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____



**Owner's Certificate**

I, **Mohammed Ali Alnami and wife, Ghazlan Almutasser** owners of the property, hereby **Adopt this as my/our plan of subdivision and dedicate the right-of-way for the use of roads and utility easements as shown on the plat of the subdivision to the City of Olive Branch, Mississippi, for the public use forever.** I certify that I am the owner in fee simple of the property and that no taxes have become due and payable.

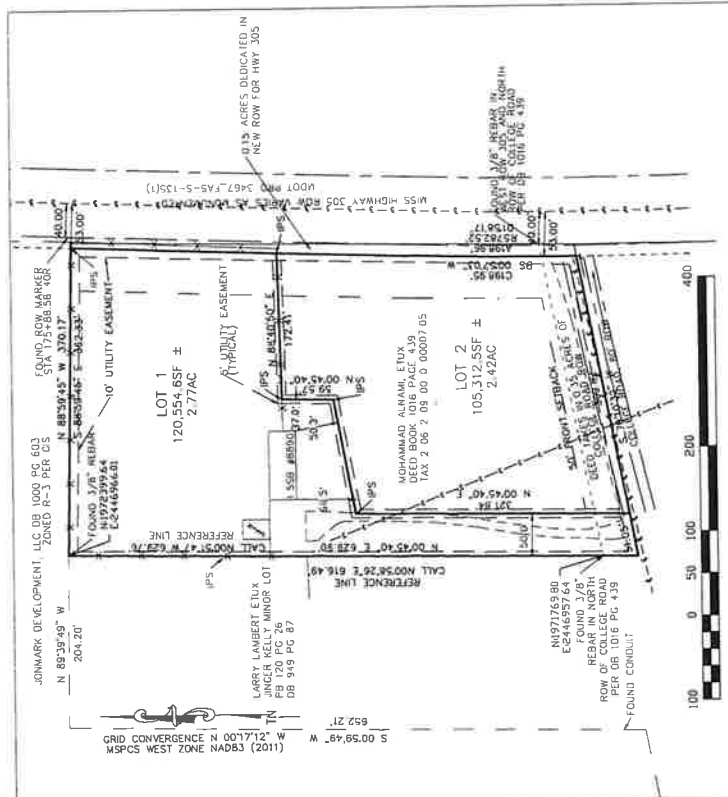
This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mohammed Ali Alnami  
Ghazlan Almutasser

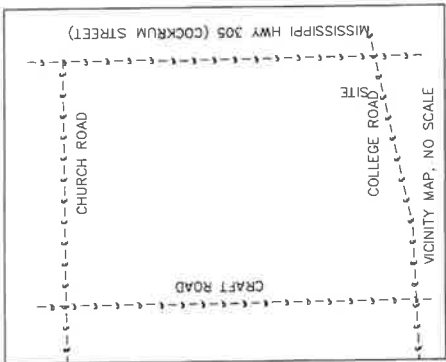
**Notary's Certificate**

Personally appeared before me, the undersigned authority in and for the said county and state, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, within my jurisdiction, the within named \_\_\_\_\_ who acknowledged that he/she is the owner(s) of the property in fee simple and as his/her act and deed entered the above and foregoing certificate, for the purposes mentioned on the day and year herein mentioned.

My Commission expires \_\_\_\_\_  
Notary Public



LEGAL TO GO HERE



**Olive Branch City's Certificate**

Olive Branch Planning Commission  
Approved by the City of Olive Branch, Desoto County, Mississippi Planning Commission on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairperson/Vice Chairperson

Olive Branch Mayor and Board of Aldermen

Approved by the Mayor and Board of Aldermen of the City of Olive Branch, Desoto County, Mississippi, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Minute Book \_\_\_\_\_ Page \_\_\_\_\_

Mayor

Attest

**Chancery Clerks Certificate**

I hereby certify that the subdivision plat shown hereon was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ m on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, and was immediately entered upon the proper indexes and duly recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Chancery Clerk

**Certificate of Survey**

I hereby certify that I have surveyed the property shown hereon and that this plat correctly represents the survey thereof and that same is true and correct to the best of my knowledge and belief.

