

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF SOUTHAVEN, MISSISSIPPI ADOPTING AMENDMENTS
TO COMPREHENSIVE PLAN FOR SOUTHAVEN, MISSISSIPPI**

WHEREAS, Mississippi Code Section 17-1-9 states that “[z]oning regulations shall be made in accordance with a comprehensive plan, and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements”; and

WHEREAS, Mississippi Code Section 17-1-1 defines the term “comprehensive plan” as “a statement of public policy for the physical development of the entire municipality...adopted by resolution of the governing body, consisting of the following elements at a minimum: (1) goals and objectives for the long range (twenty to twenty-five years) development of the...municipality...;(2) a land use plan...; (3) a transportation plan...; and (4) a community facilities plan...; and

WHEREAS, the City of Southaven (“City”) pursuant to Mississippi Code 17-1-11, adopted the City of Southaven Comprehensive Plan (“Plan”) on August 4, 2020; and

WHEREAS, an amendment to the Plan has been proposed; and

WHEREAS, on June 7, 2022, the City Mayor and Board of Aldermen held a duly noticed public hearing to consider the amendment to the Plan as recommended by the City Planning Commission; and

WHEREAS, the public was given the opportunity to speak regarding the amendment; and

WHEREAS, the City’s current Plan provides and encourages further development of health care, medical services, and related uses for those properties in the medical uses land use classification; and

WHEREAS, the City Governing Authorities seek to specifically include “medical marijuana” as a related use in those areas where the medical use land classification is applicable; and

WHEREAS, the City zoning regulations must be made in accordance with the City Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Southaven, Mississippi as follows, to wit:

1. Based on the aforementioned, review of the Plan, the Mississippi Attorney General Opinion to Mayor Musselwhite dated April 15, 2022, along with the City Mayor and Board’s goals and policy for the physical development of the City, and the Amended Plan, attached hereto as Exhibit A, is hereby adopted and approved by the City.

2. A copy of the Amended Plan shall be available for public inspection at the City Clerk's Office during normal business hours.
3. The Mayor, Planning Director, or their designees are authorized to take any and all action to effectuate the intent of this Resolution.
4. Exhibit A is fully incorporated and included as part of this Resolution and the City Minutes of June 7, 2022.

Following the reading of this Resolution, it was introduced by Alderman Gallagher and seconded by Alderman Wheeler. The Resolution was then put to a roll call vote and the results were as follows, to-wit:

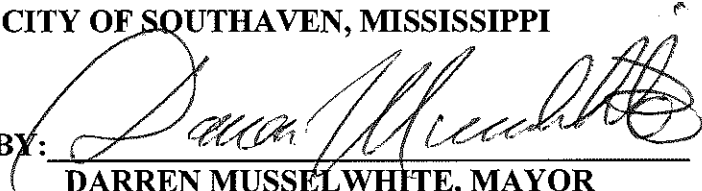
Alderman George Payne	YES
Alderman Kristian Kelly	YES
Alderman Charlie Hoots	YES
Alderman William Jerome	YES
Alderman Joel Gallagher	YES
Alderman John David Wheeler	YES
Alderman Raymond Flores	YES

RESOLVED AND DONE this 7th day of June 2022.

Having received a majority of affirmative votes, the Mayor declared that the Resolution was carried and adopted as set forth above on this the 7th day of June, 2022.

CITY OF SOUTHAVEN, MISSISSIPPI

BY:


DARREN MUSSELWHITE, MAYOR

ATTEST:


CITY CLERK



EXHIBIT A



Chapter 4. Land Use Plan

Comprehensive Development Plan

- 1) Land uses that tend to signal economic distress or poverty, such as payday loans, cash for title, check advance, pawn shops, rent to own, and similar establishments.
- 2) Buildings, including residential structures, that are excessively similar or dissimilar such that if constructed they would interrupt or prohibit the accomplishment of a genuine, identifiable and pleasing character of development. This is not to prevent the establishment of a particular development theme.
- 3) Big box retail developments. This style of development requires such expansive parking areas and is so bulky that it does not lend itself to pedestrian friendly design characteristics.
- 4) Concentrations of residential rental property. Concentrations of residential rental property typically occur in the form of traditional apartment complexes¹⁵. Such developments should be avoided due to the long-term difficulties of property maintenance and upkeep and absentee ownership.
- 5) An absence of functional and inviting civic spaces. Civic spaces provide areas for social interaction at various levels. Simply making "space" is not enough. Effective "space" must be well designed, attractive, functional, and most importantly there must intentional activities to draw people into the civic space and create a positive public perception.

Medical Uses

The medical uses land use classification is intended to encourage the further development of health care, medical service and related uses, including medical marijuana, near each other for the convenience of those seeking such services. This classification is anchored by the presence of Baptist Memorial Hospital-DeSoto and the many existing medically related land uses in the area.

Service Commercial

Medical marijuana dispensaries

This land use classification is intended to accommodate a variety of commercial uses bearing characteristics distinctly different from traditional retail commercial enterprises. As the name suggests, service commercial uses are related to the provision of a service, but not to the exclusion of some retail activity.

Characteristics of the land uses appropriate for this classification include outdoor storage of vehicles, equipment or goods, as opposed to outdoor display of products for sale. Examples of the types of uses appropriate for this district include, but are not limited to, contractor's offices, upholstery shop, automotive/RV/ATV accessories and customization, hardware, building supply, machine shop, body shop, equipment/tool rental, appliance repair, tire shop, oil change/quick lube, and others.

Southaven should employ rigorous review standards for these uses to ensure high quality development and compatibility with surrounding uses. The operating nature of potential uses could become a nuisance, and outdoor storage can be an eyesore if not properly screened.

Commercial / Retail

This land use category is designed to accommodate commercial uses conducted either indoors or outdoors and located in areas where business

¹⁵ For examples of "traditional apartment complexes", see Church Lake Apartments and Oak Hollow Apartments along Church Road.

PUBLIC HEARING NOTICE
CITY OF SOUTHAVEN COMPEHENSIVE PLAN

Pursuant to Mississippi Code Section 17-1-15, the City of Southaven Board of Aldermen will hold a public hearing on a proposed amendment to the City of Southaven Comprehensive Plan at the following time and place:

Tuesday, June 7, 2022 at 6:00 p.m.
Southaven City Hall
8710 Northwest Drive
Southaven, MS 38671

The proposed amendment to the City of Southaven Comprehensive Plan reflects the use of “medical marijuana” as part of “Medical Uses” on page 44 of the City of Southaven Comprehensive Plan

The plan amendment may be reviewed and copied at the Southaven City Clerk’s Office. The plan may also be obtained online at <http://www.southaven.org>

The proposed comprehensive plan will be considered for adoption at the June 7, 2022 meeting in accordance with Mississippi Code Section 17-1-11.

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF SOUTHAVEN, MISSISSIPPI TO AMEND
THE CITY OF SOUTHAVEN CODE OF ORDINANCES,
TITLE XIII, CHAPTER 12, SECTION 13-12(g) AND SECTION 13-12(m), CHART 4
COMMERCIAL ZONE DISTRICTS**

The Mayor and Board of Aldermen of the City of Southaven, Mississippi (the "City"), considered the matter of amending the Southaven Code of Ordinances, specifically, TITLE XIII, CHAPTER 12, SECTION 13-12(g) AND SECTION 13-12(m), CHART 4 COMMERCIAL ZONE DISTRICTS ("Ordinances")

Thereupon Alderman Payne offered and moved the adoption of the following resolution:

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF SOUTHAVEN, MISSISSIPPI TO AMEND
THE CITY OF SOUTHAVEN CODE OF ORDINANCES, TITLE XIII, CHAPTER 12,
SECTION 13-12(g) AND SECTION 13-12(m), CHART 4 COMMERCIAL ZONE
DISTRICTS**

WHEREAS, pursuant to Miss. Code 17-1-3, the City is vested with authority of regulatory controls over zoning and land uses, and may do all things, consistent with the laws of the state, which they deem necessary to protect the health and welfare of the residents; and

WHEREAS, further pursuant to Miss. Code 17-1-3, the City is empowered to promote the health, safety, morals, or the general welfare of the City by regulating the percentage of lot that may be occupied, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes; and

WHEREAS, pursuant to Miss. Code Section 17-1-9, the City's creation of the new "Medical Commercial Zone" as set forth in this Resolution and amended ordinance is made in accordance with the City's amended Comprehensive Plan and designed to lessen congestion in the streets; to secure safety by ensuring adequate City Police patrol for the sale of specialized products; to provide adequate light and air; to prevent the overcrowding of land; and to avoid undue concentration of population;

WHEREAS, pursuant to Miss. Code Section 17-1-9, the City's creation of the "Medical Commercial Zone" is consistent with character of the district and its peculiar suitability for

particular use with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout the City; and

WHEREAS, pursuant to Miss. Code 17-1-17, the City provided fifteen (15) days' notice of the hearing regarding the proposed amendment in an official paper or a paper of general circulation in Southaven, Desoto County; and

WHEREAS, the City may adopt an ordinance which seeks to regulate certain types of businesses, but does not make the operation of such business impracticable; and

WHEREAS, by creating of a “Medical Commercial Zone” the City is permitting business, which is authorized by Mississippi Medical Cannabis Act, to be located in a City zone that is consistent with the character of the area as the “Medical Commercial Zone” encompasses a hospital, pharmacies, medical specialists, and other medical services; and

WHEREAS, the City has the power and responsibility for planning and zoning in the City and to that end desires to provide clear guidelines for businesses located in the City, which shall ensure compliance with the zoning regulations of the City; and

WHEREAS, the Ordinances, as amended, provide specific guidelines for the governmental authorities, and serves the legitimate City interest for planning and zoning in the City by providing clear locations of certain type of business; and

WHEREAS, the City currently adheres and enforces regulations that allow for the review and recommendations of proposed land uses by the Planning and Development Department; and

WHEREAS, the City zoning regulations, which are a part of this ordinance, are made in accordance with the City’s Plan; and

WHEREAS, in accordance with the Mississippi Attorney General Opinion issued to Mayor Darren Musselwhite, the City may designate specific types of commercial zones in which dispensaries, cannabis research facilities, or cannabis testing facilities may operate (MS AG Op., Musselwhite (April 15, 2022); and

WHEREAS, in accordance with the Mississippi Attorney General Opinion issued to Mayor Darren Musselwhite, the City may designate specific types of commercial zones, such as a “Medical Commercial Zone” in which medical cannabis dispensaries may operate (MS AG Op., Musselwhite (April 15, 2022); and

WHEREAS, the Ordinances, as amended, provide specific guidelines for the governmental authorities, and serves the legitimate City interest; and

WHEREAS, the Board authorizes the Mayor, or his designee, to sign such documents or take actions that are necessary or required for the effectuation of the amended Ordinance; and

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI, BY RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI TO AMEND THE CITY OF SOUTHAVEN CODE OF ORDINANCES, TITLE XIII, CHAPTER 12, SECTION 13-12(g) AND SECTION 13-12(m), CHART 4 COMMERCIAL ZONE DISTRICTS as follows:

1. Section 13-12(g) shall be revised to state:

CM Commercial Medical District

The purpose of the CM medical commercial district is to provide an area centralized in the city that not only allows for normal retail shopping and personal services but also provides a concentrated location for medical uses including, but not limited to, medical cannabis dispensaries, medical cannabis research facilities and medical cannabis testing facilities. This area is generally situated within the boundaries of major street systems, in close proximity to the hospital and not adjacent to any residential areas. “Chart 4. Commercial Zone Districts” lists the permitted and conditional uses for this district. The minimum yard requirements and maximum height requirements which govern any use in this District are listed on “Chart 5. District Bulk Regulations”, unless otherwise regulated in this article. The maximum permitted floor area ratio shall be 0.25.

2. Section 13-12(m) Chart 4. Commercial Zone Districts Legend shall be amended as set forth in Exhibit A to this Resolution.

NOW, THEREFORE BE IT ORDERED that the City Clerk, pursuant to Miss. Code 21-13-11, provide notice of the adoption of the Ordinance in the Desoto Times for one (1) time.

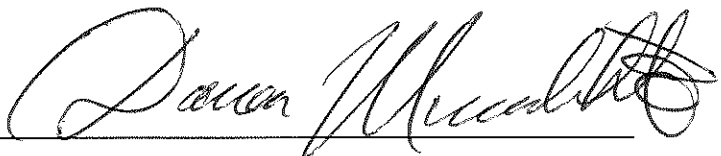
NOW, THEREFORE BE IT FURTHER ORDERED that this Ordinance shall be in effect one month from its passage.

The foregoing Resolution was seconded by Alderman Wheeler and brought to a vote as follows:

Alderman George Payne	YES
Alderman Kristian Kelly	YES
Alderman Charlie Hoots	YES
Alderman William Jerome	YES
Alderman Joel Gallagher	YES
Alderman John David Wheeler	YES
Alderman Raymond Flores	YES

Having received a majority of affirmative votes, the Mayor declared that the Resolution was carried and adopted as set forth above on this the 7th day of June 2022.

CITY OF SOUTHAVEN, MISSISSIPPI

BY: 
DARREN MUSSELWHITE, MAYOR

ATTEST:

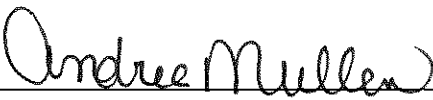

CITY CLERK



Exhibit A

Revised Section 13-12(m) Chart 4. Commercial Zone Districts Legend

Chart 4. Commercial Zone Districts Legend

S- site plan review required C- conditional use permit required BLANK- not permitted

Uses Permitted	O	RO	C1	CM	C3	C4	PBP	M1	M2	PUD
COMMERCIAL USES										
Adult daycare				C	C	C				S
Adult entertainment								S ¹	S ¹	
Art studio	S	C	S	S	S	S		S	S	S
Automobile dealerships, new					C ²⁸			S ²⁸	S ²⁸	S ²⁸
Automobile dealerships, used					C ^{29/38}	C ³⁸		S ²⁹	S ²⁹	S ²⁹
Automobile rental office				S	S	S		S	S	S
Automotive, truck and utility trailer rental with accessory office								S	S	S
Bakery, retail			S	S	S	S				S
Bank, savings & loan assoc.	S	C	S	S	S	S	S ²⁵	S	S	S
Beauty/barber shop	S ⁴³		C ⁴³	C ⁴³	C ⁴³	C ⁴³				S ⁴³
Book store	S		S	S	S	S				S
Bowling alley				S	S	S				S
Cabinet shop					S ⁵			S	S	S
Campground, travel trailer park								C	C	S,C
Cannabis medical dispensary				S						
Cannabis medical research facility				S						
Cannabis medical testing facility				S						
Car wash				C	C	C		S	S	S

[illegible]

Greenhouse/nursery			C	S	S	S		S	S	S
Grocery store			S	S	S	S				S
Gymnasium or sports complex			C	S	C	S		S	S	S
Head shop								S	S	S
Health club, health spa, reducing salon and similar uses			C	S	S	S	S			S
Hospice	S			S	S	S				S
Laboratories	C ¹⁰			S,C	C	S,C	S	S	S	S
Laundry, self service			S	S	S			S	S	S
Lawn, tree or garden service								S	S	S
Lifestyle center				S	C	S				S
Liquor store				S	S	S		S	S	S
Lounges, bars, taverns and similar establishments				C ³⁹	C	C ³⁹		S	S	S
Lumberyard								S	S	S
Machine shop and sheet metal shop								S ¹¹	S ¹¹	S ¹¹
Mini-warehouses/storages								S ¹³	S ¹³	S ¹³
Miniature golf course				S	S	S				S
Mobile home sales, service, repair and storage facilities								S ¹⁵	S ¹⁵	S ¹⁵
Motor vehicle repair more than 12,000 lbs gvw								C	S	S,C
Motor vehicle service & minor repair, no outdoor storage of vehicles or supplies				C ¹⁶	S ¹⁶	C ¹⁶		S ¹⁶	S ¹⁶	S ¹⁶
Motor vehicle service & repair				C ¹⁶		C ¹⁶		S ¹⁶	S ¹⁶	S ¹⁶
Music recording studio			S	S	S	S		S	S	S

Music/dance academy			S	S	S	S	S	S	S	S
Nail salons			C ⁴³	S ₄₃	S ⁴³	S ⁴³		S ⁴³		S ⁴³
Office, general	S	C	S	S	S	S	S ²²	S	S	S
Outdoor sales and storage			C ³¹	C ₃₁	C ³¹	C ³¹		S ³¹	S ³¹	S ³¹
Parking, automobile parking lot or garage as accessories				S	S	S		S	S	S
Party/reception halls					C ⁴⁷			C ⁴⁷	C ⁴⁷	S ⁴⁷
Pawn shop								S	S	S,C
Pet grooming shop without open kennel			S	S	S	S				S
Photo finishing			S	S	S	S				S
Photo finishing pickup station			S	S	S	S				S
Photographic processing or blueprinting				S	S	S		S	S	S
Photography studio	S	C	S	S	S	S				S
Plumbing shop					S			S	S	S
Power retail center				S	C	S				S
Print shop	S ¹⁷			S	S	S		S	S	S
Printing and publishing establishments				S	S	S		S	S	S
Public address systems (speakers)				C ₄₀		C ⁴⁰	C ⁴⁰	C ⁴⁰	C ⁴⁰	C ⁴⁰
Quick lube facility				S,C	S	S,C		S	S	S
Recreational center, commercial/indoor			C	C	S	C		S	S	S
Recreational uses, commercial/outdoor				C	C	C				S,C
Recreational uses, outdoor			C							S
Recycling center								S ²	S ²	S ²

