



Agenda
City of Olive Branch
Board of Zoning Adjustment Meeting
6:00 PM
March 13, 2025

Call to Order:

Roll Call:

The Appeal Process

Approval of Minutes:

1. Minutes of February 13, 2025 Meeting

Old Business:

1. Application for a Zoning Variance, submitted by property owners George & Chasidy Crum. The request is to encroach 10 feet into the 50 foot front yard setback for the purpose of a home addition. The 0.68+/-acre subject property is zoned R-3, Planned Residential, and is located at the southeast corner of Drew Glazer Drive and Brent Hogue Drive, known as Lot 39, Davidson Park Subdivision, 7846 Brent Hogue Dr. (File #VR25-0001). (Tabled to this date at meeting of February 13, 2025).

New Business:

1. Application to expand the scope and extend the validity time of a Conditional Use Permit granted on July 9, 2015, submitted by Shane King, Houston Engineering, on behalf of property owners, Public Storage. The request is to allow for mini warehouses to be located on a total of 11.81+/-acres for an additional period of twenty years, to terminate on March 13, 2045. The subject property is zoned C-2, Highway Commercial District, and is located between Mid South Drive and Caroma Street, known as 8650 Mid South Dr and 8717 Caroma Street. (File # CU25-0002).

Other Business

Adjournment

**MINUTES FOR THE CITY OF OLIVE BRANCH BOARD OF ZONING ADJUSTMENT
REGULAR MEETING FEBRUARY 13, 2025**

The Olive Branch Board of Adjustment meeting was held on Thursday, February 9, 2025, in the Municipal Court Room located, at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mr. Roman, Chairman of Board of Zoning Adjustment, at 6:00 p.m.

ROLL CALL

Ted Roman, William Gray, Carl Williams, Aretha Wiseman, Jackie Butler and Darrel Berkley were present, and a quorum was established. Jessica Cowan was 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. Todd Ondra, Chief Operating Officer was also present.

APPROVAL OF THE MINUTES OF THE JANUARY 9, 2025 MEETING

Mr. Roman asked if anyone had any questions, comments or motions regarding the minutes of the January 9, 2025 meeting. Mr. Williams noted that a comment made by him in New Business number 1 was incorrect. He also did not vote, as he recused himself from that item. **Carl Williams made a motion to approve the minutes as corrected. William Gray made the second and the motion was approved as follows:**

**Jessica Cowan – Absent William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes**

THE APPEAL PROCESS

Mr. Roman announced the Appeal Process.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

1. Application for a Zoning Variance, submitted by property owners George & Chasidy Crum. The request is to encroach 35 feet into the 50 foot front yard setback for the purpose of a home addition. The 0.68+/-acre subject property is zoned R-3, Planned Residential, and is located at the southeast corner of Drew Glazer Drive and Brent Hogue Drive, known as Lot 39, Davidson Park Subdivision, 7846 Brent Hogue Dr. (File #VR25-0001).

Mr. Roman announced item number 1 and noted there was a recommendation to table the item. Mr. Williams made the motion to table the item until March 13, 2025. Ms. Wiseman made the second and the motion was approved as follows:

**Jessica Cowan – Absent William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes**

2. Application for a Conditional Use Permit for 20 years, submitted by Byron Houston, Houston Engineering, PLLC, on behalf of property owners Katherine Digerolamo and Timothy Andrew Webster. The request is to allow a truck stop. The 23.15+/- acre subject property is currently zoned C-2, Highway Commercial District, and is located at the southwest corner of Hwy 302 and Polk Ln. (File #CU25-0001)

- **APPLICATION SUMMARY**

This application seeks approval of a 20-years Conditional Use Permit (CONDITIONAL USE PERMIT) for a Truck Stop that includes a 7,200sq ft retail building, four (4) truck fueling positions, and fifteen (15) truck parking stalls to be developed on a 6.3+/- acres portion of a currently un-platted 23.15 +/- acres parcel. As a condition of approval, the property will need to be platted prior to obtaining a building permit. The property is in the C-2, Highway Commercial Zoning District, which permits truck stops upon approval of a conditional use permit by the Board of Adjustment. The Board of Aldermen adopted “Special Regulations for Convenience Stores with Fuel Pumps and Truck Stops” that became effective on January 17, 2025. The regulations specified various locational and design specifications for truck stops. The development is likewise subject to all other general conditional use permit criteria. From staff’s analysis, the subject application generally meets these specific and general criteria, subject to conditions that the Board of Adjustment may deem necessary. Therefore, staff recommends conditional approval.

- **STAFF PRESENTATION**

Associate Planner, Jeremiah McCroskey, presented the staff report, which is included herein by reference (File #CU25-0001).

- **BOARD OF ZONING ADJUSTMENT INQUIRY AND STAFF RESPONSE**

Mr. Williams asked if the landscaping was accurate. Mr. McCroskey said it matches the information in the report. Mr. Roman asked to confirm the pumps would be located between the building and the road. Mr. McCroskey advised yes. Mr. Asongayi stated that new regulations call for the fuel canopy to be behind the building, but the regulations allow for this board to waive that if they feel the design meets the safety standard. The design allows for a large buffer to be between the pumps and the street and would also include stormwater management.

- **PUBLIC HEARING**

- **Proponents:**

- Yaser Saleh, 2138 Sunset Rd, Germantown, TN – He advised his engineer was supposed to be here but wasn’t.

- **Opponents:**

- None

- **BOARD OF ZONING ADJUSTMENT DISCUSSION**

Mr. Williams asked if this would be a Polk Ln address. Mr. Asongayi advised that there is no address until it’s platted. Mr. Williams asked to confirm if it will have a street address on Polk, since that is where it is facing? Mr. Gambone advised that it would be determined by 911 system. Mr. Williams said that if a gas station is going to be built, this is the logical place for one and it meets all the criteria.

- **MOTION**

Mr. Williams made a motion to approve a Conditional Use Permit for a 20-year period to allow a truck stop to be established on the 6.3+/- acre proposed site, subject to the following conditions:

1. Approval and recordation of subdivision plat, which will include platting of the 6.3+/- acre truck stop.
2. Administrative review and approval of Final Civil, Photometric, Irrigation, Landscaping, and Building Elevation plans, which shall meet the City's land development regulations.
3. The fuel canopy shall have a maximum clearance of 15 feet from the finished grade to the underside of the canopy.
4. The fuel canopy shall use the same exterior materials and architectural style as the principal building. Each column or pier shall be treated with brick, natural stone, or other masonry material matching the materials used in the primary structure.
5. The gas canopy is permitted one sign per frontage (maximum two) that does not exceed fifteen (15) percent of the canopy face and does not project above or below the canopy roofline.
6. All free-standing signs must be monument style, not exceeding twelve (12) feet in height and 100sq ft in size.
7. The fifteen truck parking stalls shall be enclosed to the north and to the west with a masonry or composite fence of eight (8) feet in height.