Robert E. Farley RPLS  
Mississippi Cart. #3153

ZONED A-R PER DESOTO COUNTY GIS WEBSITE, 1/6/2025

NONE OF THESE PROPERTIES LIE WITHIN THE FLOOD HAZARD AREA AS CLASSIFIED ON FEMA FIRM PANEL 28033C0104H EFFECTIVE 5/05/2014.

CLASS OF SURVEY "C" SUBURBAN  
PREPARED FOR MOHAMMAD ALNAMI  
FIELD WORK AS OF 1/4/2025

SETBACKS FOR A-R PER ZONING 50 FRONT, 15 SIDE, 50 REAR. THE EXISTING RESIDENCE DOES MEET THE SETBACKS REQUIREMENTS.

IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY OF OLIVE BRANCH. ALL UTILITIES TO BE INSTALLED UNDERGROUND.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT  
NO LIABILITY ASSUMED.

<p><b>FARLEY SURVEYING, LLC</b> ROBERT EDWARD FARLEY 235 WEST CHULAHOMA AVENUE HOLLY SPRINGS, MS 38635 Phone: (662) 544-2050 hob@farleysurveying.com</p>		<p>Engineered By: N/A</p>	<p>Drawn By: BF</p>	<p>Checked By: BF</p>	<p>Date: 1/21/2025</p>	<p>Scale: 1" = 100'</p>	<p>Filename: ALNAMI.DWG</p>	<p>Drawing No: 2025-1-2</p>	<p>Sheet No.: 1</p>	<p>No. _____</p>	<p>Date _____</p>	<p>Revision _____</p>	<p>By _____</p>
		<p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF FARLEY SURVEYING, LLC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN PERMISSION</p>										<p>No. _____</p>	<p>Date _____</p>

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a Zoning Map Amendment submitted by Cliff McLemore, McLemore Ferguson, LLC, on behalf of property owners Stephanie Sowell and Dauphine Magee. The request is to rezone 0.74+/-acres from O, Office District, to R-3, Planned Residential District and to approve the project text and associated preliminary development plan for Westbranch Townhomes. The subject property is located at the northwest corner of Westbranch Rd and Goodman Rd E, known as Lot 23 Hoover Subdivision. (File #ZP25-0001 and SD25-0002)

**EXHIBITS:**  
1. Deferral request from applicant

**EXECUTIVE SUMMARY:**

The applicant, Cliff McLemore, on behalf of property owners Stephanie Sowell and Dauphine Magee has submitted a request to rezone a ±.74 ac parcel known as Lot 23 Hoover Subdivision from O-Office district to R-3 Planned Residential district to construct a townhouse development known as Westbranch Townhomes.

The applicant requests that the item be tabled to provide additional time for a preliminary development plan and updated project text to be submitted.



**STAFF RECOMMENDATION**

Staff recommends that this application be tabled to the March 11, 2025, meeting.

PREPARED BY: [Signature] DATE: 2/3/2025  
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: [Signature] DATE: 2/3/2025  
 MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

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

## Norman, Kevin

---

**From:** Cliff McLemore <cliffmclemore@gmail.com>  
**Sent:** Friday, January 31, 2025 11:26 AM  
**To:** Norman, Kevin  
**Subject:** Re: Westbranch Townhome Application(s)

Hey Kevin,  
Sorry for the delay on response. I will get everything together for next months meeting.  
Thanks,  
Cliff McLemore

On Jan 31, 2025, at 9:53 AM, Norman, Kevin <kevin.norman@obms.us> wrote:

Mr. Cliff,

I tried reaching you on the phone earlier this morning, but your voice mail is full.  
E-mail attempts have also been unresponsive.

Staff recommendation presently is to table the applications until the requested information is provided.