Restaurants with indoor seating and without drive-in or drive-through facilities			S	S	S	S	S ²³	S	S	S
Restaurants, carry-out, drive-in, or with drive thru facilities			C	S,C	S,C	S,C		S	S	S
Retail shop, sales & services	C ¹⁹		S ¹⁹	S	S	S	S ²⁴	S	S	S
Retail strip with 4-8 tenants					S ³⁶			S ³⁶	S ³⁶	S ³⁶
Retail strip with 8-12 tenants								S ⁴¹	S ⁴¹	S ⁴¹
Recreational vehicles								S	S	S
Salon (full service)		C ⁴⁴	S ⁴⁴	S ⁴⁴	S ⁴⁴	S ⁴⁴				S ⁴⁴
Shooting gallery, indoor				S,C	C	S,C		C	C	S,C
Skating rink				S	S	S		S	S	S
Special Event tents/canopies				C ³⁴	C ³⁴	C ³⁴				C ³⁴
Tanning salon			S ⁴³	S ⁴³	S ⁴³	S ⁴³				S ⁴³
Tattoo shop								S	S	S
Theatre, drive-in								C	C	S,C
Title loan facility								C ³³	C ³³	S,C ³³
Theatre, indoor				S	S	S				S
Urban Banks (cash advancing)								C ³³	C ³³	
Vehicle wash (trucks, trailers, etc.)								S	S	S
Warehouses								S ²⁷	S ²⁷	S ²⁷
Wholesale merchandising			C	C	C	C		S	S	S
Wigology				C ⁴⁴	C ⁴⁴	C ⁴⁴		S ⁴⁴	S ⁴⁴	S ⁴⁴
Woodworking shop					S ⁵			S	S	S
Bus terminal or service facility					C			C	C	S,C
Electric generating facility								C	C	
Public service facility	S	S	S	S	S	S	S	S	S	S
Telephone service or switching center						S	S	S	S	S

Transportation terminal for air, rail, truck or water								S	S	S
Utility substation								S	S	S
Wrecker services with temporary storage of non-compliant cars								C ²⁰	C ²⁰	S ²⁰
Flea market (outdoor)								C	C	S,C
OTHER USES										
Flea market, indoor								C	C	S,C
Landfill (sanitary)									C	S,C
Radio/tv tower, antenna, earth station greater than 35 feet in height	C		S,C	C	C	C	S,C	C	C	S,C
Radio/tv tower, antenna, earth station less than 35 feet in height	C		C	S	S	S	S	S	S	S
Residential Retirement Community	C ⁴⁶		C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶
Wedding Chapel				C	C	C				S
Zoo				C	C	C		S	S	S
Sawmills, provided they are on sites containing not less than five (5) acres;								S	S	S
Sewage treatment facility									C	S,C
INDUSTRIAL USES										
Asphalt plant/concrete plant								S,C ³	S,C ³	S,C ³
Auction yards or barns								S	S	S,C
Compounding of cosmetics, toiletries, drugs & pharmaceutical products								S	S	S
Distribution center							S	S	S	S

Manufacture of food products, including beverage blending or bottling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable products and canning.						S,C	S	S
Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods						S	S	S
Manufacturing, processing and storage of the following chemicals, petroleum, coal and allied products: 1. Acids and derivatives 2. Acetylene 3. Ammonia 4. Carbide 5. Caustic soda 6. Cellulose and cellulose storage 7. Chloride 8. Coke oven products (including fuel gas), and oven products storage 9. Creosote 10. Distillation, manufacture or refining of coal, tar, asphalt, wood and bones 11. Explosives (including ammunition and fireworks) and explosives storage 12. Fertilizer (organic)							C	

[illegible]

OTHER HOUSING										
Accessory dwelling unit					S	S	S	S	S	S
Hotel			S ³⁷	S ₃₇	S ³⁷	S ³⁷				S ³⁷
Motel/motor lodge					C			C	C	C
INSTITUTIONS										
Airport, landing strip, agricultural flying service provided they comply with the regulations of the federal aviation administration;								C	C	S,C
Auditorium/lecture hall				S	S	S		S	S	S
Cemetery/mausoleum				S	S	S		S	S	S
Church			S	S	S	S		S	S	S
Club or lodge, private			S	S	S	S				S
Country club			C	S,C	C	S,C				S,C
Golf course							S			S
Hospital				S	S	S		S	S	S
Neighborhood park, playground, recreational & community facilities and buildings of a noncommercial nature (public)			S							
Nursing home	S		S	S	S	S				S
Park/forest preserve	S	S	S	S	S	S	S	S	S	S
Post office or postal facility	S	C	S	S	S	S	S	S	S	S
Religious, philanthropic or educational institution			S	S	S	S	S	S	S	S
School, public or private			S	S	S	S				S
AGRICULTURAL USES										
Crop and soil preparation								S	S	S
Farms and farm dwellings								S	S	S
Fish camp (private)										S
Kennel				S,C	S	S,C		S	S	S

Veterinary clinic		C ³⁵	S ³⁵	S ₃₅	S ³⁵	S ³⁵		S ³⁵	S ₃ ³⁵	S ³⁵
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WORK AUTHORIZATION

DESIGN AND CONSTRUCTION ENGINEERING AND INSPECTION (CE&I) SERVICES GETWELL ROAD MULTIUSE TRAIL CONNECTION (NAIL TO MAY BLVD)

In accordance with the Master Service Agreement dated June 13, 2014 as amended by the 6th amendment dated September 1, 2021 between City of Southaven and Civil-Link, LLC, this Work Authorization describes the services and payment conditions related to the engineering design & construction engineering and inspection (CE&I) services provided by CL for the Project described as the ***GETWELL ROAD MULTIUSE TRAIL CONNECTION (NAIL TO MAY BLVD)***.

GENERAL:

The GETWELL ROAD MULTIUSE TRAIL CONNECTION (hereafter, "Project") is proposed to be completed utilizing local funds appropriated for this Project for the extension of the multiuse trail at the intersection of Nail Road and Getwell Road north along the east side Getwell Road and connecting to the existing trail on the south side of May Blvd. In order to complete this Project, engineering design, topographic survey, construction engineering and inspection, and material quality control testing phase services will be completed to prepare contract documents, plans and specifications for bids and selection of a Contractor for the City of Southaven (hereafter, "Owner"). In addition, CL will assist in assuring the project is constructed in accordance with the contract documents, plans and specifications, by providing CE&I services and material quality control testing for the Owner.

The Project is expected to include the installation of approximately 2100 linear feet of a 10' wide pedestrian multiuse trail and installation of an underground drainage system to collect the existing on-street drainage that will run along the east side of Getwell Road between Nail Road and May Blvd.

SCHEDULE:

The Project time necessary to complete each service from the date of this Work Authorization is as follows:

Engineering Design (Design, Survey, Bidding)	3 Months
Construction Engineering and Inspection (CE&I and Testing)	3 Months

PAYMENT CONDITIONS:

CL shall provide the services described herein for this WA at our hourly rates with a **2.6 labor mark-up not-to-exceed** \$30,000.00 for Engineering Design, \$35,000.00 for Construction Engineering and Inspection (CE&I and Quality Control Material Testing) for a total of \$65,000.00. Payment shall be made in accordance the terms set forth in the referenced Professional Services Master Agreement. Any construction phase services after the construction contract time or additional services outside of those described will be conducted at the labor mark-up listed herein.

SCOPE OF SERVICES:

I. DESIGN PHASE SERVICES

- A. Consult with the OWNER to clarify and define the OWNER's requirements for the Project.
- B. Prepare design documents consisting of final design criteria, plan-profile drawings details, drainage plans, erosion control plans, cross sections and outline specifications.
- C. On the basis of approved preliminary design documents (including OWNER's comments) and detailed design, prepare final design documents to include final construction drawings, specifications and contract documents.
- D. Conduct plan-in-hand inspection of the project site with OWNER and representatives of governmental agencies which may have jurisdiction over the Project.
- E. Contact and meet with representatives of utility companies to resolve utility issues affected by the proposed construction.

- F. Prepare a project notebook containing copies of all design calculations, equipment and component data sheets, manufacturer's catalog cuts, survey books/notes, correspondence and other information.
- G. Based on information contained in the final design documents, prepare a revised opinion of probable construction costs.
- H. Preparation of a Stormwater Pollution Prevention Plan if required.
- I. Prepare and issue Contract Documents to prospective bidders and maintain a record of their issuance.
- J. Prepare and issue Addenda (after approval by the OWNER) as appropriate to interpret, clarify, correct or expand Contract Documents to each known procurer of the Contract Documents.
- K. Provide information on the general scope, unusual conditions and desired sequence of construction as requested by procurers of Contract Documents.
- L. Conduct a pre-bid conference if requested by the OWNER.
- M. Consult with and advise the OWNER as to the acceptability of subcontractors, suppliers, and other persons or organizations proposed by the prime Contractor as required by the Contract Documents.
- N. Consult with and advise the owner as to the acceptability of substitute materials and equipment proposed by the Contractor when substitution prior to the award of contracts is allowed by the Contract Documents.
- O. Attend the bid opening, prepare bid tabulation sheets and assist owner in evaluating bids.
- P. Assist the OWNER in the preparation of the documents necessary to complete the award.

The Bidding Phase will be considered complete upon commencement of the Construction Phase after award and contract documents are issued or upon cessation of negotiations with prospective contractors.

II. CONSTRUCTION SERVICES

- A. General Administration of Construction Services.
 - 1. The ENGINEER shall consult with and advise OWNER and act as OWNER'S representative; shall issue all instructions of OWNER to Contractor; and shall act as initial interpreter of the Contract Documents and judge of the acceptability of the work thereunder.
- B. Visits to Site and Observation of Construction.
 - 1. The ENGINEER shall make visits to the site at intervals appropriate to the various stages of construction as he deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor's work. Based on information obtained during such visits and on such observations, the ENGINEER shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and shall keep OWNER informed of the progress of the work. The purpose of the ENGINEER'S visits to the site will be to enable him to carry out the duties and responsibilities assigned to and undertaken by him during the Construction Phase, and, in addition, through his experience as a qualified design professional, to provide for OWNER a greater degree of confidence that the completed work of Contractor will conform generally to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor. On the other hand, the ENGINEER shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work; nor shall the ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly,

the ENGINEER can neither guarantee the performance of the construction contract by Contractor nor assume responsibility for Contractor's failure to furnish and perform his work in accordance with the Contract Documents.

2. Defective Work. During such site visits and on the basis of such observations, the ENGINEER may recommend to the OWNER disapproval or rejection of Contractor's work if the ENGINEER believes that such work will not produce a completed Project which conforms generally with the Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

3. Clarifications and Interpretations; Change Orders. The ENGINEER shall issue necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. In connection therewith, if appropriate, the ENGINEER shall recommend Change Orders to OWNER and shall prepare Change Orders as required.

4. Shop Drawings. The ENGINEER shall review and approve (or take other appropriate action in respect of) Shop Drawings, samples and other data which Contractor is required to submit, but only for conformance with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents and compliance with the information given in the Contract Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.

5. Substitutes. The ENGINEER shall evaluate and determine the acceptability of substitute, or "or-equal" materials and equipment proposed by Contractor.

6. Inspections and Tests. The ENGINEER shall have authority, as OWNER'S representative, to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testings and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents).

7. Applications for Payment. Based on the ENGINEER'S on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules:

a) The ENGINEER shall determine the amounts owed to Contractor and recommend in writing payments to Contractor in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of the ENGINEER'S knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents. In the case of unit price work, the ENGINEER's recommendations of payment will include final determinations of quantities and classification of such work (subject to any subsequent adjustments allowed by the Contract Documents).

b) By recommending any payment, the ENGINEER shall not thereby be deemed to have represented that on-site observations made by the ENGINEER to check the quality or quantity of Contractor's work as it is performed and furnished have been exhaustive, extended to every aspect of the work in progress, or involved detailed inspections of the work beyond the responsibilities specifically assigned to the ENGINEER in this Agreement and the Contract Documents. The ENGINEER'S review of Contractor's work for the purposes of recommending payments will not impose on the ENGINEER responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on the ENGINEER to make any examination to ascertain how or for what purposes any Contractor has used the monies paid on account of the contract price, or to determine that title to any of the work, materials or equipment has passed to OWNER free and clear of any lien, claims, security interests or encumbrances, or that there may not be other matters at issue between OWNER and Contractor that might affect the amount that should be paid.

8. Contractor's Completion Documents. The ENGINEER shall receive, review and transmit to OWNER with written comments maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals which are to be assembled by Contractor in accordance with the Contract Documents (but such review will only be to determine that their content complies with the requirements of the Contract Documents); and shall transmit them to OWNER with written comments.

9. Substantial Completion. Following notice from Contractor that Contractor considers the entire work ready for its intended use, the ENGINEER and OWNER, accompanied by Contractor, shall conduct an inspection to determine if the work is substantially complete. If, after considering any objections of OWNER, the ENGINEER considers the work substantially complete, the ENGINEER shall deliver a certificate of substantial completion to OWNER and Contractor.

10. Final Notice of Acceptability of the Work. The ENGINEER shall conduct a final inspection to determine if the completed work of Contractor is acceptable so that the ENGINEER may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, the ENGINEER shall also provide a notice that the work is acceptable to the best of the ENGINEER's knowledge, information and belief and based on the extent of the services performed and furnished by the ENGINEER under this Agreement.

11. Record Documents. Upon completion of the work, the ENGINEER shall compile for and deliver to the OWNER a complete set of record documents conforming to information furnished to the ENGINEER by the Contractor. This set of documents shall consist of record specifications and reproducible record drawings showing the reported location of the work. In that record documents are based on information provided by others, the ENGINEER cannot and does not warrant their accuracy.

12. Limitation of Responsibilities. The ENGINEER shall not be responsible for the acts or omissions of any Contractor, or of any subcontractor, any supplier, or of any other person or organization at the site or otherwise furnishing or performing any of the work. The ENGINEER shall not be responsible for Contractor's failure to perform or furnish the work in accordance with the Contract Documents.

13. Progress Meetings and Reports. During construction, the ENGINEER will schedule and conduct monthly progress meetings with the OWNER, Contractor and appropriate subcontractors, if any, to discuss progress, scheduling problems, conflicts and observations of all parties involved. The ENGINEER shall also prepare minutes of the meeting. The ENGINEER shall also prepare a construction progress report monthly which shall be submitted to OWNER by the 10th day of each month for the preceding month's work. This report shall accompany the Contractor's and the ENGINEER'S monthly payment requests.

14. Duration of Construction Phase. The Construction Phase will commence with the execution of the construction contract for the Project or any part thereof and will terminate upon written recommendation by the ENGINEER of final payment and submission of record documents to OWNER.

C. Resident Project Representative.

1. The ENGINEER shall furnish a Resident Project Representative (RPR), assistants and other field staff to assist the ENGINEER in observing progress and quality of the work of the Contractor.

2. Through more extensive on-site observations of the work in progress and field checks of materials and equipment by the RPR and assistants, the ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the work of the Contractor; but, the furnishing of such services will not make the ENGINEER responsible for or give him control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for Contractor's failure to perform the work in accordance with the Contract Documents.

3. The duties and responsibilities of the RPR are limited to those of the ENGINEER in his agreement with the OWNER and in the construction Contract Documents, and are further limited and described as follows:

- a) RPR is the ENGINEER'S agent at the site and will act as directed by and under the supervision of the ENGINEER and will confer with the ENGINEER regarding RPR's actions.

RPR's dealings in matters pertaining to the on-site work shall in general be with the ENGINEER and Contractor keeping OWNER advised as necessary. RPR's dealings with subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with OWNER with the knowledge of and under the direction of the ENGINEER.

- b) Schedules. Review the progress schedule and schedule of Shop Drawing submittals prepared by Contractor and consult with the ENGINEER concerning acceptability.
- c) Conferences and Meetings. Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
- d) Liaison. Serve as the ENGINEER'S liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of the Contract Documents; and assist the ENGINEER in serving as OWNER'S liaison with Contractor when Contractor's operations affect OWNER'S on-site operations.
- e) Assist in obtaining from OWNER additional details or information, when required for proper execution of the work.
- f) Record date of receipt of Shop Drawings and samples.
- g) Receive samples which are furnished at the site by Contractor and notify the ENGINEER of availability of samples for examination.
- h) Advise the ENGINEER and Contractor of the commencement of any work requiring a Shop Drawing or sample if the submittal has not been approved by the ENGINEER.
- i) Review of Work, Rejection of Defective Work, Inspections and Tests
- j) Conduct on-site observations of the work in progress to assist the ENGINEER in determining if the work is in general proceeding in accordance with the Contract Documents.
- k) Report to the ENGINEER whenever RPR believes that any work will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise the ENGINEER of work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
- l) Verify that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel, and that Contractor maintains adequate records thereof; and observe, record and report to the ENGINEER appropriate details relative to the test procedures and startups.
- m) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report these results to the ENGINEER.
- n) Interpretation of Contract Documents. Report to the ENGINEER when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by the ENGINEER.
- o) Modifications. Consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report with RPR's recommendations to the ENGINEER. Transmit to Contractor in writing decisions as issued by the ENGINEER.
- p) Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and samples, reproductions of original Contract Documents including all addenda, Change Orders, additional Drawings issued subsequent to the execution of the

contract, the ENGINEER'S clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing submittals received from and delivered to Contractor and other Project related documents.