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

Jessica Cowan – Absent William Gray – Yes Aretha Wiseman – Yes
Ted Roman – Yes Jackie Butler – Yes Darrel Berkley – Yes Carl Williams – Yes

3. Follow up review of the Conditional Use Permit for an auto repair shop at 9176 Goodman Rd, issued on May 13, 2021, to Willie L. Banger and Roderick P. Kimmons, and property owner, Marr Trust. The property is zoned C-5, Old Towne District and is located on the north side of Goodman Road E., just east of the intersection of Pigeon Roost Road and Goodman Road E. (File #CU21-0005).

- **APPLICATION SUMMARY**

On June 13, 2024, the Board of Adjustment considered revocation of the Conditional Use Permit (CONDITIONAL USE PERMIT) for an auto repair shop at 9176 Goodman Rd (No. CU21-0005) based on non-compliance with conditions of the CONDITIONAL USE PERMIT. The Board decided to table the item to July 11, 2024, subject to the property and business owners taking six actions: stripping and designating an ADA parking space on the property, placing the motor oil discharge container in a receptacle that shall prevent any spills from reaching the ground, replacing the two potted plants in the frontage of the site with plants that are at least 2.5ft in height at the time of planting, removing all vehicles that are not in stripped parking spaces to an overflow lot elsewhere, permanently ceasing and desisting from repairing vehicles outside of the building, and providing a written statement/commitment to the Board of Adjustment, at the July 11, 2024 meeting, explaining how going forward, motor oil spills and the parking of cars outside of stripped parking spaces shall be prevented.

On July 11, 2024, the Board of Adjustment determined that significant improvements have been made on the property to comply with the above mentioned six actions. Thus, the Board voted to maintain the validity of the conditional use permit for 20 years (till May 13, 2041) subject to the following conditions:

1. All parking and loading stalls/areas must be maintained off-street and be striped to such dimensions as required in the Zoning Ordinance,

2. Add an ADA access aisle to the ADA parking space no later than July 18, 2024
3. Any signage shall comply with requirements of the Sign Ordinance.
4. All cars on the property, including cars to be repaired and already repaired vehicles awaiting pickup shall be parked within striped parking stalls.
5. There shall be no outdoor storage of materials, including but not limited to junk metal, vehicle parts, and other such materials associated with the conduct of the business.
6. There shall be no auto repair in the parking lot.
7. There shall be no auto oil spills in the rear of the building.
8. Future expansion of the business shall require reconsideration of the Conditional Use Permit, irrespective of the 20-year validity of current approval.
9. Review by Board of Adjustment at its meeting in January 2025. Any violation of the above conditions (1) to (8) between now and then shall result in the Board of Adjustment revoking the conditional use permit at the said January 2025 meeting.

- **STAFF PRESENTATION**

Assistant Director, Venard Asongayi, presented the staff report, which is included herein by reference (File #CU21-0005).

- **BOARD OF ZONING ADJUSTMENT INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC HEARING**

- **Proponents:**

- Roderick Kemmons, 2544 Johnny Walker Rd, Potts Camp, MS – He stated that the day in question when the violation was witnessed, he had 4 cars waiting for an hour and a half to be towed to the storage yard. He said that small checks may be done in the parking lot, such as fluid checks, but that all the work was done in the shop.

- **Opponents:**

- None

- **BOARD OF ZONING ADJUSTMENT DISCUSSION**

Mr. Williams said that his business is doing well there, but that maybe he's outgrown this location. Mr. Kemmons said he is downsizing to taking appointments only, so that he has some control over workload and traffic. Ms. Wiseman asked if he's been actively looking for a larger location to move the business to. Mr. Kemmons advised that he was. Mr. Williams asked if he has a time limit to keep a vehicle on the lot before he moves to the storage yard, because there is a FedEx truck that's been there for a month. Mr. Kemmons advised that he was moving it to the storage lot. Ms. Wiseman noted that nothing had been done to the front of the building to keep it from being an eyesore. It was never painted. Mr. Kemmons said he's working on getting signage. Ms. Wiseman mentioned the problems of congestion and that it's still an eyesore. She asked if he owned the wrecker or would he have to hire one to come by and move the vehicles. He advised his uncle owned the wrecker. He also said that he's upgraded his off-site lot from 3 to 5 spaces. Mr. Gray said it may be more business than he can handle, which is good for him, but not for the neighboring businesses. Mr. Kemmons said this is only an issue during business hours. He moves the cars around before closing. Mr. Williams asked if he got the oil containment issue fixed. He advised that he had. He also mentioned that he didn't know he could plant the plants directly into the ground, but that they had to be in the containers. He said he's getting that taken care of and will do better.

Mrs. Butler asked if there was any progress on paving the back lot. He said he's in discussion with the owner about that. Mrs. Butler said that was a condition that the whole area was to be paved. He advised that only goes to the garbage can in the back. He wants to pave and fence the side up to Depot Street. Mr. Asongayi advised how long he would need for that. Mr. Kemmons advised he would need a year. He advised the owner was home with his wife, who was ill. Mr. Roman asked how long he had left on his lease. Mr. Kemmons said it's year to year and he just renewed. This is good until February 2026. Mr. Williams said he can see effort being made and wants to allow until January 2026 and then review again. Mr. Williams made a motion to allow the CONDITIONAL USE PERMIT to end on January 31, 2026 subject to review as needed. Mrs. Butler asked if he comes back and he's done everything, can we renew? Mr. Williams said yes. She wants it understood that no triage type services would be allowed to be done in the parking lot, but is okay extending for review until January 31, 2026. Mr. Asongayi said that if the Board allows this to "sunset" on January 31, 2026, it would end. To continue the Conditional Use Permit, the applicant would need to apply for a new CONDITIONAL USE PERMIT in the meeting of January 2026. Ms. Wiseman advised the applicant that they were trying to make sure they get the review in before the lease renews. She said he needs to work with the owner to spruce up the building. Mr. Gambone advised that might need to be heard by the Old Towne DRC. He said that he either needs to look for a better place or to invest in the current space. Mr. Roman said he wants to make the Board's expectations clear. If you want to stay, there can be no more code violations and he needs to uphold the conditions of approval. If it continues to happen and you feel it's going to be an issue, then spend the time and money into looking for a more suitable location. Mr. Gray pointed out that he's limited with what he can do as he just rents, he's not the owner. Mrs. Butler said the last time that it was too much money to pave the back. She asked Mr. Kemmons if he's priced that. He said he had, and it would be done with concrete. The finished cars could be parked in the back.