**The requested information must be provided by C.O.B. today at 5:00 pm. for the Staff Report to be prepared in a timely manner.**

Regards,

**Kevin D. Norman, PLA**  
Senior Planner  
City of Olive Branch  
9200 Pigeon Roost Road  
Olive Branch, MS 38654  
Office (662) 892-9382

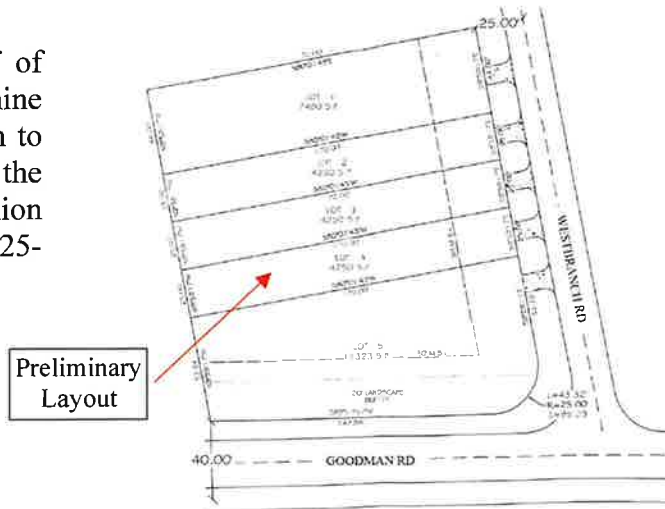
**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a final plat submitted by Cliff McLemore, McLemore Ferguson, LLC, on behalf of property owner Dauphine Magee. The request is to subdivide 0.74+/-acres into five lots to create the Westbranch Townhomes. The property is currently zoned O, Office District, and is requested in a separate application (File #ZP25-0001) to be rezoned to R-3, Planned Residential District. The subject property is located at the northwest corner of Westbranch Rd and Goodman Rd E, known as Lot 23 of the Hoover Subdivision. (File #SD25-0002)

**EXHIBITS:**  
1. Deferral request from applicant

**EXECUTIVE SUMMARY:**

The applicant, Cliff McLemore, on behalf of property owners Stephanie Sowell and Dauphine Magee has submitted a final plat application to create five lots from a ±0.74 ac property for the Westbranch Townhomes. This is a companion application to a rezoning request (File #ZP25-0001).



The applicant requests that the item be tabled to provide additional time for a preliminary development plan and updated project text to be submitted.

**STAFF RECOMMENDATION:**

Staff recommends tabling this application until the March 11, 2025 meeting.

PREPARED BY: [Signature] DATE: 2/4/2025  
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: [Signature] DATE: 2/4/2025  
 MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

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

## Norman, Kevin

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**The requested information must be provided by C.O.B. today at 5:00 pm. for the Staff Report to be prepared in a timely manner.**

Regards,

**Kevin D. Norman, PLA**  
Senior Planner  
City of Olive Branch  
9200 Pigeon Roost Road  
Olive Branch, MS 38654  
Office (662) 892-9382

**REPORT TO THE PLANNING COMMISSION**

**CAPTION / SUBJECT:** Application for a Final Plat for Old River Farm Subdivision, Phase 2, submitted by Nick Kreunen, Civil-Link, on behalf of Mark Matthews, Jon Mark, LLC, property owner. The request is to divide 12.69+/- acres into 38 residential lots and 2 common open spaces. The subject property is zoned R-3, Planned Residential District, and is located on the north side of College Rd, just west of Hwy 305. (File # SD25-0004).

- EXHIBIT:**
- 1) Proposed Final Plat
  - 2) Preliminary Plat Approval Board's Order

**EXECUTIVE SUMMARY**

Nick Kreunen, on behalf of the property owner, Jon Mark, LLC, proposes a final plat for the Old River Farms Subdivision, Phase 2, which will consist of 38 buildable detached single family residential lots, to common open green spaces, and dedication of new streets and street sections. The property is zoned R-3, Planned Residential District. With this final phase, the subdivision will have 72 buildable lots. Subdivision infrastructure such as water and sewer lines and streets have been substantially completed. The developer would have to provide a letter of credit to the City of sufficient amount to complete any unfinished infrastructure at the time of plat recordation. The plat, as designed, meets requirements of the Old River Farms Planned Residential Development project text and the Subdivision Regulations of the City. Staff recommends approval subject to various conditions.