- q) Prepare a daily report or keep a diary or logbook, recording Contractor's hours on the job site, weather conditions, data relative to questions of Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to the ENGINEER.
- r) Record names, addresses and telephone numbers of all Contractors, subcontractors and major suppliers of materials and equipment.
- s) Furnish the ENGINEER periodic reports as required of progress of the work and of Contractor's compliance with the progress schedule and schedule of Shop Drawings and sample submittals.
- t) Consult with the ENGINEER in advance of scheduled major tests, inspections or start of important phases of the work.
- u) Draft and recommend to the ENGINEER proposed Change Orders, obtaining backup material from Contractor.
- v) Report immediately to the ENGINEER and OWNER the occurrence of any accident.
- w) Payment Requests. Review applications for payment with Contractor for compliance with the established procedure for submission and forward with recommendations to the ENGINEER, noting particularly the relationship of the payment requested to the work completed and materials and equipment delivered at the site but not incorporated in the work.
- x) Certificates, Maintenance and Operation Manuals. During the course of the work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to the ENGINEER for review and forwarding to OWNER prior to final payment for the work.
- y) Before the ENGINEER certifies substantial completion, submit to Contractor a list of observed items requiring completion or correction.
- z) Observe whether Contractor has performed inspections required by laws, rules, regulations, ordinances, codes, or orders applicable to the work, including but not limited to those to be performed by public agencies having jurisdiction over the work.
- aa) Conduct a final inspection in the company of the ENGINEER, OWNER, and Contractor and prepare a final list of items to be completed or corrected.
- bb) Observe whether all items on final list have been completed or corrected and make recommendations to the ENGINEER concerning acceptance.
- cc) Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by the ENGINEER.
- dd) Shall not exceed limitations of the ENGINEER'S authority as set forth in the Contract Documents and this Agreement.
- ee) Shall not undertake any of the responsibilities of Contractor, subcontractors, suppliers or Contractor's superintendent.
- ff) Shall not advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.

gg) Shall not advise on, issue directions regarding to, or assume control over safety precautions and programs in connection with the work.

hh) Shall not accept Shop Drawings or sample submittals from anyone other than Contractor.

ii) Shall not authorize OWNER to occupy the Project in whole or in part.

jj) Shall not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by the ENGINEER.

III. ON-SITE TESTING AND MONITORING OF CONSTRUCTION

- A. Onsite soils density testing services will be provided by ENGINEER during the earthwork activities and piping installations.
- B. Onsite asphalt testing related to verifying temperatures, thickness, etc.
- C. Onsite concrete material sampling and reporting.
- D. ENGINEER will furnish and have a Material Tester on site during the activities listed when notified to assist the OWNER in observing quality of the work of the Contractor.

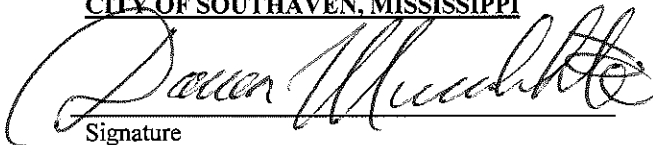
IV. SERVICES NOT INCLUDED – ADDITIONAL SERVICES IF REQUIRED

- A. Environmental Evaluations or Investigations beyond a Categorical Exclusion
- B. Right-of-Way/Easement Acquisition Services
- C. Construction Surveying or Staking

TERMS AND CONDITIONS. The terms and conditions of the Agreement referenced above shall apply to this Work Authorization, except as expressly modified herein.

ACCEPTANCE of the terms of this Work Authorization is acknowledged by the following signatures of the Authorized Representatives.

CITY OF SOUTHAVEN, MISSISSIPPI


Signature

Darren Musselwhite, Mayor
Typed Name/Title

6-9-22
Date of Signature

CIVIL LINK

Signature

Dan Cordell, Principal
Typed Name/Title

Date of Signature

RESOLUTION FOR ASSESSING UNPAID SANITATION FEES

WHEREAS, pursuant to Mississippi Code 21-19-1, the City of Southaven ("City") operates and maintains a garbage and rubbish collection system; and

WHEREAS, pursuant to Mississippi Code 21-19-2 and the City ordinances, the City previously implemented a \$12.00 per month sanitation fee to defray the cost for the operating and maintaining of the garbage and rubbish collection system; and

WHEREAS, despite correspondence requesting that certain City residents pay the sanitation fee, the residents listed at the properties on Exhibit A have failed to pay the sanitation fee; and

WHEREAS, the individuals for the properties in Exhibit A were provided correspondence for an opportunity for a hearing City Board Meetings regarding the delinquent assessments and chose not to attend the hearing; and

WHEREAS, the City desires to collect the sanitation fees from the individuals and in the amount as set forth in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Southaven, Mississippi, as follows, to-wit:

1. Pursuant to Mississippi Code 21-19-2, the City Public Works Director and his staff are authorized to notify the Desoto County Tax Collector of the unpaid fees for those residents as set forth in Exhibit A. Upon receipt of the residents and addresses as set forth in Exhibit A from the City, the Desoto County Tax Collector shall not issue or renew a motor vehicle road and bridge privilege license for the motor vehicle owned by those individuals, unless such fees or charges, in addition to any other taxes or fees assessed against the motor vehicle, are paid.

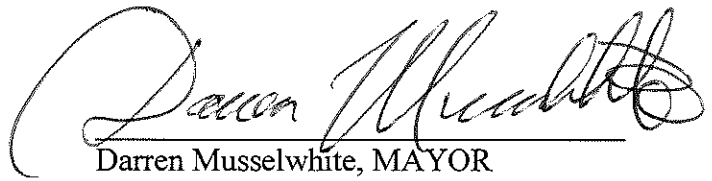
2. In lieu of filing the assessments with the Desoto County Tax Collector, the City, pursuant to Mississippi Code 21-19-2, may file a lien on the property offered the sanitation service.

3. The Mayor, City Public Works Director and any of their designees are authorized to take any and all action to effectuate the intent of this Resolution.

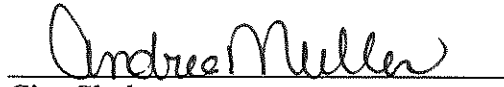
After a full discussion of this matter, ALDERMAN Gallagher moved that the foregoing Resolution be adopted. The motion was seconded by ALDERMAN Kelly. Upon the question being put to a vote, Members of the Board of Aldermen voted as follows:

Alderman William Jerome	voted: YES
Alderman Kristian Kelly	voted: YES
Alderman George Payne	voted: YES
Alderman Joel Gallagher	voted: YES
Alderman John Wheeler	voted: YES
Alderman Raymond Flores	voted: YES
Alderman Charlie Hoots	voted: YES

RESOLVED AND DONE, this 7th day of June 2022.


Darren Musselwhite, MAYOR

ATTEST:


City Clerk



Property Owners/Previous Tenants who live somewhere else in Desoto County other than service address
(got letters to pay by certain date & never did)

SERVICE ADDRESS:	PROPERTY OWNER/ TENANT NAME:	PROP. OWNER/TENANT PERSONAL ADDRESS:	AMOUNT INFORMATION:	ACTION:
5387 Bradley Lane	Sandra Riley	7772 Stacey Drive, Southaven	STILL NOT PAID - \$62.40 (Sandra Riley account)	Car tag hold at both addresses (Bradley & Stacey)

Customers who got 4/19/22 Letter, to be paid by 5/19/22; Picked up carts on 5/23/22, Still Not Paid as of 6/2/22

	Address:	Resident:	ACTION:
1	5357 Bradley Lane	Robert Williamson	Car tag hold
2	5366 Bradley Lane	Othie Hobbs	Car tag hold
3	918 Brookside	Charles Coulston	Car tag hold
4	639 Burton Lane	John McGee	Car tag hold
5	830 Grant Drive	Richard Hopkins	Car tag hold
6	5682 Hwy 51 N	Abra Hassell	Car tag hold
7	1013 McGowan Drive	Cecilia Smith	Car tag hold
8	1241 Payton Drive N	Kiara Davis	Car tag hold
9	5329 Payton Drive W	Tina Langley	Car tag hold
10	5370 Russell Drive	Tyrente Sanford	Car tag hold
11	1770 Windy Lane	Stephen Sandy	Car tag hold
12	5356 Woodchase Drive	Scott Hadley	Car tag hold

List Current as of 6/2/2022

RESOLUTION GRANTING AUTHORITY TO CLEAN PRIVATE PROPERTY

WHEREAS, the governing authorities of the City of Southaven, Mississippi, have received numerous complaints regarding the parcel of land located at the following address, to-wit:

CONDEMNATION ADDRESS

680 Thornwood Place

526 Christybrook Cove

6836 Cobblestone

Parcel # 107834000 0000204

Parcel # 107834170 0001400

1408 Bennington Drive

1767 Vicksburg Drive

2271 PLUM POINT CV.

PARCEL# 2072090000000800

Parcel #2074190000000301

Parcel #2086240000002602

8658 Bunker Hill Drive

732 Charter Oak Drive

Parcel #2081010000000213

5729 Antler Dr

Parcel # 207210290 0000300

Parcel #207210290 0000100

Parcel # 2072030000000306

Parcel # 1085210100003500

Parcel # 1085210100003600

2220 Colonial Hills Dr

9071 Belmont Dr

Parcel#2081011100002100

Parcel#2081011100002000

Parcel#2081120400000200

Parcel#2081120400000201

to the effect that the said parcel of land has been neglected whereby the grass height is in violation and there exist other unsafe conditions and that the parcel of land in the present condition is deemed to be a menace to the public health and safety of the community.

WHEREAS, pursuant to Section 21-19-11 of the Mississippi Code Annotated (1972), the governing authorities of the City of Southaven, Mississippi, provided the owners of the above described parcel of land with notice of the condition of their respective parcel of land and further provided them with notice of a hearing before the Mayor and Board of Aldermen on Tuesday, June 7, 2022, by United States mail and by posting said notice, to determine whether or not the said parcel of land were in such a state of uncleanness as to be a menace to the public health and safety of the community.

WHEREAS, none of the owners of the above described parcel of land appeared at the meeting of the Mayor and Board of Aldermen on Tuesday, June 7, 2022, to voice objection or to offer a defense.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Mayor and Board of Alderman of the City of Southaven, Mississippi, that the above described parcel of land located at:

CONDEMNATION ADDRESS

680 Thornwood Place

526 Christybrook Cove

6836 Cobblestone

Parcel # 107834000 0000204

Parcel # 107834170 0001400

1408 Bennington Drive

1767 Vicksburg Drive

2271 PLUM POINT CV.

PARCEL# 2072090000000800

Parcel #2074190000000301

Parcel #2086240000002602

8658 Bunker Hill Drive

732 Charter Oak Drive

Parcel #2081010000000213

5729 Antler Dr

Parcel # 207210290 0000300

Parcel #207210290 0000100

Parcel # 2072030000000306

Parcel # 1085210100003500

Parcel # 1085210100003600

2220 Colonial Hills Dr

9071 Belmont Dr

Parcel#2081011100002100

Parcel#2081011100002000

Parcel#2081120400000200

Parcel#2081120400000201

is deemed in the existing condition to be a menace to the public health and safety of the community.

BE IT FURTHER RESOLVED that the City of Southaven shall, if the owners of the above described parcel of land do not do so themselves, immediately proceed to clean the respective parcel of land, by the use of municipal employees or by contract, by cutting weeds and grass and removing rubbish and other debris.

Following the reading of this Resolution, it was introduced by Alderman Payne and seconded by Alderman Kelly. The Resolution was then put to a roll call vote and the results were as follows, to-wit:

ALDERMAN

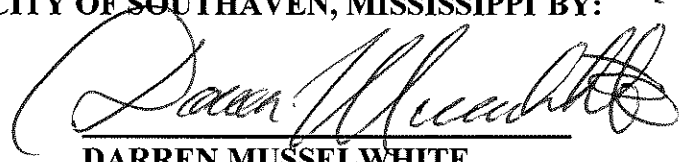
Alderman George Payne
Alderman Kristian Kelly
Alderman Charlie Hoots
Alderman William Jerome
Alderman Joel Gallagher
Alderman John David Wheeler
Alderman Raymond Flores

VOTED

YES
YES
YES
YES
YES
YES
YES

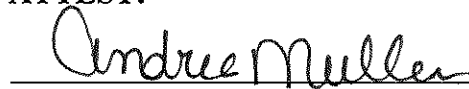
The Resolution, having received a majority vote of all Aldermen present, was declared adopted on this, the 7th day of June 2022.

CITY OF SOUTHAVEN, MISSISSIPPI BY:

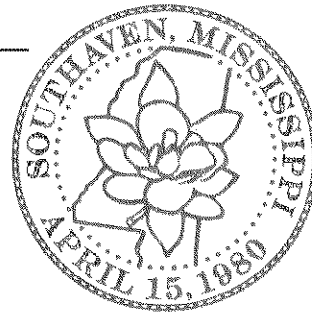


DARREN MUSSELWHITE
MAYOR

ATTEST:



ANDREA MULLEN
CITY CLERK
(S E A L)