- **MOTION**

Mr. Williams made the reaffirmed motion to amend the validity period of the current conditional use permit from 20 years to a reduced fixed period, until January 31, 2026, upon finding that the activities of the auto repair business, from May 21, 2021 to the present, have not been in conformity with the criteria for conditional use permits regarding the character of the Old Towne area, vehicular congestion on the property, and increase danger concerning general welfare (e.g. motor oil discharge from inside the building to the rear of the property) and ensuring that all original conditions are continued to be met. Should the property or business owner intend to continue using the property for auto repair, they must apply for a new Conditional Use Permit for consideration at the January 2026 meeting.

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

Jessica Cowan – Absent	William Gray – Yes	Aretha Wiseman – Yes
Ted Roman – Yes	Jackie Butler – Yes	Darrel Berkley – Yes
		Carl Williams – Yes

OTHER BUSINESS

ADJOURNMENT

Mr. Gray made a motion to adjourn the meeting at 6:59pm. Mr. Williams made the second and the motion was approved as follows:

Jessica Cowan – Absent	William Gray – Yes	Aretha Wiseman – Yes
Ted Roman – Yes	Jackie Butler – Yes	Darrel Berkley – Yes
		Carl Williams – Yes

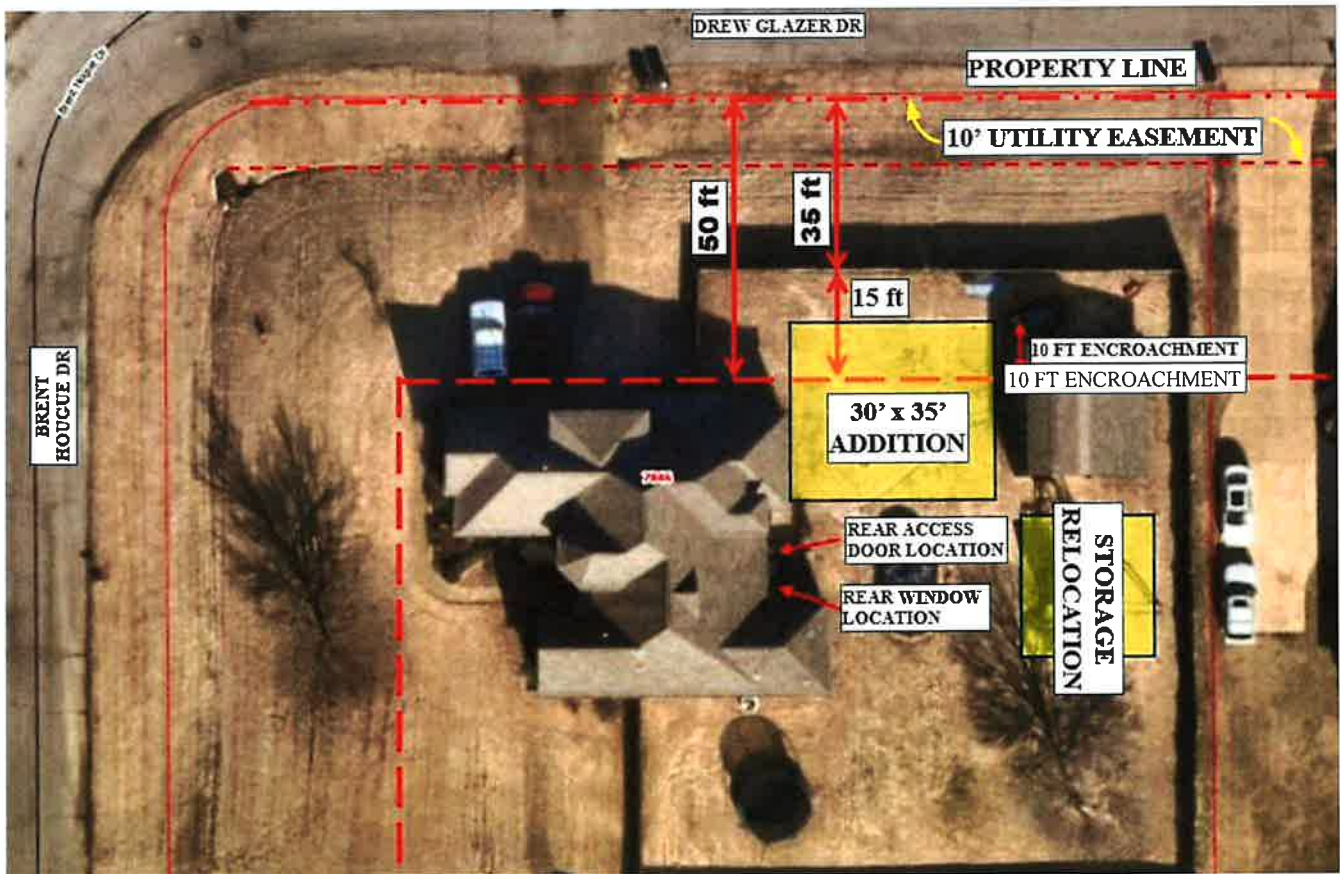
REPORT TO THE BOARD OF (ZONING) ADJUSTMENT

CAPTION / SUBJECT: Application for a Zoning Variance, submitted by property owners George & Chasidy Crum. The request is to encroach 10 feet into the 50 foot front yard setback for the purpose of a home addition. The 0.68+/-acre subject property is zoned R-3, Planned Residential, and is located at the southeast corner of Drew Glazer Drive and Brent Hogue Drive, known as Lot 39, Davidson Park Subdivision, 7846 Brent Hogue Dr. (File #VR25-0001).

- EXHIBITS:**
- 1. Letter of Intent from applicant
 - 2. Aerial Sketch
 - 3. Proposed Building Elevation

EXECUTIVE SUMMARY:

The property owners/applicants, George and Chasidy Crum, have submitted a setback request for the purpose of a ±1,000 home addition that would encroach 10 ft. into the 50 ft. front yard setback along Drew Glazer Dr. The home was purchased as-built in 2011. The property is a corner lot. The proposed addition would tie into the rear of the home where there are existing windows. Fenestration and accessibility considerations regarding the character of the house as a structure present a hardship that warrants the requested variance. Staff, therefore, recommends approval upon finding that all criteria are met.



BACKGROUND:

General Information	
Applicant	George and Chasidy Crum
Applicant's Status	Owners
Location	Southeast corner of Brent Hogue Dr. and Drew Glazer Dr. @ 7846 Brent Hogue Dr.
Size	0.68 acre lot (29,829 sf)
Existing Land Use	Single Family Residence
Current Zoning of Property	R-3 Planned Residential
Requested Action	Variance request to encroach 10 ft into the 50 ft front yard setback along Drew Glazer Dr.
Purpose	Single family residential home expansion encroachment
Variance Argument Summary	<p>The need to tie the roof line approximately at the location of the rear access door and a window providing ventilation to the house present structural hardships that warrant a variance for the house expansion. These structural issues do not result from the actions of the applicant.</p> <p>Additionally, there are other buildings in the area that encroach into setbacks and neighborhood architectural themes would be matched. No special privilege would be conferred in granting this variance.</p>
Applicable Regulations	Art. X, Sec. 7 (B) (1) (a-d) of the Zoning Ordinance

1. CRITERIA

- The variance requested arises from special conditions or circumstances which are unique due to the particular shape, size, location, or topography of a lot or parcel, or a structure thereon, and which are not ordinarily or generally found in the same zoning district.*

Applicant's Submittal: In his letter of request the applicant states that he would be unable to construct the home addition outside the building setback as the addition would obstruct the current back door access and obstruct the back living room windows of the existing structure.