## 1. BACKGROUND

<b>General Information</b>	
Applicant	Jon Mark, LLC, represented by Nick Kreunen, P.E. with Civil Link.
Applicant's Status	Property Owner
Current Zoning of Property	R-3 – Planned Residential Development (Old River Farms)
Requested Action	Approve final plat for Phase 2 of Old River Farms Subdivision
Purpose	Create 38 buildable single family residential lots and two common open spaces (green space) and dedicate two new street sections and two new streets to the public.
Location	North of College Rd, just west of Hwy 305.
Size of land to be subdivided	+ 12.69 acres
Existing Land Use	Vacant
Future Land Use Designation	Suburban Neighborhood
Project Text and Preliminary Development Plan Approval	Initially approved on May 17, 2022. Revised on December 5, 2023, to allow front-loading garages on "Cottage" lots, decorative garage doors on every home, and prohibit on-street parking.
Preliminary Plat Approval	October 18, 2022 – for both Phases 1 and 2.
Declaration of Covenants & Restrictions for the Home Owners Association (HOA)	Recorded on July 31, 2024, with specification that the minimum finished heated square footage of a house shall be 2,000sq ft.
Applicable Regulations	Zoning Ordinance and Subdivision Regulations

## 2. REVIEW

### 2.1. Zoning and Alignment with Preliminary Plat

The approved project text of the Old River Farm Planned Commercial Development constitutes the zoning regulatory provisions of the property. Permitted uses are mainly single family residential. All bulks regulations shall be as stipulated in the project text for Old River Farms. The final plat meets zoning requirements and aligns with the approved preliminary plat for Old River Farms Subdivision.

## **2.2. Subdivision Infrastructure**

### ***2.2.1. Utilities***

Subdivision utilities infrastructure such as water and sewer lines have been constructed. Streetlights have also been installed.

### ***2.2.2. Transportation***

As was required in the approval of the project text and preliminary development plan, Old River Farms would share a common public street entrance with future Highland Lake subdivision to the north. A total of 1,393ft of new street section and 568ft of new streets are proposed to be dedicated to the City. The plat currently has inconsistent street names; this needs to be resolved before approval by the Board of Aldermen. These streets do not yet have sidewalks, which shall be constructed with the completion of houses on each lot.

## **3. NEXT STEPS**

Upon recommendation by the Planning Commission, the final plat will be presented to the Board of Aldermen for approval. City regulations allow the subdivider to post a financial guarantee for the construction of any uncompleted public improvements before recordation of the plat. The final plat would need to be recorded before building permits may be issued for a development on any of the suggested lots.

## **4. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the final plat for Old River Farms Subdivision, Phase 2, and recommend same to the Board of Aldermen subject to the following:

1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. All utilities and services (electric, telephone, cable, etc) shall be installed underground. The water service lines shall be installed with tracing wire at the top.
3. All approval conditions of the preliminary plat are maintained.
4. Change the name of the street from the intersection of the proposed "Stacy Cove" to "Jackson Ln" from "Mary Mccoy Dr." to "Maya Rose Drive."
5. All discrepancies regarding street names on the plat should be resolved before consideration by the Board of Aldermen.
6. 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 before recordation of the final plat.

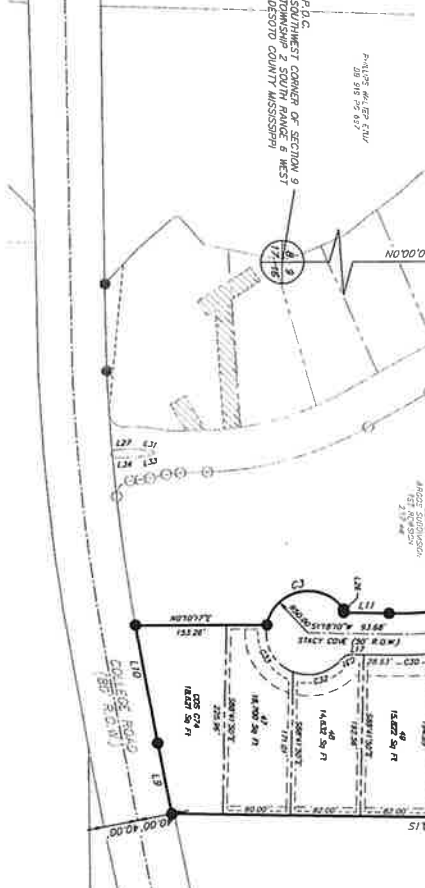
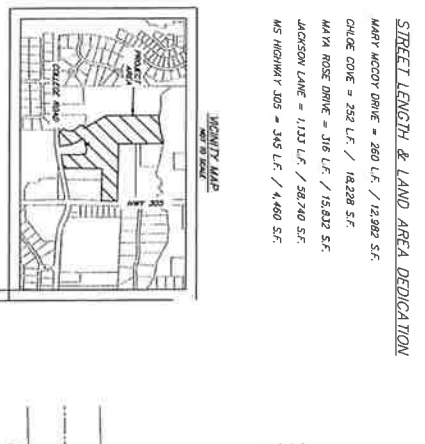
- 7. The homebuilder shall construct a 6ft tall cedar fence at the rear of each lot as required in the project text and preliminary development plan for Old River Farms before a house on the lot may pass final inspection.
- 8. Minor edits may be applicable to the subdivision plat as may be determined necessary by the City Engineer and the Director of Planning and Development or their designees.