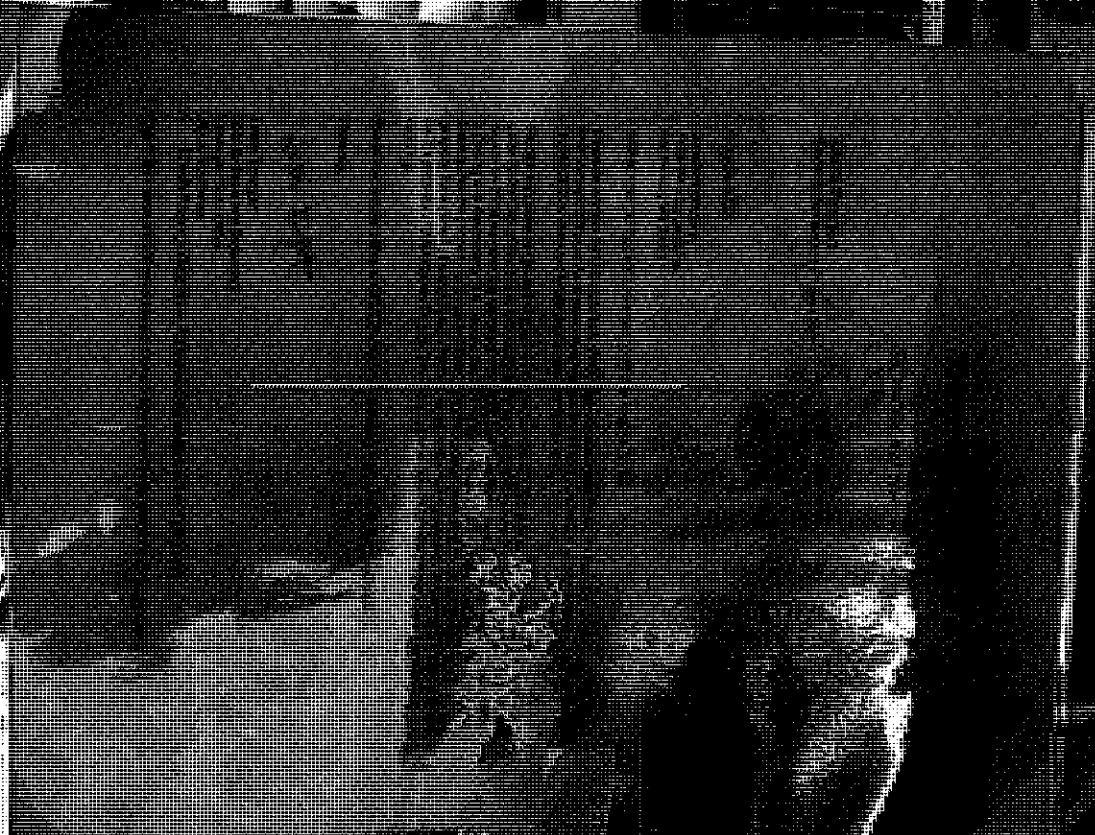


May 24, 2022 at 2:47:02 PM

1408 Bennington Dr

Southaven MS 38671

United States



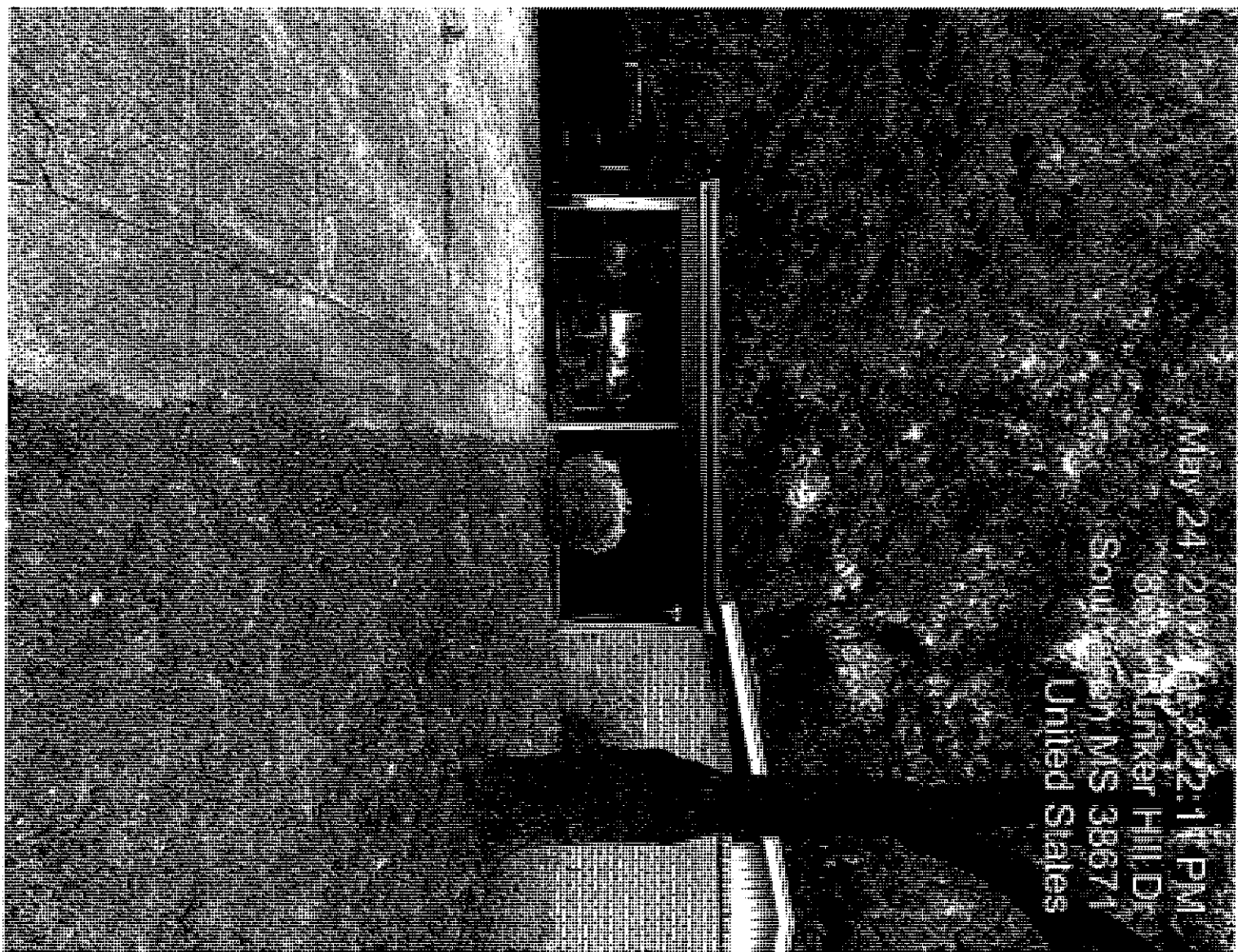
May 24, 2022 at 2:17:27 PM
1408 Farmington Dr
Spartanburg, SC 29571
United States



MAY 24, 21:22 AT 22:45 PM
2019 EUNKEI FM 10
SOUTHWESTERN 20071
DINER 21:15



MAY 24 2004 10:22:11 PM
600 PUNKER HILL DR
SOUTH GLEN MS 38671
United States

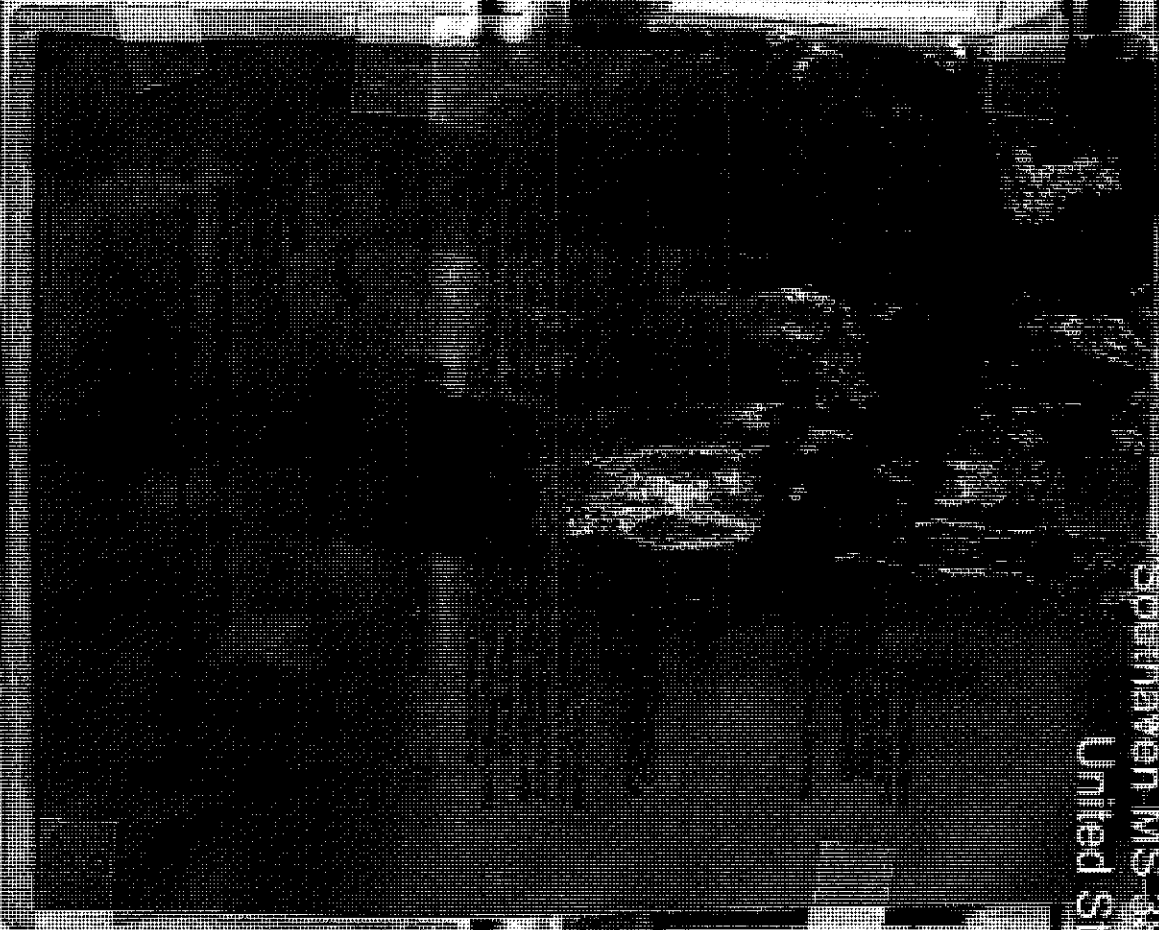


May 24, 2022 at 1:25:32 PM

722 CHARLES OAK RD

SPRINGHAVEN MS 39167

United States



May 24 2022 11:12:05 PM

ST.201-1001.DT

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May 24, 2022 at 1:32:09 PM

680 Thornwood Pl

Southaven MS 38871

United States

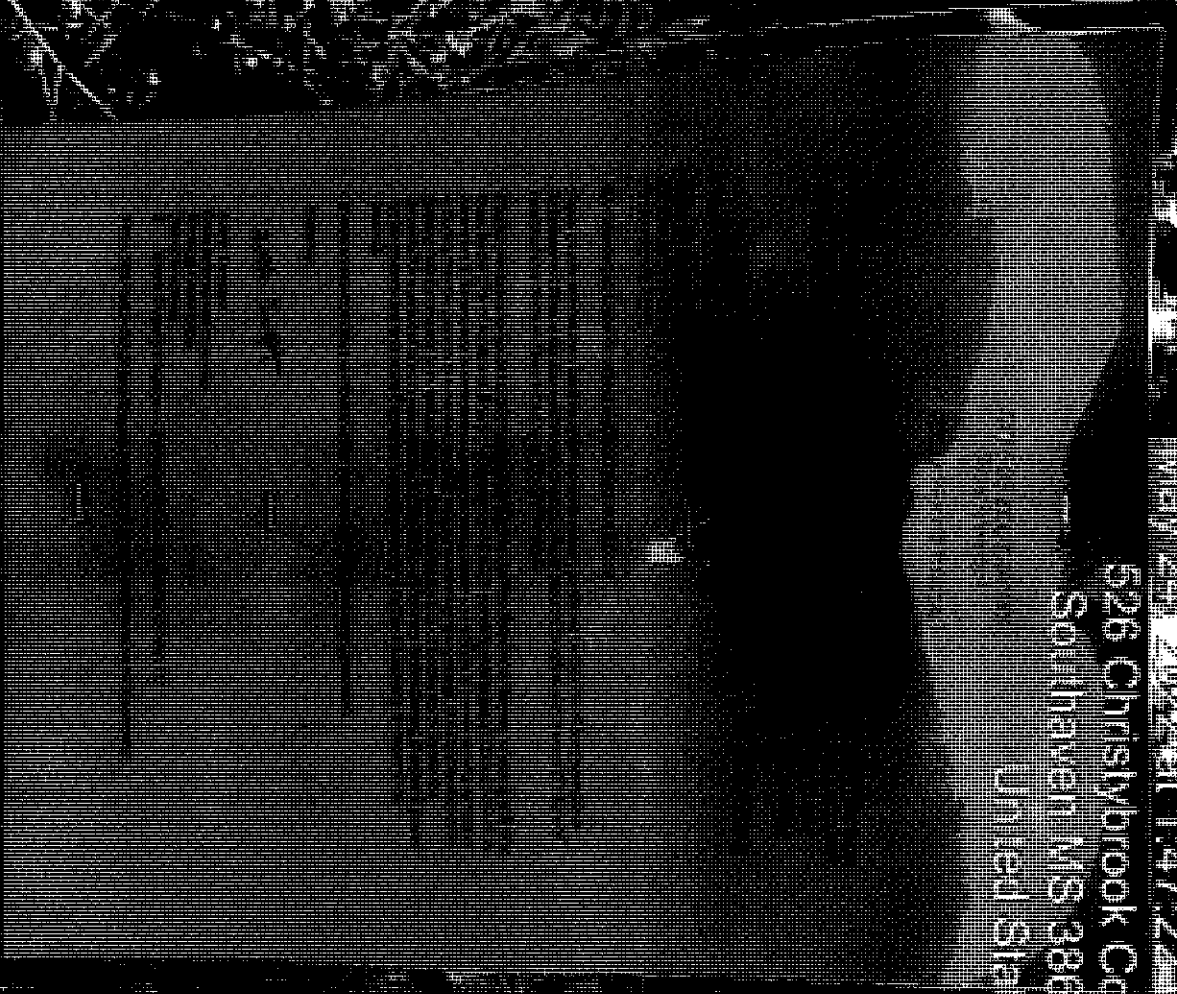


May 24, 2022 at 1:32:23 PM
680 Thompson Rd
Southwest Missouri
United States

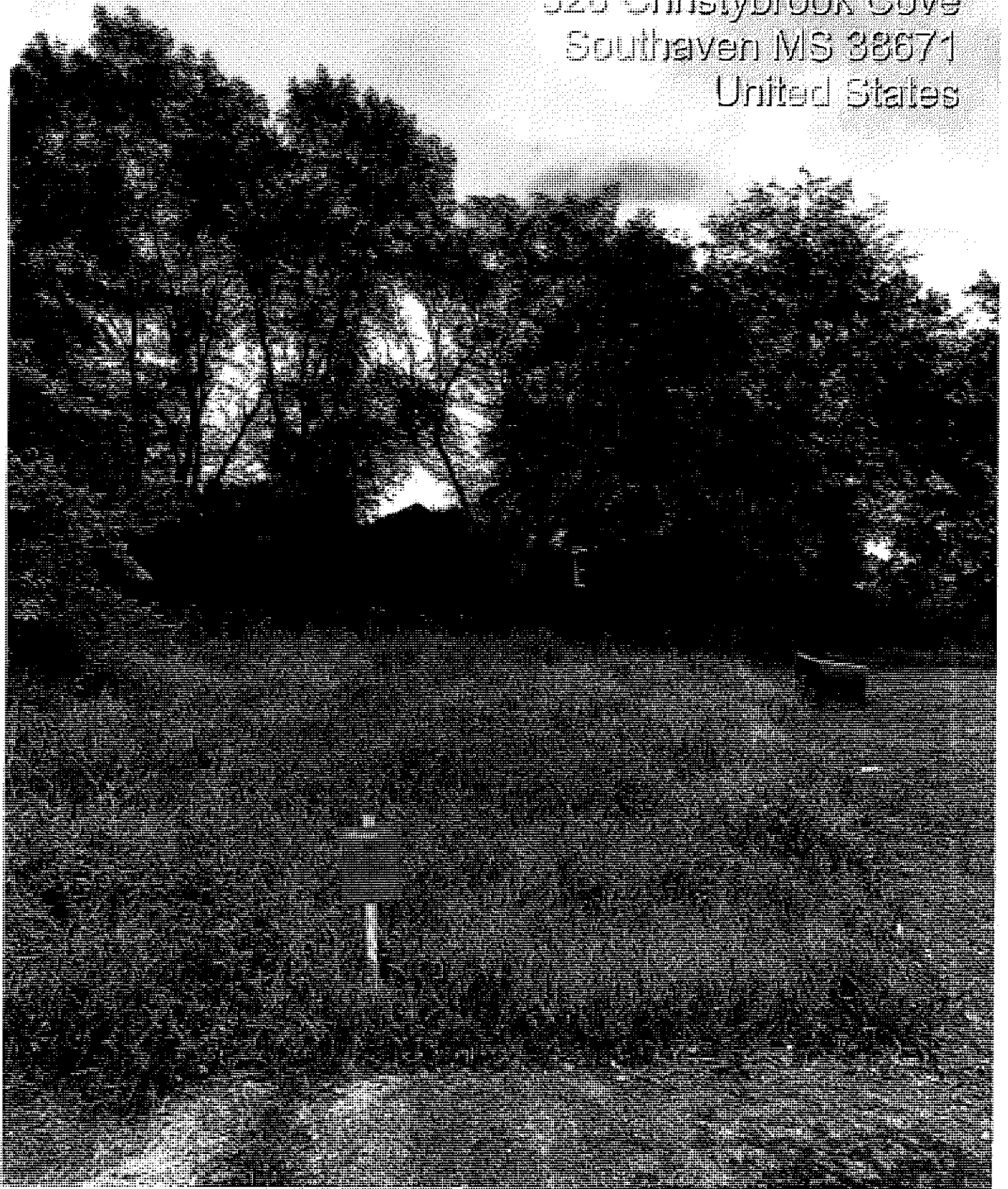


MAY 24 2006 1:47:22 PM

526 Christybrook Cove
Southaven MS 38671
United States



May 24, 2022 at 1:47:33 PM
528 Christybrook Cove
Southaven MS 38671
United States