Staff Finding: The 30 ft wide building addition would obstruct the rear door access and windows if constructed outside of the regulatory front setback line along Drew Glazer Dr. The corner location of the lot reduces the usable area of the yards outside the dual front setback requirements.



2. *The special conditions or circumstances do not result from the actions of the applicant.*

Applicant's Submittal: The applicant purchased the property in 2011 with the existing home on Lot 39.

Staff Finding: The locations of the rear access door and window are structural elements of the existing house, which are not caused by the applicant.

3. *That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zone or district under the terms of the Ordinance.*

Applicant's Submittal: The applicant has submitted an aerial map showing the anticipated building footprint location. The applicant cites adjacent properties that have built accessory buildings within setbacks.

Staff Finding: Contrary to most lots in the subdivision, the property is a corner lot, which imposes two front yard setbacks on the parcel. This reduces the usable area of the lot for structural improvements without encroaching into setbacks. A literal interpretation of the zoning ordinance that fails to consider this lot, rear access door, and rear window locations may arguably deprive the applicant of the comparable enjoyment of the size of the lot relative to other properties in the subdivision.

4. *That granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zone or district.*

Applicant's Submittal: The applicant has submitted in his Letter of Request that the structure will be built with matching brick, shingles, gutters, shutters, windows, doors, and paint colors. The applicant has also stated the building addition shall obtain all building permits and submitted a preliminary architectural sketch matching existing architectural themes.

Staff Finding: Granting the variance based on the locational factor of the property and the position of door and window structural elements of the existing house would consider the hardship specificities of the property. As such, it would arguably not constitute a special privilege to the applicant.



RECOMMENDED MOTION:

Approve a variance, permitting a 10 ft building setback encroachment into the 50 ft front yard setback along Drew Glazer Dr. for a 1 ½ story house addition at 7846 Brent Hogue Dr. upon finding that a hardship exists, namely, the corner location of the lot and the structural position of the rear access door and window for ventilation, and that all other variance conditions have been met, subject to the following:

- 1) The building addition shall not be placed within the existing 5 ft utility easement along the west property line.
- 2) Install small evergreen tree form landscape plants, such as tree form hollies, 8 ft on-center along the exterior (north side) of the existing fence and along the east façade of the building addition.
- 3) The building addition shall have opaque windows on the east façade facing Lot 40 of the Davidson Park Subdivision.
- 4) Move the existing accessory shed south as stated in the Letter of Intent and site sketches. This accessory building shall also not be placed within the existing 5 ft utility easement along the west property line.
- 5) The property owner shall obtain all building permits before proceeding with construction of the building addition.

ALTERNATIVE CONSIDERATION:

Upon finding that the variance criteria has not been met, deny the request for a 10 ft variance of the existing 50 ft building setback for the building addition at 7846 Brent Hogue Dr.

PREPARED BY: *[Signature]* DATE: 3/6/2025
CHECKED FOR SUBMISSION TO THE BOARD BY: *[Signature]* DATE: 03/06/2025
MOTION BY: _____ SECOND BY: _____



<u>VOTE</u>	BERKLEY	BUTLER	COWAN	GRAY	ROMAN	WILLIAMS	WISEMAN
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

To: City of Olive Branch

Subject: Variance request to build to existing fence variance

Project Name: Crum Home Expansion

The Crum family residing at 7846 Brent Hogue Drive would like to add an addition to our existing home which will be approximately 1,050 sq ft under the roof, heated/cooled. The need for this addition is to accommodate and to provide support/care for my aging mother.

This variance request is to acquire variance approval to build an addition to our home. I would like to ask for permission to build out within the existing fence variance with the expansion sitting behind the fence variance (aka existing fence).

Our Hardship

The Crum family has found themselves in a season of life that requires adjusting our living needs. Mr. Crum's mother has been disabled for over 20 years. Recently her husband passed away. She has gotten to an age where she needs assistance with her living needs. As such, she can no longer live alone in her own home.

As a family exploring all options of caring for an elderly/disabled parent, we have done the following:

- Explored multiple assisted living facilities.
- Explored moving to a larger home in/around Olive Branch.
- Explored building a new home to accommodate our multigenerational family needs which include needing handicap accessibility.
- Exploring the possibility of moving her into our home as is.
- **Exploring adding additional living space that can facilitate disabled needs as well as accommodate our existing household, which includes husband, wife, adult son (22), 11-year-old son and 7-year-old daughter.**

The following factors have heavily influenced our decision:

- Assisted living facilities
 - The cost to live in these facilities far exceed the amount of funds available for more than 5 years.
- Moving to a New home – existing construction

- The homes we have looked at will require additional renovations to accommodate.
- Our youngest son is challenged with adjustment disorder which drives struggle with change. While a new home would be a large change – having to change school districts would be more on him emotionally than we would like to attempt.
- Building a new construction home
 - In addition to possibly having to move to a new area and new school district, we looked at the cost to build and interest rates to finance and that would be above our means at this time.
- Moving her into our home as is
 - We use all of our space now. Mr. Crum’s mother would need to have all of her living needs met on the ground floor, plus accommodations made for her disabilities.
- **Adding additional square footage**
 - This gives Mr. Crum’s mother appropriate living space which includes a bedroom, bathroom, kitchen, dining and living space that accommodates for disabilities.
 - This is the least disruptive to our children.
 - This is the most feasible option for us financially.

We would be unable to build the expansion in line with the current house offset as it would obstruct the current back door access and would obstruct the back living room windows adjacent to the back door.

City of Olive Branch Variance Checklist responses

1. I do not see any adverse effect in character for the neighborhood. The expansion will add additional value to our home which will reflect well for our neighborhood as we are investing in our property and increasing value. We believe this will complement our neighborhood as several other neighbors have invested in their homes with beautiful porches, pools, additional garages, landscaping and concrete work. We feel this investment in our home would be incredibly complementary to the outstanding neighborhood that so many of our friends and loved ones call home. In addition to this investment and the investments of others, this adds a layer of stability to our neighborhood by neighbors committed to caring for their homes and dedication to living in the neighborhood long term.