CHECKED FOR SUBMISSION TO THE COMMISSION BY: Arang [Signature] DATE: 2/5/2025

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

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

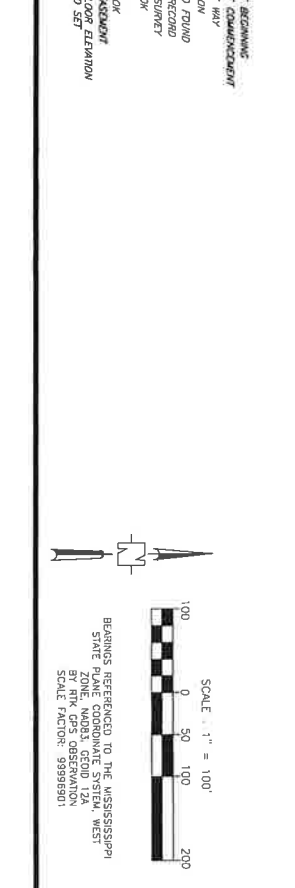
Curve / Level	Stationing	Curve Radius	Curve Length	Chord Length
C1	10+00.00	1000.00'	157.08'	157.08'
C2	10+15.71	1000.00'	157.08'	157.08'
C3	10+31.42	1000.00'	157.08'	157.08'
C4	10+47.13	1000.00'	157.08'	157.08'
C5	10+62.84	1000.00'	157.08'	157.08'
C6	10+78.55	1000.00'	157.08'	157.08'
C7	10+94.26	1000.00'	157.08'	157.08'
C8	11+09.97	1000.00'	157.08'	157.08'
C9	11+25.68	1000.00'	157.08'	157.08'
C10	11+41.39	1000.00'	157.08'	157.08'
C11	11+57.10	1000.00'	157.08'	157.08'
C12	12+02.81	1000.00'	157.08'	157.08'
C13	12+18.52	1000.00'	157.08'	157.08'
C14	12+34.23	1000.00'	157.08'	157.08'
C15	12+49.94	1000.00'	157.08'	157.08'
C16	12+65.65	1000.00'	157.08'	157.08'
C17	12+81.36	1000.00'	157.08'	157.08'
C18	12+97.07	1000.00'	157.08'	157.08'
C19	13+12.78	1000.00'	157.08'	157.08'
C20	13+28.49	1000.00'	157.08'	157.08'
C21	13+44.20	1000.00'	157.08'	157.08'
C22	13+59.91	1000.00'	157.08'	157.08'
C23	14+05.62	1000.00'	157.08'	157.08'
C24	14+21.33	1000.00'	157.08'	157.08'
C25	14+37.04	1000.00'	157.08'	157.08'
C26	14+52.75	1000.00'	157.08'	157.08'
C27	14+68.46	1000.00'	157.08'	157.08'
C28	14+84.17	1000.00'	157.08'	157.08'
C29	14+99.88	1000.00'	157.08'	157.08'
C30	15+15.59	1000.00'	157.08'	157.08'
C31	15+31.30	1000.00'	157.08'	157.08'
C32	15+47.01	1000.00'	157.08'	157.08'
C33	15+62.72	1000.00'	157.08'	157.08'
C34	15+78.43	1000.00'	157.08'	157.08'
C35	15+94.14	1000.00'	157.08'	157.08'
C36	16+09.85	1000.00'	157.08'	157.08'
C37	16+25.56	1000.00'	157.08'	157.08'
C38	16+41.27	1000.00'	157.08'	157.08'
C39	16+56.98	1000.00'	157.08'	157.08'
C40	16+72.69	1000.00'	157.08'	157.08'
C41	16+88.40	1000.00'	157.08'	157.08'
C42	17+04.11	1000.00'	157.08'	157.08'
C43	17+19.82	1000.00'	157.08'	157.08'
C44	17+35.53	1000.00'	157.08'	157.08'
C45	17+51.24	1000.00'	157.08'	157.08'
C46	17+66.95	1000.00'	157.08'	157.08'