May 24, 2022 at 11:40:02
2220 Colonial Hills Dr
Southaven MS 38671
United States

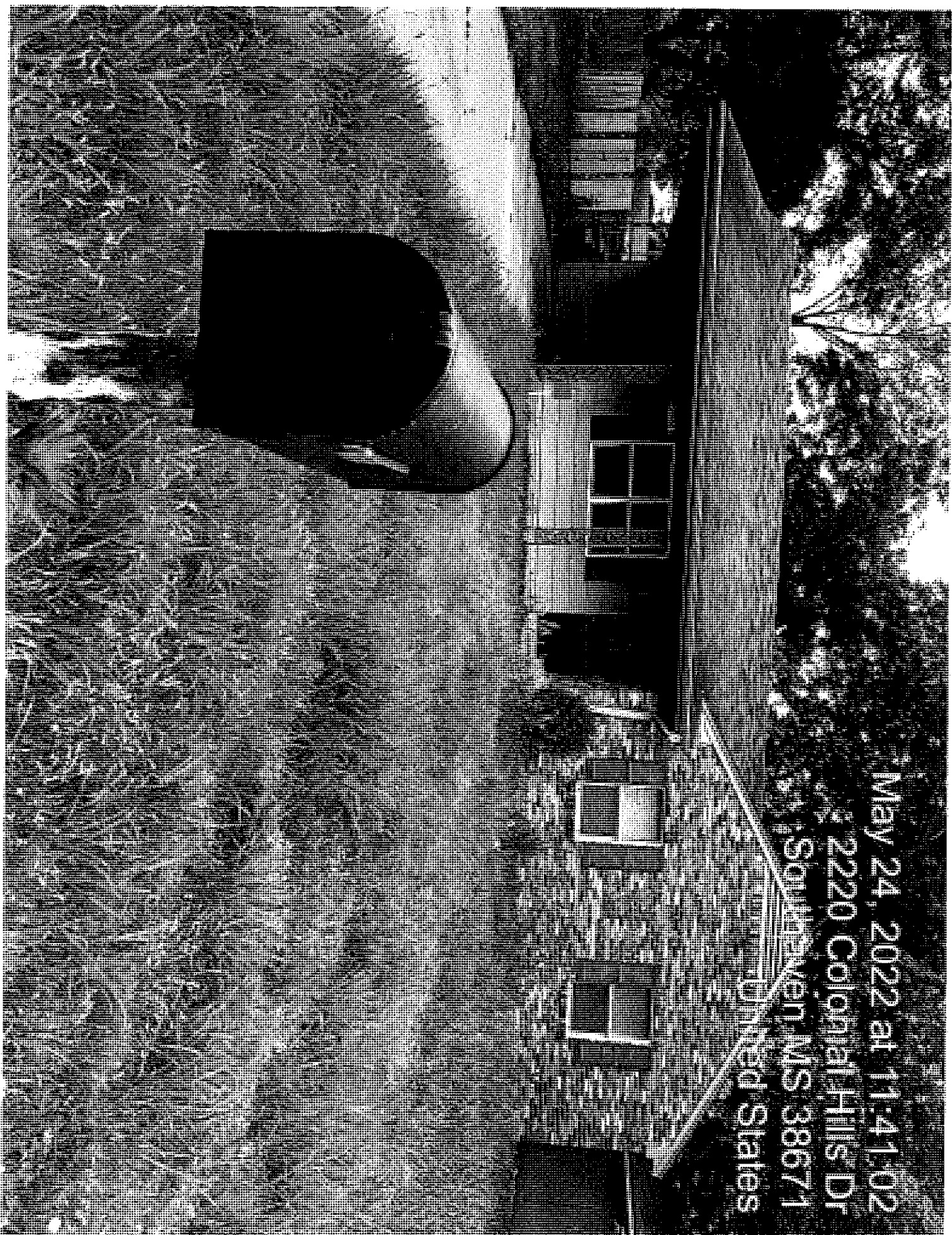
CITY OF SOUTHAVEN
City of Southaven
Office of Public Engagement

Public Engagement
City of Southaven, Mississippi

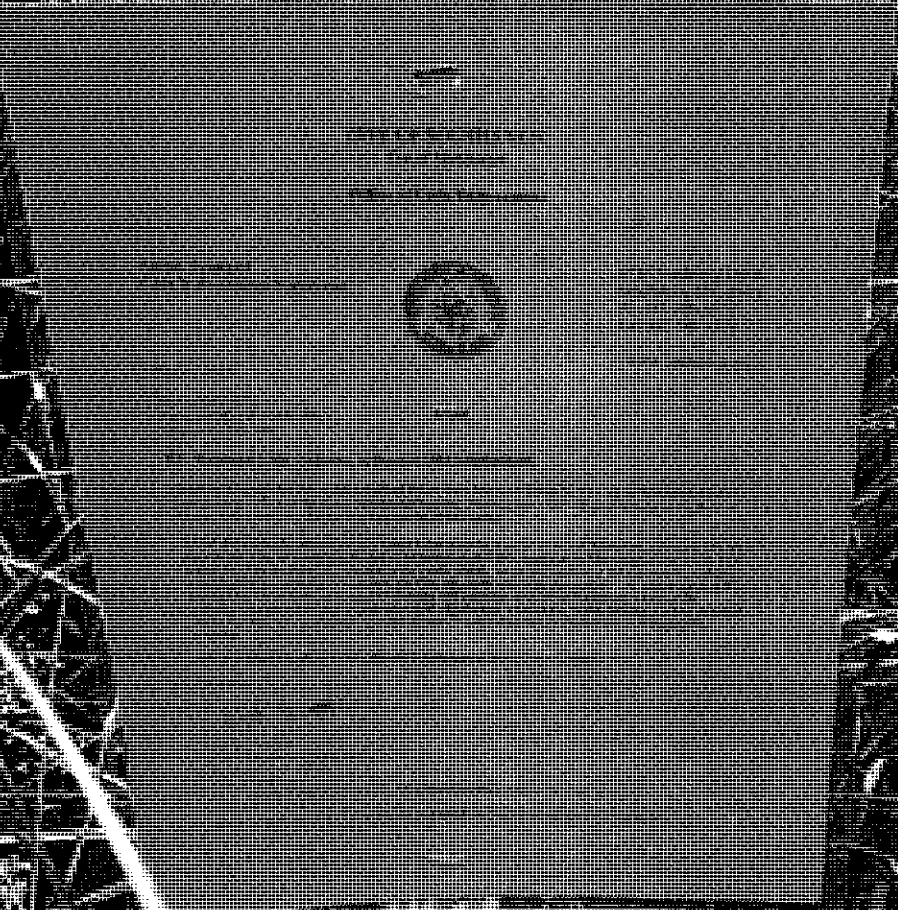


City of Southaven, Mississippi
2220 Colonial Hills Dr
Southaven, MS 38671
Phone: 662.286.1234
Fax: 662.286.1235

May 24, 2022 at 11:41:02
2220 Colchatta Hills Dr
Southaven, MS 38671
United States



May 24, 2020 4:11:27 PM
2987 State Street
Southaven, MS 38671
United States



May 24, 2022 at 11:27:31

2987 Stataline Rd W

Southaven MS 38867-1

United States



May 24, 2022 at 11:26:58
2987 Stateline Rd W
Southaven MS 38671
United States

OFFICE OF THE ATTORNEY GENERAL

STATE OF MISSISSIPPI

Office of Public Information

Public Information Officer
Office of Public Information



Office of the Attorney General
Office of Public Information

Office of the Attorney General

Office of Public Information

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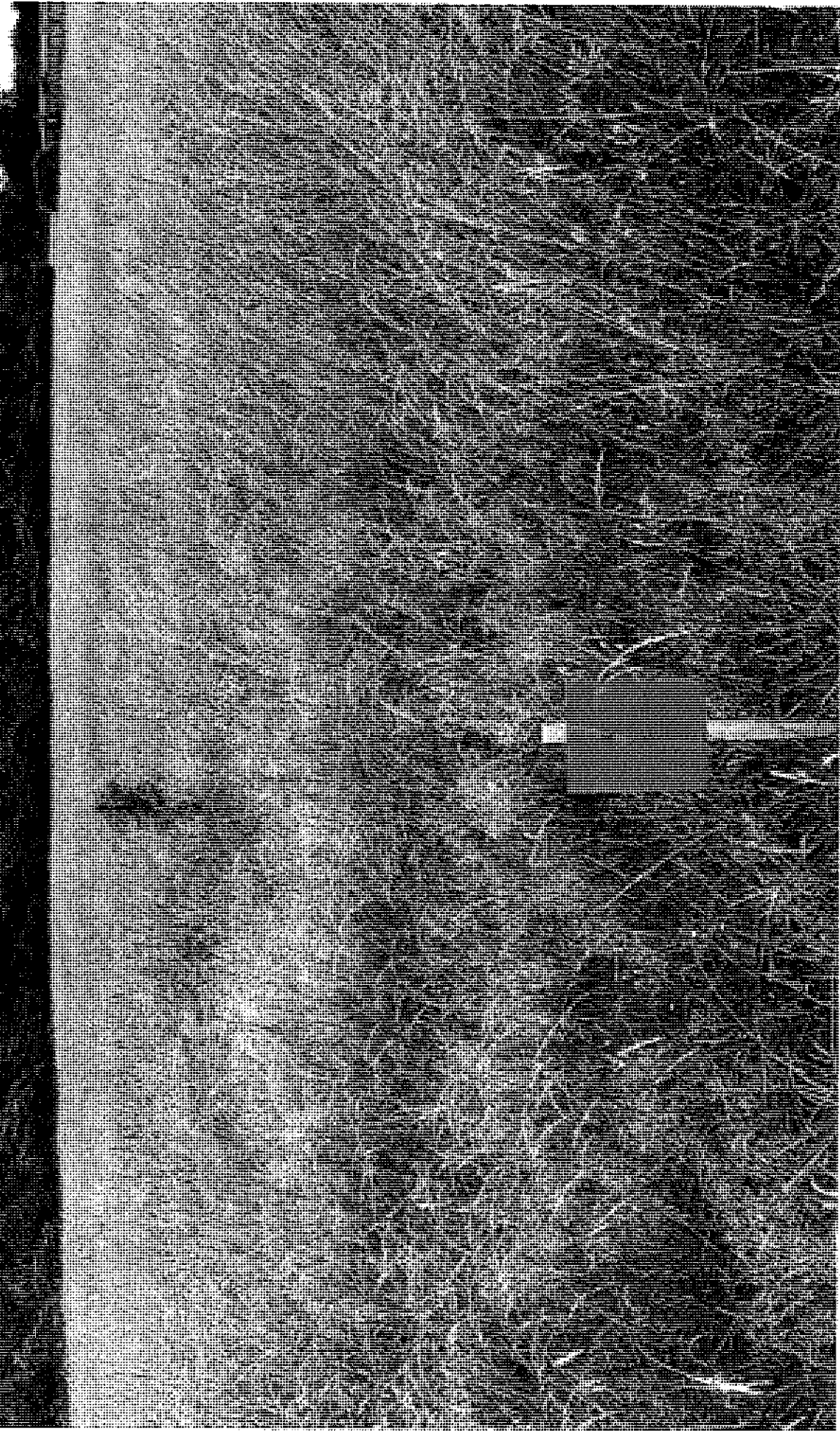
Office of the Attorney General