2. This proposed expansion will be in line with city codes and will be supported through standard utilities and drainage. There will be no change to the current level of run off for drainage or any other changes that would hinder neighborhood utility needs. Our larger lot size nicely contributes to an increase in living space. We would continue to have a significant amount of yard space also.

a. Architecture – Exterior

- i. The outside structure is planned to be built in alignment with the existing house to include but not limited to matching brick, shingles, gutters, shutters, windows, doors and paint color. We also are planning to add landscaping with shrubs and plants.
- ii. The elevation of the slab will be consistent with the existing house slab. The structure will be 1.5 stories (downstairs with attic space above) and will not exceed the current house roof line height. It would look similar to if we added a two car garage adjoining the current house on the left side facing the front of the house.
- iii. The goal is to replicate the existing house architecture to make the expansion consistent with the existing home and appealing to the neighborhood.
- iv. All construction permits will be pulled and construction completed to code.

b. Architecture - Interior

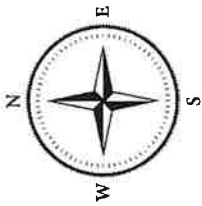
- i. The interior will be an expansion of consistent architecture and flow from the existing living room/kitchen area into the new expansion.

- 3. The expansion is additional square footage. There will be no increase in existing traffic flow or cause for congestion.
- 4. There will be no special needs that would increase danger from fire, flood or any endangerment of the adjacent properties.
- 5. The expansion should not diminish or impair our property or other surrounding property. The expansion should increase the value significantly, yielding potential higher comps for the future.
- 6. The expansion will conform to the city's codes. All permits will be pulled for construction.
 - a. Arial map of property and proposed expansion footprint – attached
 - i. The existing storage building will be moved to the right, centered with the back yard for better access and aesthetics.
 - b. Arial map – properties within 500 ft. – attached
 - c. Names/addresses – attached
 - d. Application information provided per request

As stated previously in this letter, we have explored 4 other options in addition to this one. We feel that if this is not approved, we will have to search for a new home outside of our neighborhood, which is not what we feel is best for our children, finances or family as we love our home our two youngest children have grown up in, greatly value our neighbors and neighborhood.

Thank you for your consideration and time spent on this request.

George Crum
7846 Brent Hogue Drive
Olive Branch, MS 38654
901-634-5530
gacrum@comcast.net



Red Rectangle is approximate proposed expansion (30'x35' / ~1,050 sqr ft). The existing storage building will be moved to the right and centered with the house as seen below.

Google Maps

You can enter notes here.

Cancel

Print





REPORT TO THE BOARD OF (ZONING) ADJUSTMENT

CAPTION/SUBJECT: Application to expand the scope and extend the validity time of a Conditional Use Permit granted on July 9, 2015, submitted by Shane King, Houston Engineering, on behalf of property owners, Public Storage. The request is to allow for mini warehouses to be located on a total of 11.81+/-acres for an additional period of twenty years, to terminate on March 13, 2045. The subject property is zoned C-2, Highway Commercial District, and is located between Mid South Drive and Caroma Street, known as 8650 Mid South Dr and 8717 Caroma Street. (File # CU25-0002).

- EXHIBITS:**
- 1. Application cover letter & applicant’s responses to CUP criteria
 - 2. Site Plan and Landscape Plans

EXECUTIVE SUMMARY: This application seeks approval of a 20-year Conditional Use Permit (CUP) bringing a non-conforming use of mini-warehouses and self-storage units on 4 lots (totaling 11.81± ac) with 17 existing storage/office buildings into zoning compliance. Three of the buildings were previously approved for a Conditional Use in September 2000. The CUP was extended for these 3 buildings on July 9, 2015. The property is zoned C-2 Highway Commercial District which allows for mini warehouses as a Conditional Use upon Board of Zoning Adjustment’s approval. The applicant has submitted a plan set that satisfies all conditions of the CUP request for mini-warehouses. Staff recommends approval subject to various conditions.



Figure 1 Aerial Map with Zoning

BACKGROUND: An application for a 20-year CUP was approved in September 2000. This CUP applied to three buildings on Lot 4. The other existing buildings and storage areas were non-conforming uses at the time. The CUP for the three buildings was renewed in July 2015 due to a change of ownership. A subdivision plat encompassing the entire 11.81 ac was approved by the Board of Alderman on July 19, 2022 but has not yet been recorded. The plat sought to create four lots (1, 4A, 4B, and 5). Due to another change of ownership, the applicant is requesting that the scope of the Conditional Use Permit be expanded to include all buildings on all these four prospective lots. All buildings would be used as climate controlled self-storage. The entire current 11.81+/- acres is zoned C-2, Highway Commercial zoning district.