C47	17+82.66	1000.00'	157.08'	157.08'
C48	17+98.37	1000.00'	157.08'	157.08'
C49	18+14.08	1000.00'	157.08'	157.08'
C50	18+29.79	1000.00'	157.08'	157.08'
C51	18+45.50	1000.00'	157.08'	157.08'
C52	18+61.21	1000.00'	157.08'	157.08'
C53	18+76.92	1000.00'	157.08'	157.08'
C54	18+92.63	1000.00'	157.08'	157.08'
C55	19+08.34	1000.00'	157.08'	157.08'
C56	19+24.05	1000.00'	157.08'	157.08'
C57	19+39.76	1000.00'	157.08'	157.08'
C58	19+55.47	1000.00'	157.08'	157.08'
C59	19+71.18	1000.00'	157.08'	157.08'
C60	19+86.89	1000.00'	157.08'	157.08'
C61	20+02.60	1000.00'	157.08'	157.08'
C62	20+18.31	1000.00'	157.08'	157.08'
C63	20+34.02	1000.00'	157.08'	157.08'
C64	20+49.73	1000.00'	157.08'	157.08'
C65	20+65.44	1000.00'	157.08'	157.08'
C66	20+81.15	1000.00'	157.08'	157.08'
C67	20+96.86	1000.00'	157.08'	157.08'
C68	21+12.57	1000.00'	157.08'	157.08'
C69	21+28.28	1000.00'	157.08'	157.08'
C70	21+43.99	1000.00'	157.08'	157.08'
C71	21+59.70	1000.00'	157.08'	157.08'
C72	22+05.41	1000.00'	157.08'	157.08'
C73	22+21.12	1000.00'	157.08'	157.08'
C74	22+36.83	1000.00'	157.08'	157.08'
C75	22+52.54	1000.00'	157.08'	157.08'
C76	22+68.25	1000.00'	157.08'	157.08'
C77	22+83.96	1000.00'	157.08'	157.08'
C78	22+99.67	1000.00'	157.08'	157.08'
C79	23+15.38	1000.00'	157.08'	157.08'
C80	23+31.09	1000.00'	157.08'	157.08'
C81	23+46.80	1000.00'	157.08'	157.08'
C82	23+62.51	1000.00'	157.08'	157.08'
C83	23+78.22	1000.00'	157.08'	157.08'
C84	23+93.93	1000.00'	157.08'	157.08'
C85	24+09.64	1000.00'	157.08'	157.08'
C86	24+25.35	1000.00'	157.08'	157.08'
C87	24+41.06	1000.00'	157.08'	157.08'
C88	24+56.77	1000.00'	157.08'	157.08'
C89	24+72.48	1000.00'	157.08'	157.08'
C90	24+88.19	1000.00'	157.08'	157.08'
C91	25+03.90	1000.00'	157.08'	157.08'
C92	25+19.61	1000.00'	157.08'	157.08'
C93	25+35.32	1000.00'	157.08'	157.08'
C94	25+51.03	1000.00'	157.08'	157.08'
C95	25+66.74	1000.00'	157.08'	157.08'
C96	25+82.45	1000.00'	157.08'	157.08'
C97	25+98.16	1000.00'	157.08'	157.08'
C98	26+13.87	1000.00'	157.08'	157.08'
C99	26+29.58	1000.00'	157.08'	157.08'
C100	26+45.29	1000.00'	157.08'	157.08'