Office of Public Information

Office of the Attorney General

Office of Public Information

May 24, 2022 at 14:27:00
2987 Stateline Rd W
Southaven MS 38871
United States



May 24, 2022 at 10:42:39
9071 Belmont Dr
Southaven, MS 38871
United States



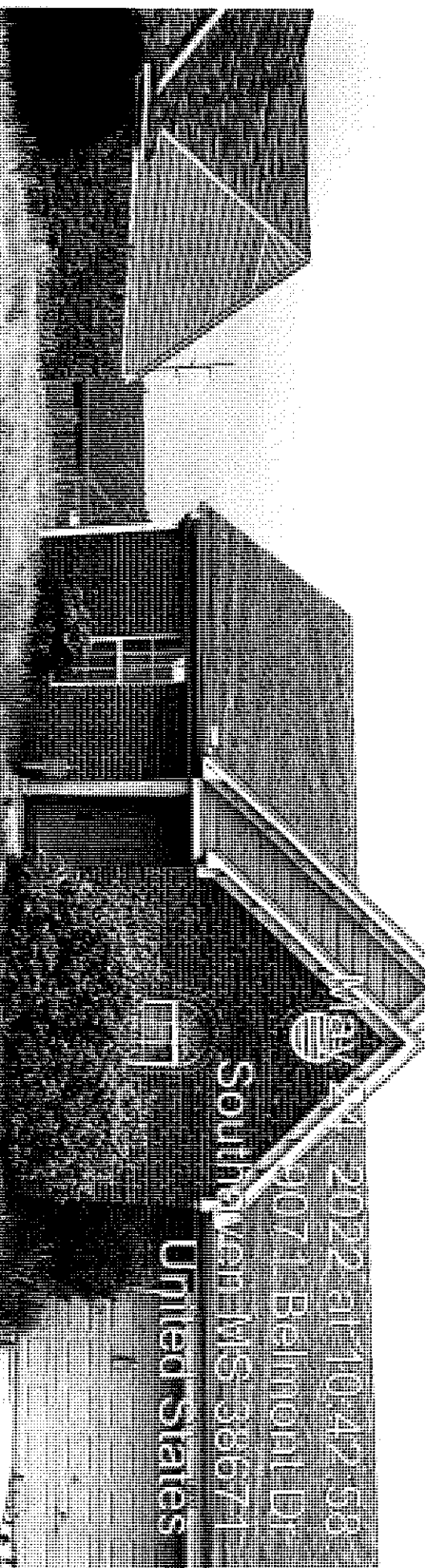


2022 3110412-58

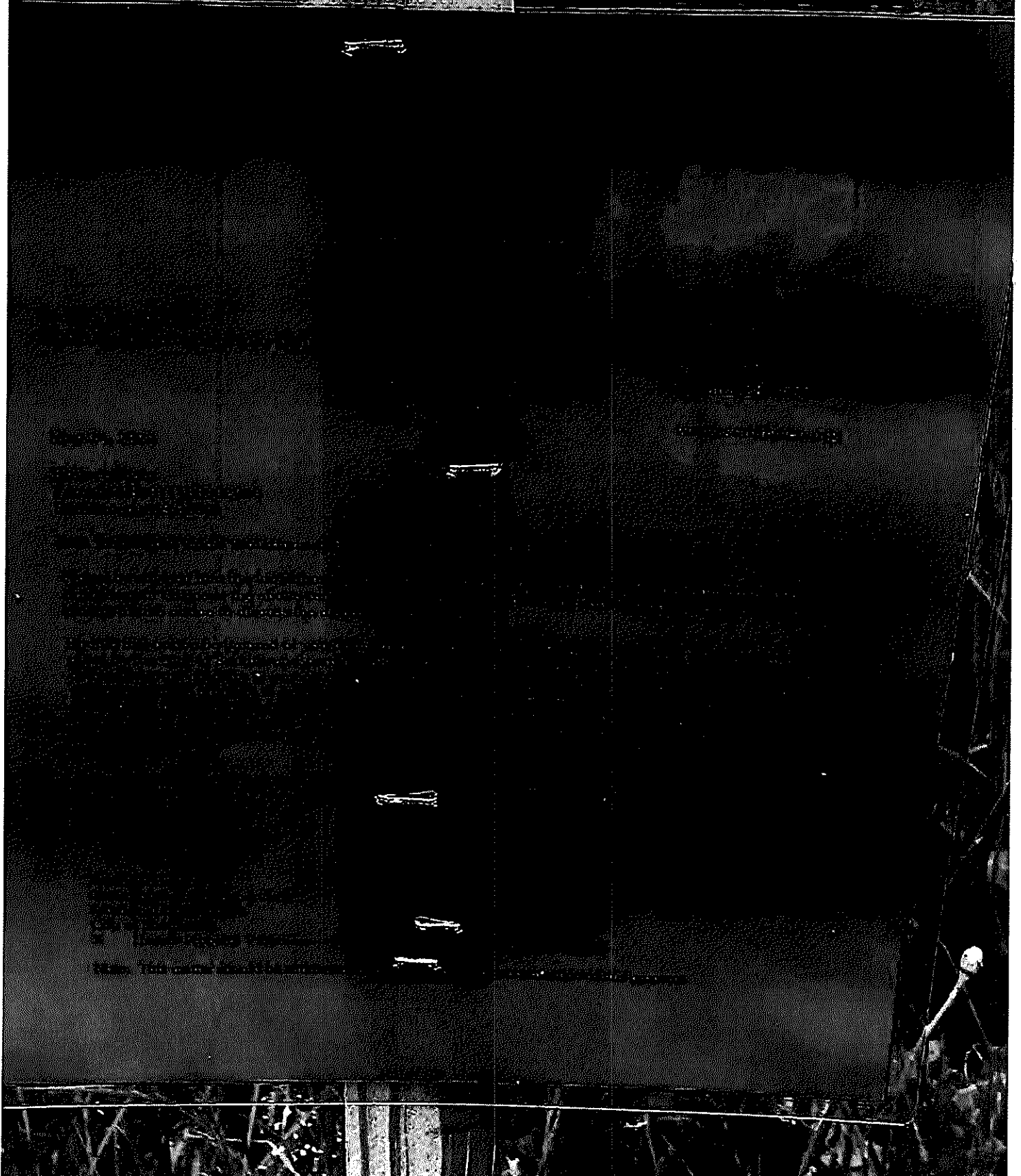
9071 Belmont Dr

Southaven MS 38671

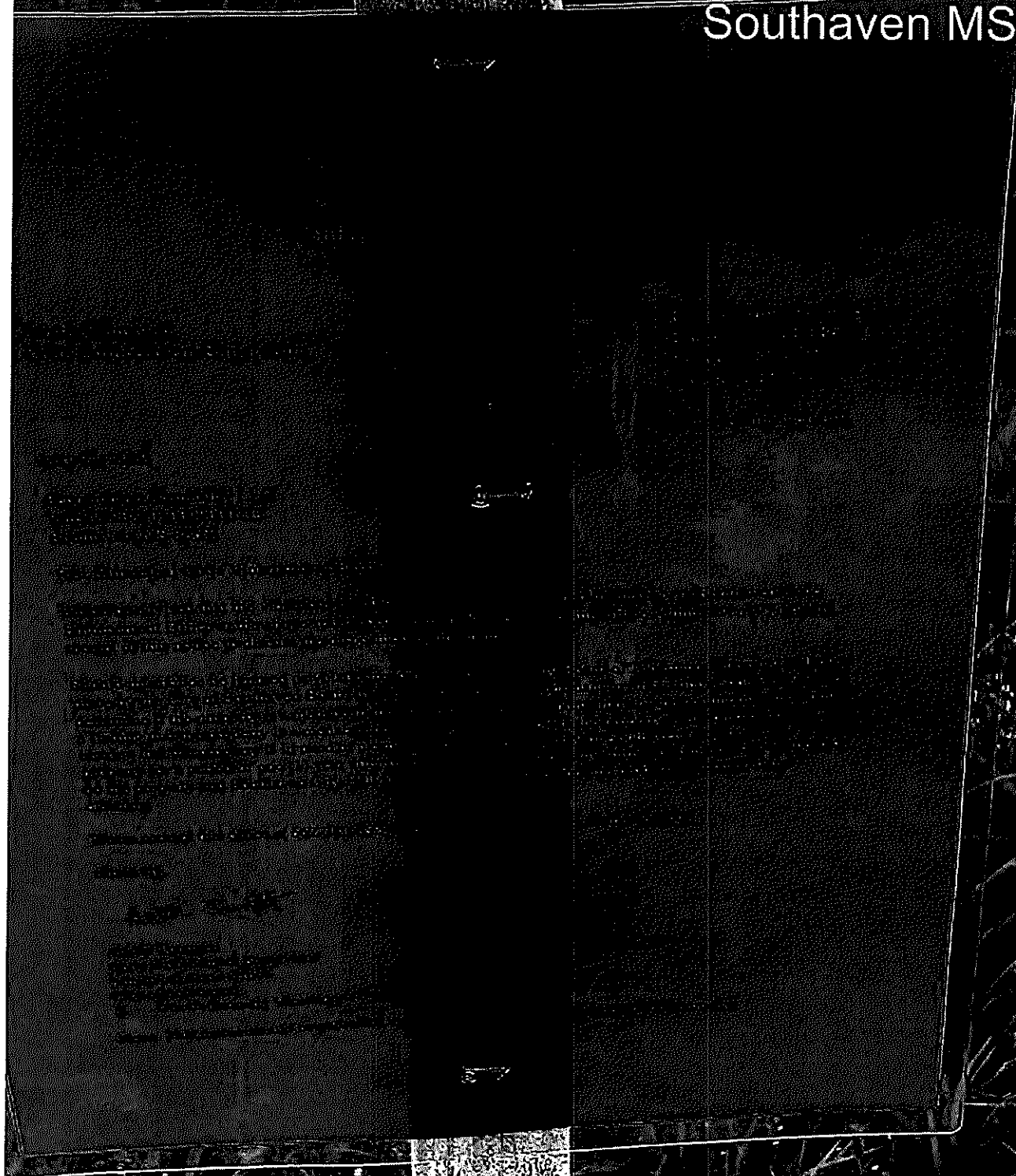
United States



May 24, 2022 at 1:28:40 PM
5066 Pepper Chase Dr
Southaven MS 38671



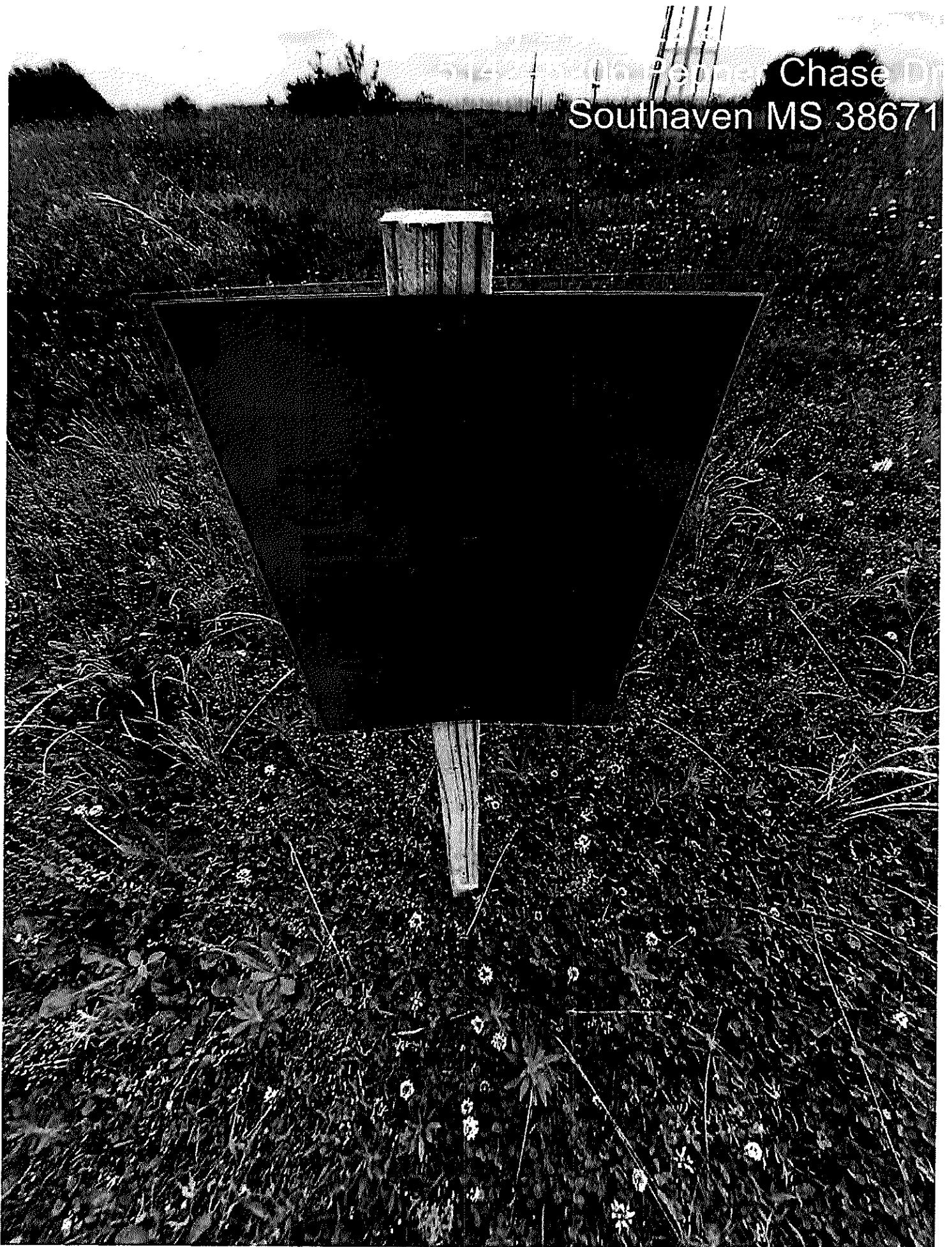
May 24, 2022 at 1:33:41 PM
5208-5268 Pepper Chase Dr
Southaven MS 38671