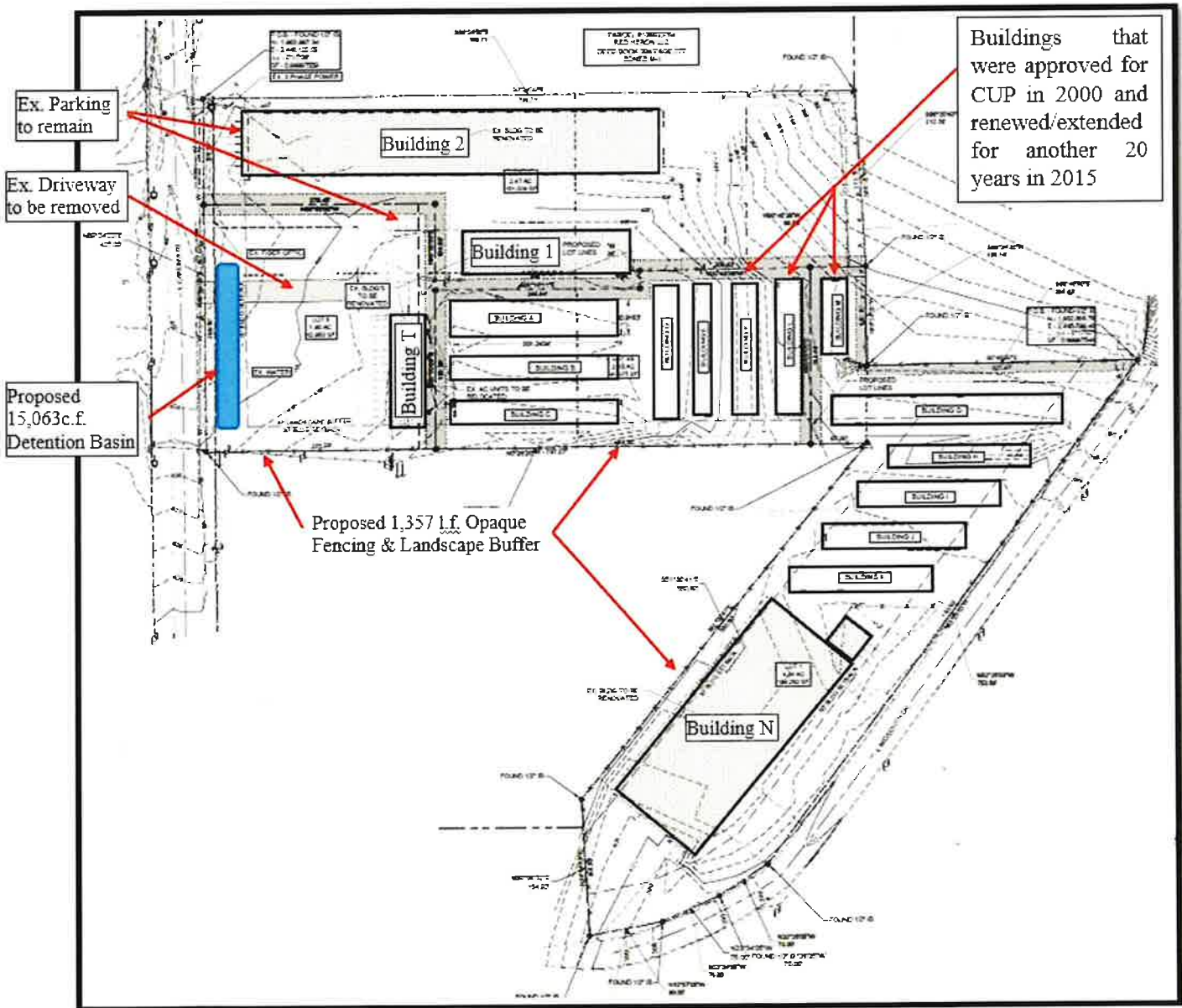


Figure 2 Overall Site Plan

The site plan that accompanied the CUP application depicts the 17 buildings. An existing asphalt drive tying into Caroma Dr. will be removed. A landscape buffer and 1,357 ft of opaque fencing is proposed between the subject properties and a multi-family development (Crestview Apartments) to the west. A detention basin is suggested along Caroma Dr. Also proposed are the required street trees along Caroma St. and Mid-South Dr. and an irrigation system.

ANALYSIS:

The Zoning Ordinance defines a conditional use as, "...a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

In further deciding whether to issue a CUP, the regulations require the Board of Adjustment to make findings on locational, design, and six general CUP criteria, which are summarized below.

GENERAL CONDITIONAL USE PERMIT CRITERIA

- 1. *Will the proposed use adversely affect the character of the neighborhood?*

Applicant's Response: The proposed renovations are intended to improve the functionality/usage of the existing buildings by renovating the interior of the buildings and relocating access doors. HE (Houston Engineering) believes that proposed renovations will not adversely affect the character of the surrounding area due to minimal exterior changes to any of the buildings that are to be improved.

Staff Finding: Aerial imagery shows the existing use of the subject properties has been storage since 1996 with adjacent uses also present at that time. Staff concurs that interior renovations along with the prolonged existing use of the properties as storage will not adversely affect the character of the neighborhood.



Figure 3 1996 Aerial Imagery

2. *Will the use overtax public utilities or community facilities?*

Applicant's Response: Building T falls beneath the minimum threshold for sprinkler requirements and Building 2 is to receive a sprinkling system that, given the considerable square footage of the building, still would not pose significant overtaxing of public utilities as daily operations for storage facilities have very little water and sewer demand.

Drainage onsite is to be improved by the construction of a detention basin with an outfall structure, storm drainage pipe network, and curb inlet on Caroma Street. This drainage network would tie into an existing storm drain manhole located just north of the property's driveway on Caroma Street.

Staff Finding: The existing use of the property for warehouses will not change. It is not foreseeable that the installation of a sprinkler system will negatively impact public utilities and community facilities.

3. *Will the use substantially increase traffic congestion or other hazards?*

Applicant's Response: As described in the CUP's extension request in 2015, any increase in the anticipated daily traffic would be negligible.

Staff Finding: A Conditional Use Permit will not cause an increase to traffic congestion or traffic hazards. Four buildings will have interior renovations with a slight change in use from a mixture of office space to climate controlled self-storage. This change would rather reduce trip generation to the site.

4. *Will the use increase the danger of fire, flood, or otherwise endanger the public health, safety or welfare?*

Applicant's Response: Building 1 will be equipped with a 3-hour fire wall located approximately halfway point of the building, which unless changes to local fire code are made, should be adequate for the square footage of the building. Building 2 will be sprinkled and Building N is currently already fire protected by sprinkler system. Building T does not require any additional fire protection. The materials used to construct the original buildings are not combustible materials.

Staff Finding: The buildings proposed to be renovated would be required to meet all requirements of the International Fire Code published by the International Code Council, which the city has adopted by reference. There is no indication that the renovated buildings would endanger public health, safety or welfare. The proposed stormwater detention basin should improve floodwater management downstream.

5. *Will the use substantially diminish or impair property values of adjacent properties or the neighborhood?*

Applicant's Response: The property is currently approved for and operating as mini storage facilities in a C-2 Highway commercial zone.

Staff Finding: Staff agrees with the Applicant's response. No diminishment or impairment of property values is anticipated, particularly considering the long existing use as commercial.

6. *Will the use comply with the recommendations of the Comprehensive Plan?*

Applicant's Response: The existing CUP was approved for operating under the C-2 Zoning and is not in conflict with the City's Comprehensive Plan.

Staff Finding: The Future Land Use Map in the 2040 Comprehensive Plan designates the site as “Commercial Corridor”. The mini-warehouse use is commercial in character.

RECOMMENDED MOTION: Upon finding that all conditional use permit criteria have been met, approve a conditional use permit for all mini-warehouse storage buildings at 8650 Mid South Dr. and 8717 Caroma St. for twenty years, valid till March 13, 2045, subject to the following conditions:

1. The subdivision plat approved by the Board of Alderman on July 19, 2022, must be recorded before a renovation permit may be issued for any building improvements on the properties.
2. Administrative review and approval of Final Civil, Photometric, Irrigation, Landscaping, and Building Elevation plans, which shall meet the City’s land development regulations.

PREPARED BY *[Signature]* DATE: 3/6/2025
CHECKED FOR SUBMISSION TO THE BOARD BY: *[Signature]* DATE: 3/06/2025
MOTION BY: _____ SECOND BY: _____

VOTE	BERKLEY	BUTLER	COWAN	GRAY	ROMAN	WILLIAMS	WISEMAN
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____



HOUSTON ENGINEERING

Engineering, Surveying, and Environmental Services

1207 Office Park Dr., Suite B

Oxford, Mississippi 38655

Office: (662) 205-6653

Cell: (662) 647-1312

E-mail: byron@houstonengr.com

February 7, 2025

Board of Zoning Adjustments
9200 Pigeon Roost Rd.
Olive Branch, MS 38654

Re: CONDITIONAL USE PERMIT (00-13)
EXTENSION REQUEST

Dear Board:

Houston Engineering is requesting, on behalf of our client, Public Storage, a time extension for Conditional Use Permit (00-13) previously approved by the City of Olive Branch Board of Zoning Adjustments.