- NOTES**
1. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS SINGLE FAMILY DWELLINGS.
  2. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS SINGLE FAMILY DWELLINGS.
  3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
  4. MINIMUM BUILDING SETBACKS: LOTS 1-10: 65'-72'; LOTS 11-18: 70' (ADVANCEMENT TO ROW).
  5. MINIMUM BUILDING SETBACKS: LOTS 11-18: 70' (REAR YARD).
  6. 25' FRONT YARD (20' FRONT PORCH).
  7. SIDE YARD (10' ADVANCEMENT TO ROW).
  8. 17' FRONT YARD.
  9. SIDE YARD.
  10. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NO. 28033C0118H EFF. 5/5/2014.
  11. 1/2" X 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED BY "PREPARED FOR STORMWATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THE AREAS EXCEPT FOR THE AREAS INDICATED IN THE ATTACHED PLAN SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR OWNERS' ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO THE ENGINEER THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN AND TO REMOVE AND REPAIR OF DRAINAGE OBJECTS, DEBRIS AND TRASH, LEAVING QUIET CLEANING AND REPAIR OF DRAINAGE STRUCTURES.
  12. ALL LOTS AND COMMON OPEN SPACES ON THIS PLAN ARE SUBJECT TO THE SAME EASEMENTS AND CONDITIONS AS SHOWN ON THE ATTACHED PLAN AND THE SUBDIVISION AS RECORDED IN PLAY BOOK 152 PAGE 15 DESOTO COUNTY, MS.

**LEGEND**

PROPERTY LINE	---
BUILDING SETBACK LINE	---
FENCE	---
UTILITY EASEMENT	---
DRAINAGE EASEMENT	---
CENTER LINE ROAD	---
R.O.W. DEDICATION AREA	---
1/2" X 18" IRON ROD SET	○
MONUMENT FOUND (SEE PLAN FOR DESCRIPTION)	○



**DiviLink**

CONNECTING RESOURCES

3774 GEMAL RD, SUITE B  
MEMPHIS, TN 38117  
901.988.2188  
WWW.DIVILINK.COM

**FINAL PLAN**  
OLD RIVER FARMS  
SUBDIVISION PHASE 2  
DESOTO COUNTY, MISSISSIPPI  
February 5, 2025  
ZONING = PUD  
TOTAL AREA = 12.69 ACRES  
38 LOTS, 2 C.I.O.S.

CIVIL-LINK PROJECT CIVIL-LINK  
DEVELOPER: JIM MARR LLC

CERTIFICATE OF SUBRECTOR  
THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON  
AND THAT THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION  
FROM A GROUND SURVEY BY MYSELF OR SOMEONE UNDER MY DIRECT  
SUPERVISION.

SIGNATURE OF SURVEYOR \_\_\_\_\_

DATE \_\_\_\_\_

**HOW DOCUMENTS RECORDING**

DECLARATION OF RESTRICTIVE COVENANTS  
RECORDED IN WARRANTY DEED BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_ 20\_\_\_\_

**MORTGAGEE'S CERTIFICATE**

MORTGAGEE OF THE PROPERTY  
HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND SPECULATE  
THE RIGHT OF THE CITY OF BRANCH, MISSISSIPPI FOR PUBLIC USE  
FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE  
PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE THIS THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY \_\_\_\_\_

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

**NOTARY'S CERTIFICATE (CORPORATE/FINANCIAL INSTITUTION)**

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND  
FOR THE SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_ OF  
\_\_\_\_\_ WHO ACKNOWLEDGED THE TRUTH OF THE SAID  
CORPORATION, AND AS THE ACT AND DEED THE EXECUTED THE ABOVE AND  
FOREGOING CERTIFICATE AFTER FIRST HAVING BEEN DULY AUTHORIZED BY  
SAID CORPORATION SO TO DO

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

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

**OWNERS CERTIFICATE**

I/WE \_\_\_\_\_ OWNER OR AUTHORIZED  
REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS  
AS MY/OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR  
THE ROADS AND UTILITY EASEMENTS AS SHOWN MISSISSIPPI PLAT FOR  
SUBDIVISION DEED BOOK \_\_\_\_\_ FOR THE PUBLIC  
USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE  
PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

SIGNATURE OF OWNER \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND  
FOR THE SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_  
WHO ACKNOWLEDGED THAT THEY EXECUTED THE  
ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSE THEREIN  
MENTIONED.