May 24, 2022 at 1:25:12 PM
5066 Pepper Chase
Southaven MS 38671

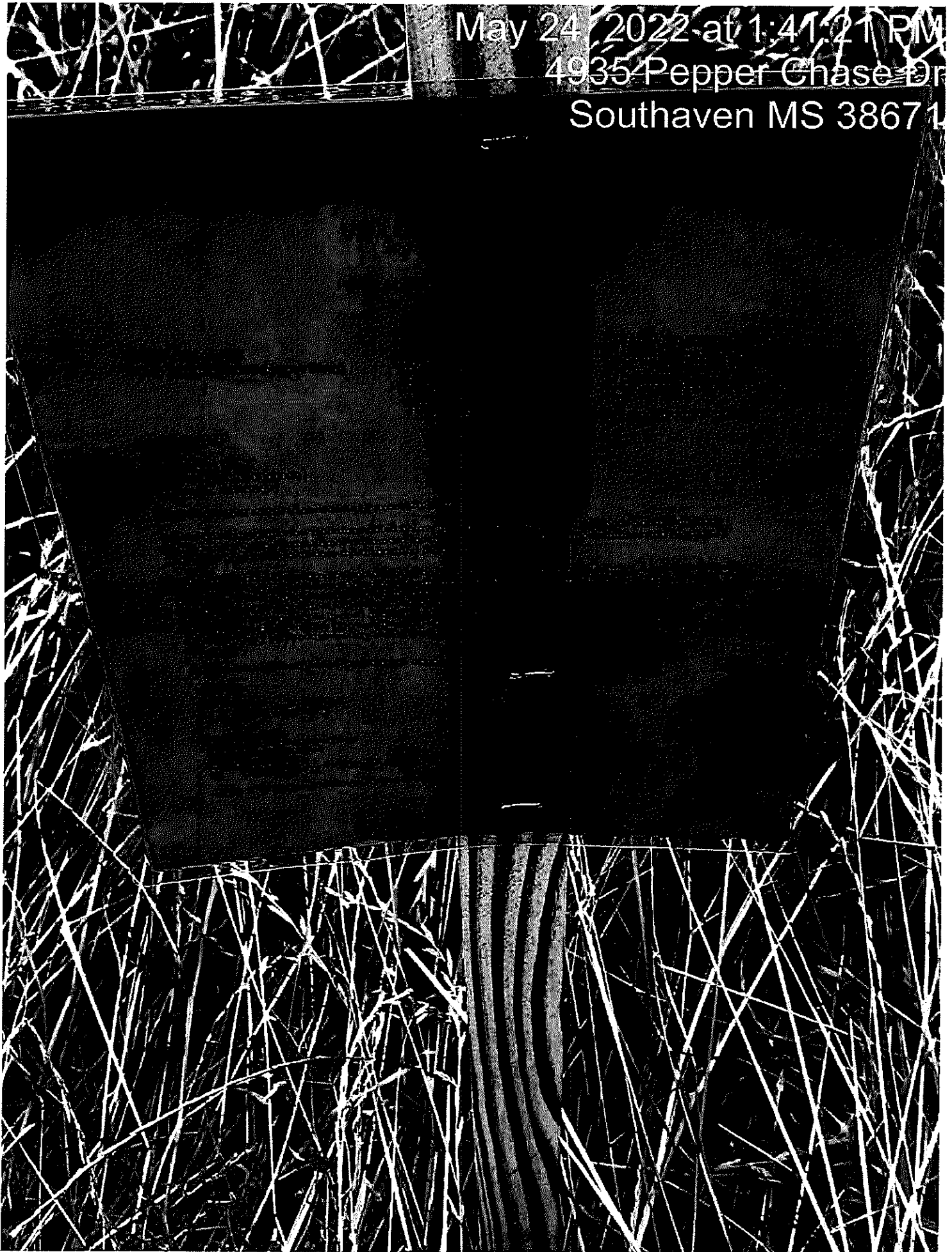


Chase Dr
Southaven MS 38671



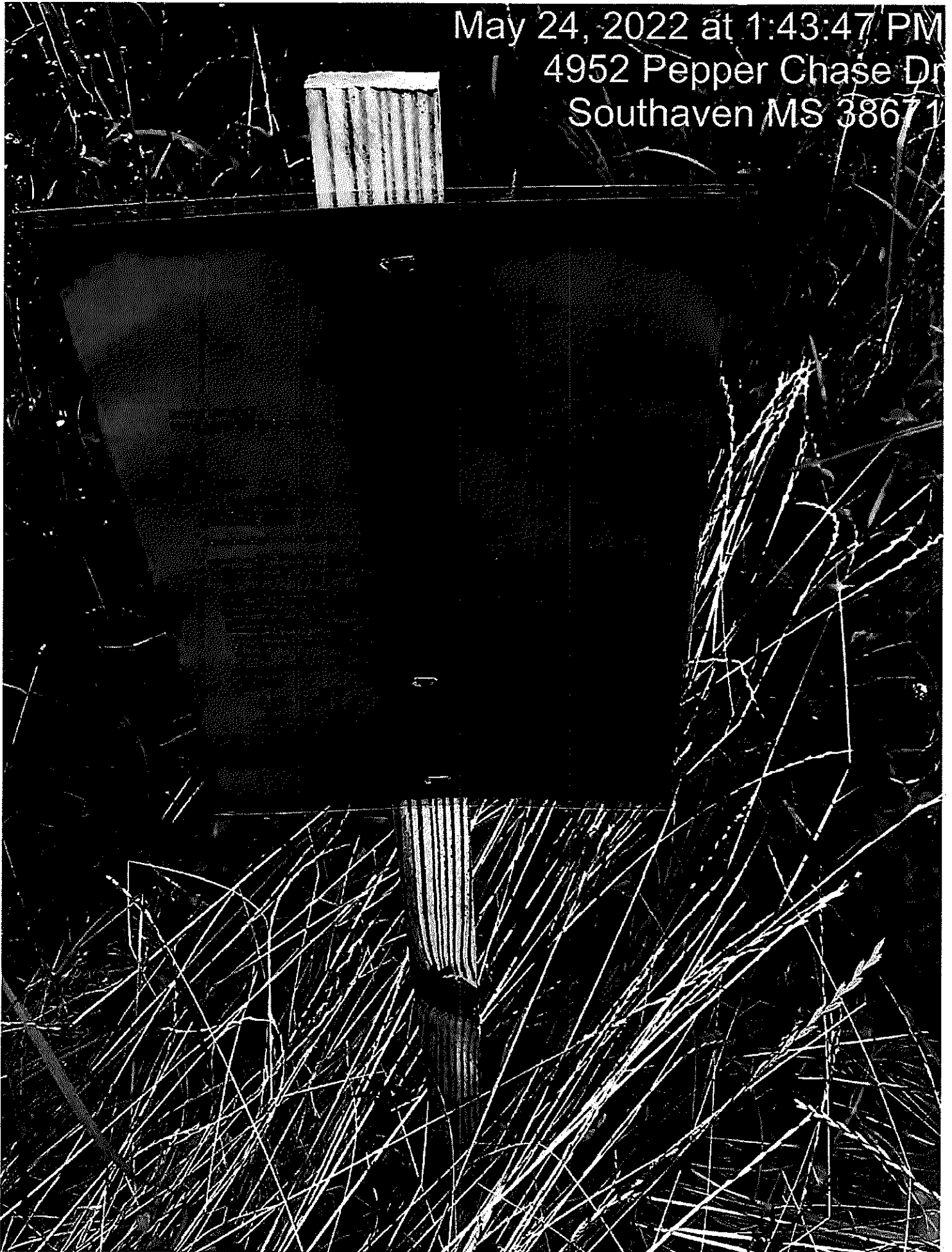


May 24 2022 at 1:41:21 PM
4935 Pepper Chase Dr
Southaven MS 38671



1200 Leppert Church Dr
Southaven MS 38671

May 24, 2022 at 1:43:47 PM
4952 Pepper Chase Dr
Southaven MS 38671

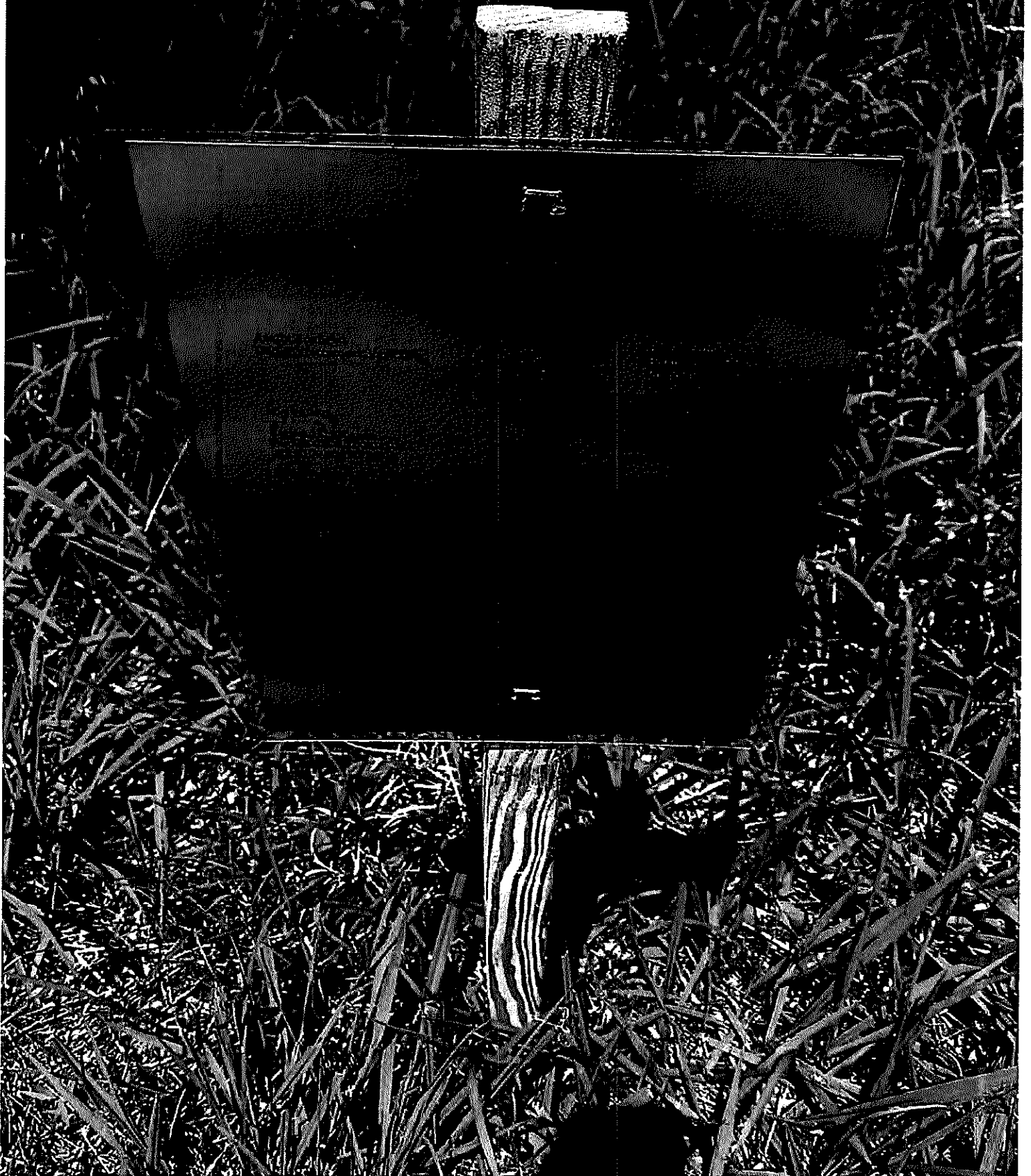


May 24, 2022 at 1:00 PM
4935 Pepper Chase Dr
Southaven MS 38671

2 +/- ACRES



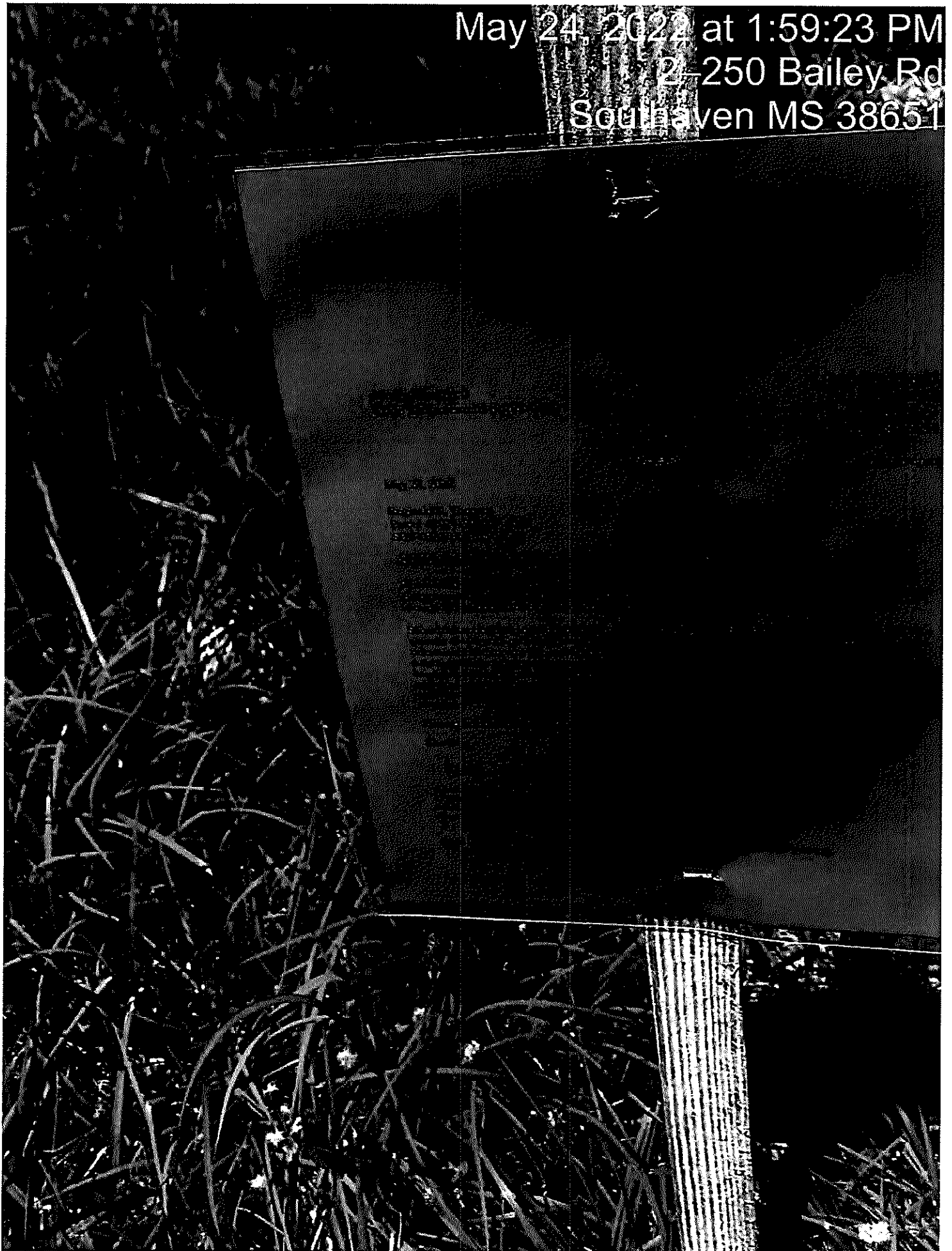
May 24, 2022 at 1:57:09 PM
2-250 Bailey Rd
Southaven MS 38651





May 24, 2022 at 11:40 AM
1352 Pepper Chase Dr
Squibnawet MS 38671

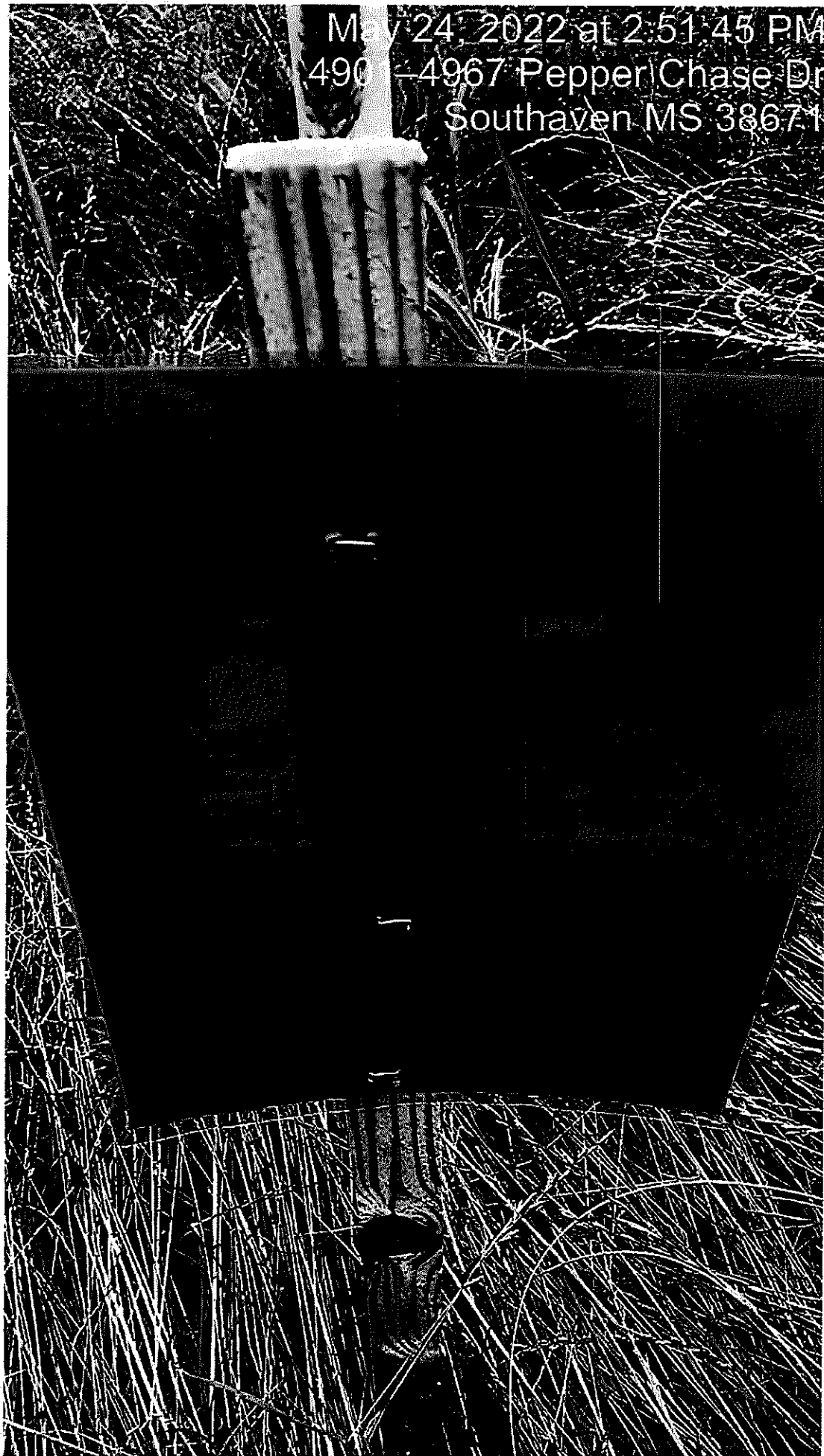
May 24, 2022 at 1:59:23 PM
2-250 Bailey Rd
Southaven MS 38651



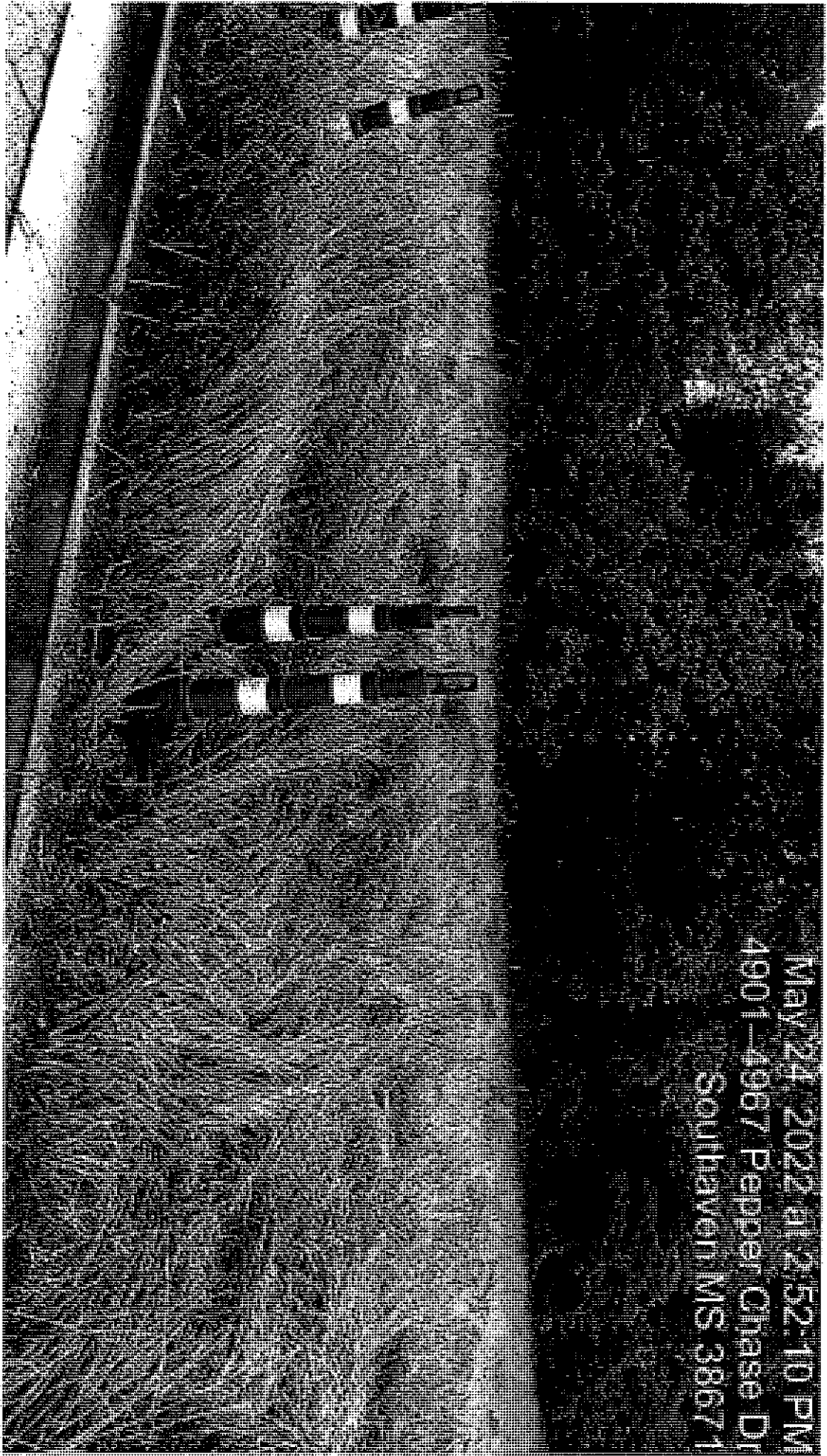
May 24, 2022 at 1:57:25 PM
2-250 Bailey Rd
Southaven MS 38651

MAIL

May 24, 2022 at 2:51:45 PM
4901-4967 Pepper Chase Dr
Southaven MS 38671



May 24, 2022 at 2:52:10 PM
4901-4967 Pepper Chase Dr
Southaven MS 38671



Office of Civil Enforcement United States

**2016 National Fair
Savings Plan
PL 86-370
Form 5310-2016**

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

11-11 LANE NEW BRITAIN WA 98063
 206-754-2222
 206-754-2222

File: Stonewall Guide Version 2.0 | Page: 20 | Date: 10/23/2013

It is hereby certified that the foregoing record reflects the true and correct contents of the original record as submitted to the County of Washington and King County Office of the above referenced location. Public records are those records which are kept or received by a public body, the preparation of which is required by law.

[illegible]

Free order by calling 1-800-368-7222. Guaranteed to last longer + stronger!

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

1. The first step is to identify the problem. This involves understanding the current situation and the desired outcome.

[illegible]

None. This matter was not the subject of any correspondence, or other communication, with the Department of Justice, or any other Federal agency, or any State or local government, or any other person or entity, during the period from 1/1/2000 to 12/31/2000.

Network May 24, 2022 at 1:06:38 PM CDT

Local May 24, 2022 at 1:06:38 PM CDT

N 34° 55' 56.622", W 89° 56' 8.125"

3085 Church Rd E

Southaven MS 38672

United States



Network: May 24, 2022 at 1:07:47 PM CDT

Local: May 24, 2022 at 1:07:47 PM CDT

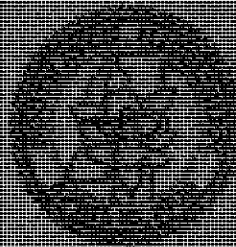
N 34° 55' 56.356" W 89° 56' 8.372"

4900 Getwell Rd

Office of Code Enforcement Southaven MS 38672

United States

Austin Thurgott
Code Enforcement Supervisor



City of Southaven
Southaven, MS
38672-2000
Phone: 662-885-1111
Fax: 662-885-1112

May 24, 2022

REG-41, LAND, 907 MS SOUTHAVEN
Parcel: 2071210290000000
Southaven, MS 38671

RE: Municipal Code Violations of Parcel 2071210290000000

Please be advised that the violations noted below have been identified by the City of Southaven Code Enforcement Office at the above-referenced location. Please contact this office within a reasonable time frame of this notice to discuss the abatement of this matter.

Should this notice be ignored or not deemed to be done by the City Board of Aldermen, a notice will be placed by the City of Southaven Board of Aldermen on 4/7/2022 pursuant to Mississippi Code 21-10-11. A determination of the property is a nuisance to the public health, safety and welfare of the community and upon a finding that the property is a nuisance, the City may order and cause the property. As determined by the Board that the property is in need of clearing with sufficient for the City of Southaven to monitor the property for a period of one (1) year after final abatement without any further clearance if work is provided at the property and Southaven City Hall at least 15 days prior to the property is considered for clearing.

Please contact this office at 662-885-1111. Cooperation in this matter is appreciated.

Sincerely,

Austin Thurgott

Austin Thurgott
Code Enforcement Supervisor
Municipal Code Office
City of Southaven

N 34° 55' 56.356" W 89° 56' 8.372"
Municipal Code Violations - Municipal Ordinance Section 20-1-01 (1)

Note: This matter should be addressed immediately to avoid any violation of this property.