Our client has proposed architectural floor plans, building elevations, and civil site plans for improvements to 4 of the existing facilities onsite. Buildings 1,2, and T are proposed as having full conversions from a mixture of storage and office space to climate-controlled self-storage units while building N is to receive interior modifications affecting approximately 250-300 square feet of the overall building footprint. These renovations bring alongside the need to improve the ADA accessible parking and access for buildings 1, 2, and T.

As requested by the CUP, the following six questions are addressed as such:

1. Explain how the proposed use will not adversely affect the character of the neighborhood.

The proposed renovations are intended to improve the functionality/usage of the existing buildings by renovating the interior of the buildings and relocating access doors. HE believes that proposed renovations will not adversely affect the character of the surrounding area due to minimal exterior changes to any of the buildings that are to be improved.

2. Explain how the proposed use will not overtax public utilities, drainage, or community facilities.

Building T falls beneath the minimum threshold for sprinkler requirements and Building 2 is to receive a sprinkling system that, given the considerable square footage of the building, still would not pose significant overtaxing of public utilities as daily operations for storage facilities have very little water and sewer demand.

Drainage onsite is to be improved by the construction of a detention pond with an outfall structure, storm drainage pipe network, and curb inlet on Caroma Street. This drainage network ties into an existing storm drain manhole located just north of the property's driveway on Caroma Street.

3. Explain how the proposed use will not substantially increase congestion or cause traffic hazards.

As described in the CUP's extension request in 2015, any increase in the anticipated daily traffic would be negligible.

4. Explain how the proposed use will not increase the danger of fire, flood, or otherwise endanger the public health, and general welfare.

Building 1 is to be equipped with a 3-hour fire wall located approximately halfway point of the building which, unless changes to local fire code are made, should be adequate for the square footage of the building. Building 2 is to be sprinkled and building N is currently already fire protected by sprinkler system. Building T does not require any additional fire protection. The materials used to construct the original buildings are not combustible materials.

5. Explain how the proposed use will not diminish or impair property values of adjacent properties or neighborhood.

The property is currently approved for and operating as mini storage facilities in a C-2 Highway commercial zone.

6. Explain how the proposed use of the property will conform to the recommendations of the City's Comprehensive Plan.

The existing CUP was approved for operating under the C-2 Zoning and is not in conflict with the City's Comprehensive Plan.

If you have questions, please advise.

Sincerely,

HOUSTON ENGINEERING



M. Shane King, E.I.
Jr. Project Manager



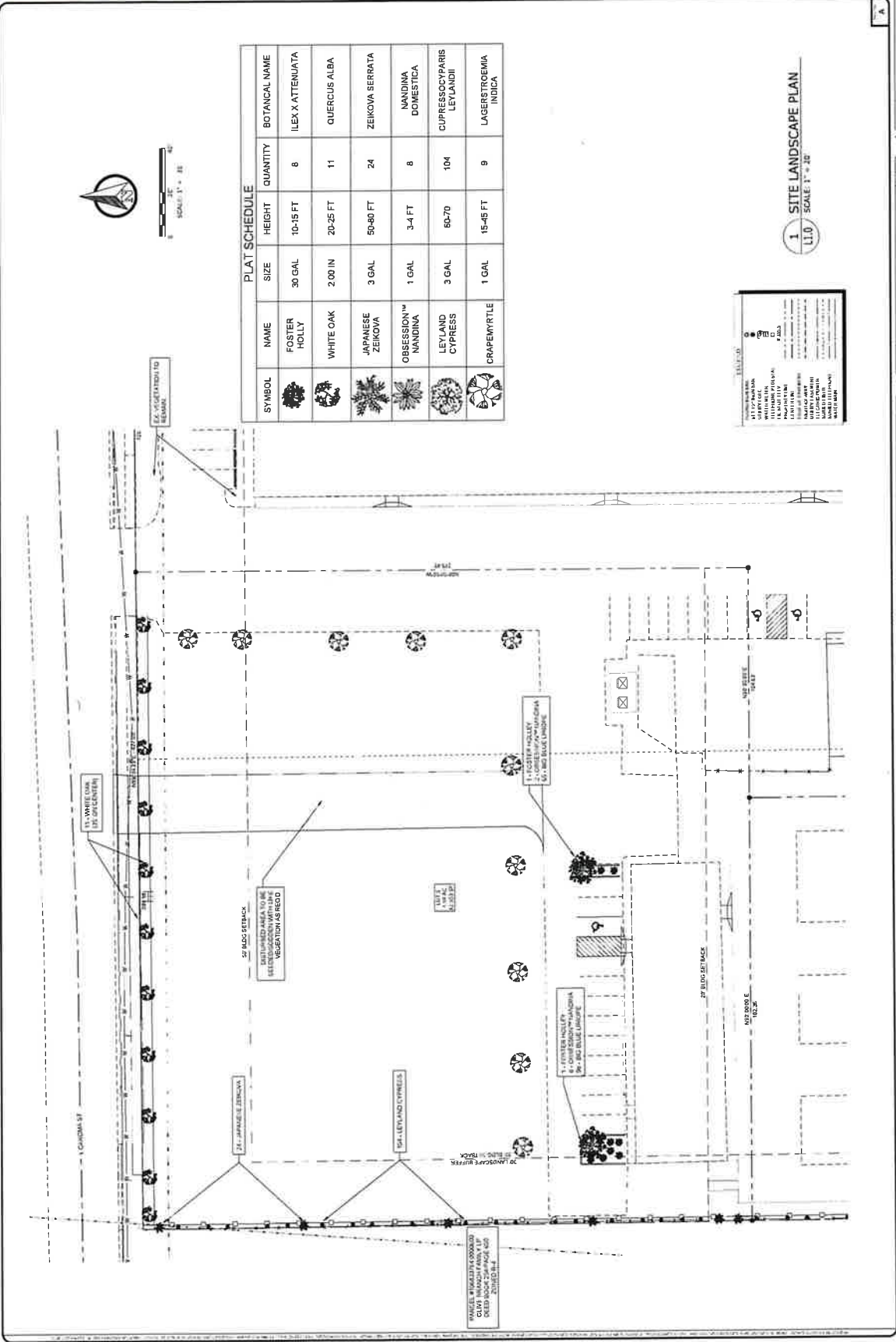
PLANT SCHEDULE					
SYMBOL	NAME	SIZE	HEIGHT	QUANTITY	BOTANICAL NAME
	FOSTER HOLLY	30 GAL	10-15 FT	8	ILEX X ATTENUATA
	WHITE OAK	2.00 IN	20-25 FT	11	QUERCUS ALBA
	JAPANESE ZEIKOVA	3 GAL	50-80 FT	24	ZEIKOVA SERRATA
	OBSESSION™ NANDINA	1 GAL	3-4 FT	8	NANDINA DOMESTICA
	LEYLAND CYPRESS	3 GAL	60-70	104	CUPRESSOCYPARIS LEYLANDII
	CRAPEMYRTLE	1 GAL	15-45 FT	9	LAGERSTROEMIA INDICA