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

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

**OLIVE BRANCH PLANNING COMMISSION**

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

**OLIVE BRANCH MAYOR AND BOARD OF ALDERMAN**

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF  
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_ MINUTE BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**DESOTO COUNTY CHANCERY CLERK'S OFFICE**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED  
FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_ AND WAS IMMEDIATELY ENTERED UPON THE  
PROPER INDEX AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
CHANCERY COURT CLERK \_\_\_\_\_

**Divii Link**

CONNECTING RESOURCES

3790 GRENADA BL. SUITE 9  
MEMPHIS, TN 38118  
OFFICE: 901-566-3189  
WWW.DIVII-LINK.COM

FINAL PLAT  
OLD RIVER FARMS  
SUBDIVISION PHASE 2

DESOTO COUNTY, MISSISSIPPI  
February 5, 2025  
ZONING = PUD  
TOTAL AREA = 12.69 ACRES  
36 LOTS 2 C.O.S.  
S9 T2S R6W

CIVIL-LINK PROJECT NUMBER: 220225-001  
SURVEYOR: CIVIL-LINK  
DEVELOPER: JON MARK LLC

**ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE  
BRANCH, MISSISSIPPI GRANTING PRELIMINARY SUBDIVISION PLAT  
APPROVAL - OLD RIVER FARM, PHASE 1 & 2 - 8830 COLLEGE ROAD**

**WHEREAS**, Nick Kreunen, Civil-Link, on behalf of the property owner, is requesting Preliminary Plat approval for Old River Farm, Phase 1 & 2, and

**WHEREAS**, the subject property is located on the north side of College Rd, west of Hwy 305, known as 8830 College Rd, and situated in Section 33, Township 1 South, Range 6 West, and is currently zoned Planned Residential District "R-3", and

**WHEREAS**, the request is to subdivide 29.70 +/- acres into 72 lots and 4 common open spaces over two phases, and

**WHEREAS**, the subdivision as proposed will meet or exceed the development requirements established for the zoning district and associated Development Plan, and

**WHEREAS**, the Planning Commission reviewed the application at their October 11, 2022 meeting and voted unanimously to recommend to the Board of Aldermen conditional approval of the application, and

**WHEREAS**, the Mayor and Board of Aldermen are of the opinion that the preliminary plat for Old River Farm, Phase 1 & 2, should be approved, subject to conditions.

**NOW, THEREFORE, BE IT ORDERED** by the Mayor and Board of Aldermen of the City of Olive Branch, Mississippi as follows, to wit:

A. The application of the owner of the property for preliminary plat approval Old River Farm, Phase 1 & 2 is hereby approved, conditioned upon the following, to wit:

1. The preliminary plan layout and all approval conditions of the Old River Farm Planned Residential Development Project Text are maintained, including, however, that the development may be completed in two phases and the subdivision entrance configuration and improvements along HWY 305 shall be subject to the Mississippi Department of Transportation's (MDOT) approval.

2. The developer shall submit civil construction plans for grading, stormwater management, utilities, street lights, road(s) construction, fire hydrants, subdivision entrance features and all other subdivision infrastructure to the City Engineer and Planning Director or designees for approval.
3. The water service lines shall be installed with tracing wire at the top.
4. At final plat submittal, the draft Declaration of Covenants Conditions & Restrictions for the Home Owners Association, which shall include provisions for the private management of any Common Open Space areas, shall be submitted for concurrent review.
5. A letter of credit equal to 78.5% of the HWY 305 improvements cost, plus a 25% contingency, shall be submitted to the City Engineer before recordation of the final plat for Phase 1, or any part thereof, of the Subdivision.
6. Although the completion of HWY 305 improvements may be completed in Phase 2 of the subdivision, the civil construction design of the HWY 305 entrance improvements shall be included in the construction plans for Phase 1 of the subdivision to enable determination of the above mentioned letter of credit amount. The HWY 305 improvements design is likewise subject to approval by MDOT.
7. A cross access easement at the shared access point with Highland Lake on HWY 305 shall be recorded prior to recording the Phase 1 Final Plat.

**ORDERED AND DONE**, this 18<sup>th</sup> day of October, 2022.

  
\_\_\_\_\_  
**KENNETH R. ADAMS, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**TENA STEWART, CITY CLERK**