LEGEND

- 1 - FOSTER HOLLY
- 2 - CRAPEMYRTLE
- 3 - JAPANESE ZEIKOVA
- 4 - OMISSION™ NANDINA
- 5 - LEYLAND CYPRESS
- 6 - WHITE OAK

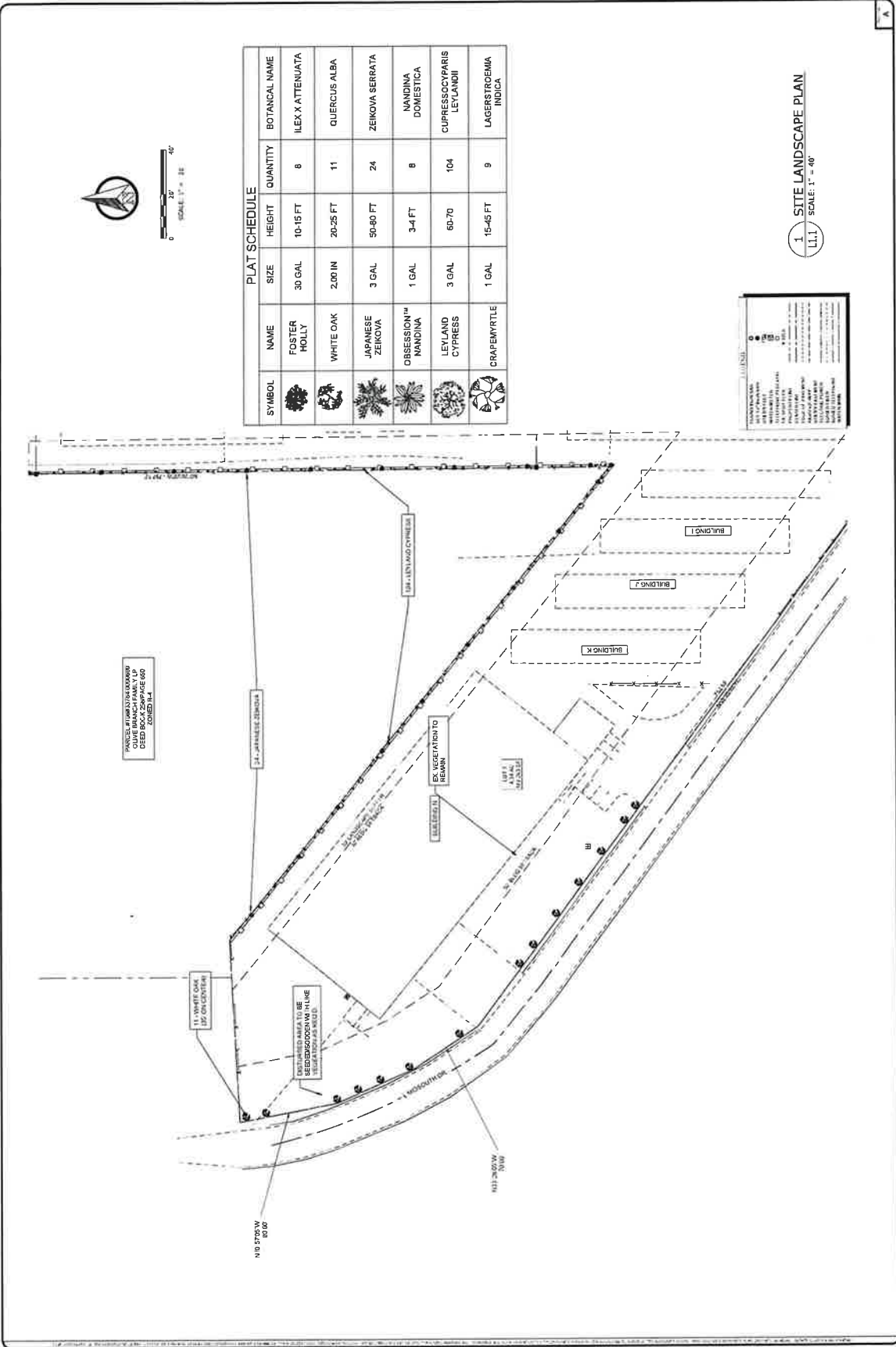
PROVIDED BY: HOUSTON ENGINEERING
 DATE OF PREPARATION: APRIL 2022
 DRAWN BY: M. S. KING
 CHECKED BY: B. HOUSTON
 APPROVED BY: B. HOUSTON

1 SITE LANDSCAPE PLAN
 SCALE: 1" = 20'





DATE	APRIL 2022
DESIGNED BY	M.S. KING
CHECKED BY	B. HOUSTON



PLANT SCHEDULE

SYMBOL	NAME	SIZE	HEIGHT	QUANTITY	BOTANICAL NAME
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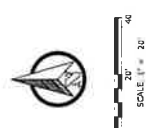
1 SITE LANDSCAPE PLAN
 L1.1 SCALE: 1" = 40'

PARCEL # 00813254000000
 OLIVE BRANCH FAMILY LP
 CSD ZONED R-1
 ZONED R-1

DISTURBED AREA TO BE RESTORED TO PRE-CONSTRUCTION CONDITION



DATE	222-032-004
SCALE	AS SHOWN
DESIGNED BY	M.S. KING
CHECKED BY	B. HOUSTON
APP'D BY	B. HOUSTON



SYMBOL	DESCRIPTION
	360 ADJUSTABLE SPRAY HEAD
	270 ADJUSTABLE SPRAY HEAD
	180 ADJUSTABLE SPRAY HEAD
	90 ADJUSTABLE SPRAY HEAD
	SIDE SPRAY NOZZLE
	LEFT SPRAY NOZZLE
	RIGHT SPRAY NOZZLE
	1" SCH. 40 PVC LATERAL LINE
	1.5" SCH. 40 PVC MAIN LINE
	4" SCH. 40 PVC SLEEVE
	1" AUTOMATIC VALVE
	IRRIGATION CONTROLLER
	BALL VALVE

DATE	222-032-004
SCALE	AS SHOWN
DESIGNED BY	M.S. KING
CHECKED BY	B. HOUSTON
APP'D BY	B. HOUSTON

1 SITE IRRIGATION PLAN
 SCALE: 1" = 40'