Network: May 24, 2022 at 1:07:52 PM CDT

Local: May 24, 2022 at 1:07:52 PM CDT

N 34° 55' 56.858", W 89° 58' 8.372"

4900 Catwal Rd

Southaven MS 38672

United States



Network: May 24, 2022 at 1:11:53 PM CDT

Local: May 24, 2022 at 1:11:53 PM CDT

N 34° 55' 12.853", W 89° 56' 13.267"

2985 Glennbury Ln

Southaven MS 38672

United States

Official Station

Official Station

Official Station

Official Station
Official Station



Official Station
Official Station
Official Station

Official Station
Official Station
Official Station

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Official Station

Network May 24, 2022 at 1:12:01 PM CDT

Local May 24, 2022 at 1:12:01 PM CDT

N 34° 55' 13.030", W 89° 56' 12.869"

2985 Glennbury Ln

Southaven MS 38672

United States



Network: May 24, 2022 at 4:37:40 PM CDT

Local: May 24, 2022 at 4:37:10 PM CDT

N 34° 56' 39.844" W 89° 56' 36.838"

5741 Antler Trail

Southaven MS 38672

United States

City of Southaven
For Collection

Office of Code Enforcement

Antler Trail
Code Enforcement Supervisor



Antler Trail
Southaven, MS 38672
564-222-2222
www.southaven.ms.gov

05/24/2022

Phone: 662-222-2222
Fax: 662-222-2222
Email: info@southaven.ms.gov

RE: Municipal Code Violation - 22-00000000000000000000

There is a complaint that the property located at 5741 Antler Trail, Southaven, Mississippi 38672, is in violation of the City of Southaven Municipal Code, Chapter 10, Article 1, Section 10-1-01, which states that the property owner shall maintain the property in a safe and sound condition and shall not allow the property to become a nuisance or a hazard to the public health, safety or welfare of the community. The complaint is that the property is in a state of disrepair and is a hazard to the public health, safety or welfare of the community. The property owner is requested to correct the violation within a reasonable time frame. If the violation is not corrected, the City of Southaven may take action to enforce the code, including the possibility of a fine or the removal of the property.

Should the owner of the property located at 5741 Antler Trail, Southaven, Mississippi 38672, fail to correct the violation within a reasonable time frame, the City of Southaven may take action to enforce the code, including the possibility of a fine or the removal of the property. The property owner is requested to correct the violation within a reasonable time frame. If the violation is not corrected, the City of Southaven may take action to enforce the code, including the possibility of a fine or the removal of the property. The property owner is requested to correct the violation within a reasonable time frame. If the violation is not corrected, the City of Southaven may take action to enforce the code, including the possibility of a fine or the removal of the property.

Have a good day and thank you for your cooperation in this matter.

Sincerely,

[Handwritten signature]

Code Enforcement Supervisor
City of Southaven
Antler Trail
Southaven, MS 38672

City of Southaven - Office of Code Enforcement

Note: This notice shall be deemed to have been served upon the owner of the property.

Network May 24, 2022 at 1:37:29 PM CDT

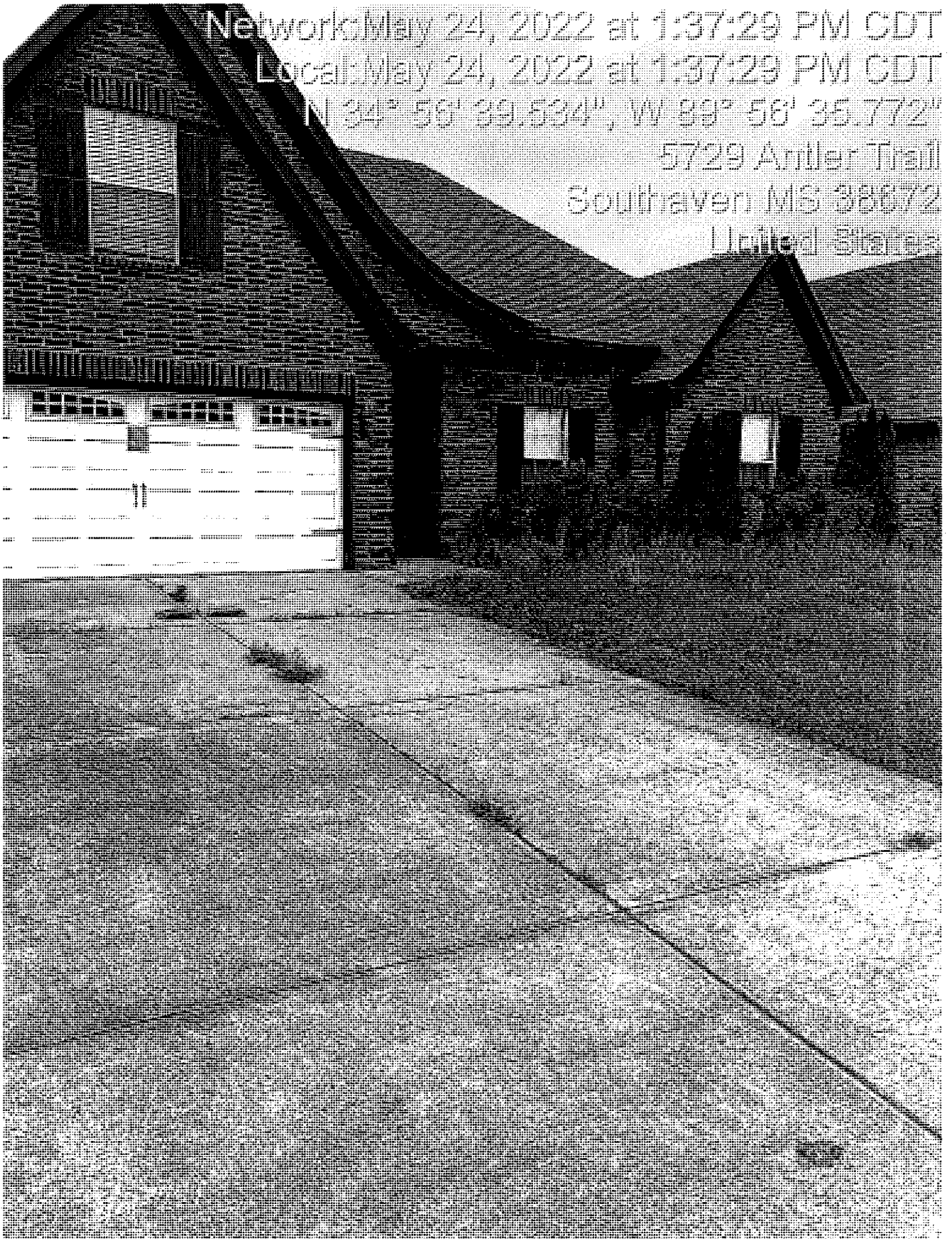
Local May 24, 2022 at 1:37:29 PM CDT

N 34° 56' 39.534", W 89° 56' 35.772"

5729 Antler Trail

Southaven MS 38672

United States



Network: May 24, 2022 at 1:45:56 PM CDT

Local: May 24, 2022 at 1:45:56 PM CDT

N 34° 57' 36.078", W 89° 55' 39.509"

6846-6860 Cobblestone Blvd

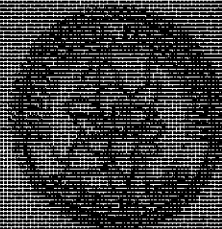
City of Southaven

Southaven MS 38672

Office of Code Enforcement

United States

Allen Tamm
Code Enforcement Supervisor



8715 Highway 51
Southaven, MS 38672
Tel: 662-288-6577
Fax: 662-288-6578

www.southaven.org

May 24, 2022

Southaven Office, P.O. Box 110
P.O. Box 110
Southaven, MS 38672

Re: Municipal Code Violations at 6846 Cobblestone

It is noted that the violations noted below have been confirmed by the City of Southaven Code Enforcement Office in the above referenced location. Please contact the City of Southaven within 10 days of receipt of this notice to arrange the abatement of the violation.

Should the matter be ignored or you desire to be heard by the City Board of Ordinance, a hearing will take place by the City of Southaven Board of Ordinance on 5/25/22 at 2:00 pm. In addition, Code 21-28, is in violation of the property is a nuisance to the public health, safety and welfare of the community and other persons that the property is a nuisance. The City may enter and cause the property. An abatement of the nuisance may be necessary in the event of clearing with violations of the City of Southaven to remove the property for a period of time. Please note that abatement of the property is required to be completed as the property and nuisance in City within 10 days of receipt of this notice. The property is required to be cleared.

For contact the office at 662-288-6577. Cooperation in this matter is appreciated.

Sincerely,

Allen Tamm
Code Enforcement Supervisor
Municipal Code Office
City of Southaven

5. Local Property Violation - Municipal Ordinance Section 21-28 (b) (1)

Note: This notice should be returned immediately to the City of Southaven.

Network: May 24, 2022 at 1:48:04 PM CDT

Local: May 24, 2022 at 1:48:04 PM CDT

N 34° 57' 36.078", W 89° 55' 39.509"

3846-3860 Cobblestone Blvd

Southaven MS 38672

United States



Network May 24, 2022 at 1:48:27 PM CDT

Local May 24, 2022 at 1:48:27 PM CDT

N 34° 57' 35.815", W 89° 55' 44.856"

6857 Cobblestone Blvd

Southaven MS 38672

United States

Official Government

John J. Egan
Chief Enforcement Supervisor



John J. Egan
Chief Enforcement Supervisor
City of Southaven, Mississippi
6857 Cobblestone Blvd
Southaven, MS 38672

May 24, 2022

City of Southaven, MS
Southaven, MS 38672

City of Southaven, MS
Southaven, MS 38672

Notice is hereby given that the City of Southaven, Mississippi, is seeking to acquire the property located at 6857 Cobblestone Blvd, Southaven, MS 38672, for the purpose of acquiring the property for the City of Southaven, Mississippi.

Should the property be acquired by the City of Southaven, Mississippi, the City of Southaven, Mississippi, is seeking to acquire the property for the purpose of acquiring the property for the City of Southaven, Mississippi. The property is located at 6857 Cobblestone Blvd, Southaven, MS 38672. The property is currently owned by John J. Egan, Chief Enforcement Supervisor, City of Southaven, Mississippi. The property is being acquired by the City of Southaven, Mississippi, for the purpose of acquiring the property for the City of Southaven, Mississippi.

Should the property be acquired by the City of Southaven, Mississippi, the City of Southaven, Mississippi, is seeking to acquire the property for the purpose of acquiring the property for the City of Southaven, Mississippi.

Respectfully,

John J. Egan

John J. Egan
Chief Enforcement Supervisor
City of Southaven, Mississippi
6857 Cobblestone Blvd
Southaven, MS 38672

John J. Egan, Chief Enforcement Supervisor, City of Southaven, Mississippi

Note: This document should be returned to the City of Southaven, Mississippi, at the City of Southaven, Mississippi.

Network: May 24, 2022 at 1:48:33 PM CDT

Local: May 24, 2022 at 1:48:33 PM CDT

N 34° 57' 35.816", W 89° 55' 44.856"

6857 Cobblestone Blvd

Southaven MS 38672

United States



Network: May 24, 2022 at 1:50:36 PM CDT

Local: May 24, 2022 at 1:50:36 PM CDT

N 34° 57' 38.999", W 89° 55' 41.250"

6879-6899 Cobblestone Blvd

Southaven MS 38672

United States



Network May 24, 2022 at 1:50:42 PM CDT
Local May 24, 2022 at 1:50:42 PM CDT
N 34° 57' 38.999", W 89° 55' 41.250"
6879-6899 Cobblestone Blvd
Southaven MS 38872
United States



Network: May 24, 2022 at 1:01:24 PM CDT

Local: May 24, 2022 at 1:01:24 PM CDT

N 34° 56' 22.026", W 89° 55' 50.441"

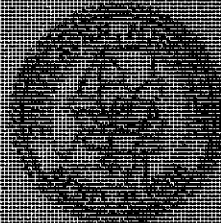
3351 Peachtree Dr

Southaven MS 38672

Office of Code Enforcement

United States

Arrian Ferguson
Code Enforcement Supervisor



8110 Parkway Drive
Southaven, MS 38672
Phone: 662-866-1111
Fax: 662-866-1112

May 24, 2022

1414 Highway 11A
Parcel # 00000000000000000000
Southaven, MS 38671

RE: Municipal Code Violation at Parcel 1414 Highway 11A

Please be advised that the violations noted below have been confirmed by field inspection by the City of Southaven Code Enforcement Office at the above-referenced location. Please contact the City of Southaven Code Enforcement Office at the above-referenced location to discuss the disposition of this notice.

Should this notice be ignored or you choose to be heard by the City of Southaven, a hearing will take place by the City of Southaven Board of Aldermen on 5/24/22 pursuant to Mississippi Code 21-2-10. The City of Southaven does not have the authority to remove the subject property from the public record, and any removal of the property is a violation of the City of Southaven Code. An application for the hearing must be filed with the City of Southaven within 10 days of the date of this notice. The hearing will be held on 5/24/22 at 10:00 AM in the City of Southaven Board of Aldermen meeting room. The hearing will be held on 5/24/22 at 10:00 AM in the City of Southaven Board of Aldermen meeting room. The hearing will be held on 5/24/22 at 10:00 AM in the City of Southaven Board of Aldermen meeting room.

Please contact the office at 662-866-1111. Compliance is the number 1 priority.

Sincerely,

Arrian Ferguson

Arrian Ferguson
Code Enforcement Supervisor
City of Southaven
1414 Highway 11A
Southaven, MS 38671

Please be advised that the violations noted below have been confirmed by field inspection by the City of Southaven Code Enforcement Office at the above-referenced location.

Network: May 24, 2022 at 1:01:31 PM CDT

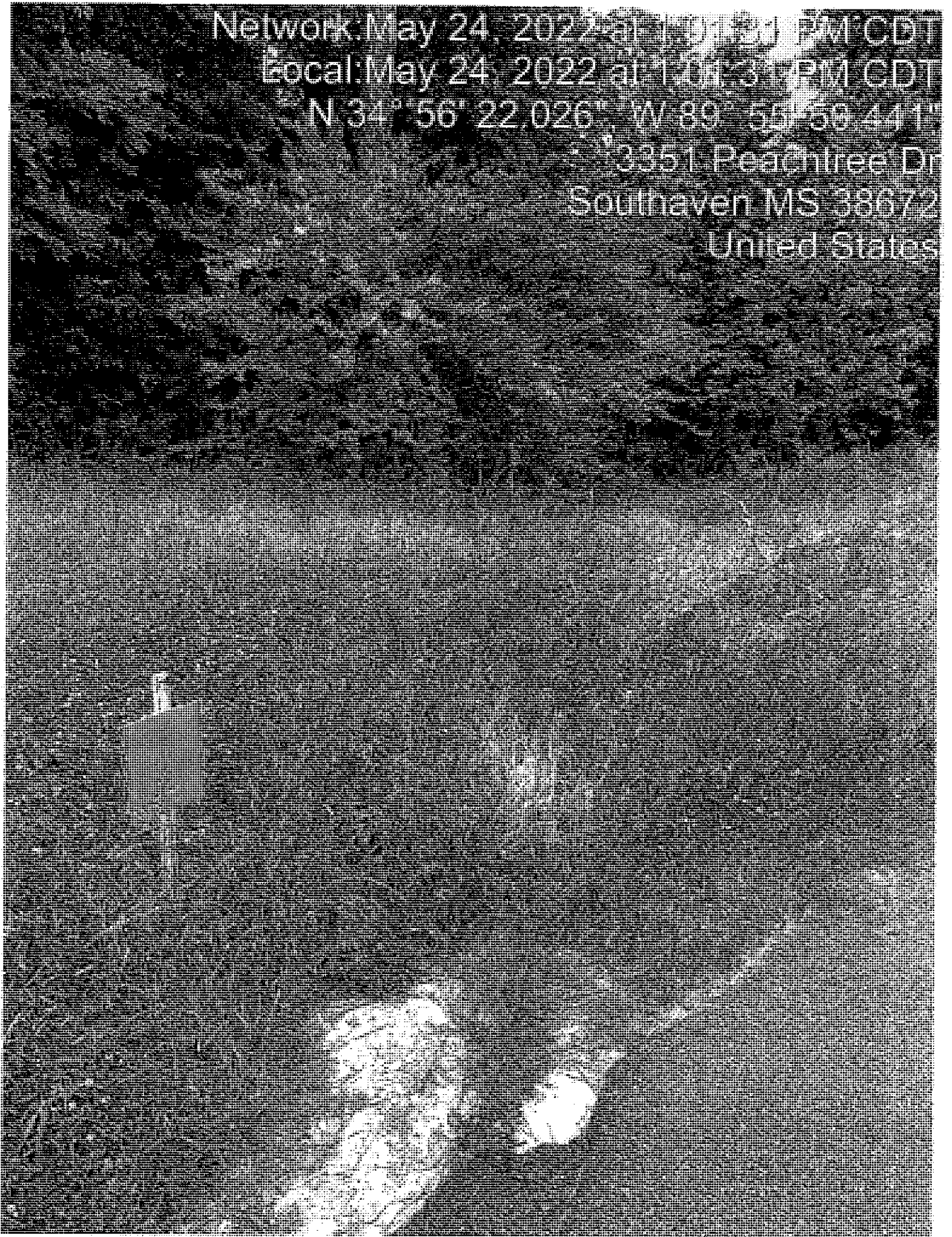
Local: May 24, 2022 at 1:01:31 PM CDT

N 34° 56' 22.026" W 89° 55' 59.441"

3351 Peachtree Dr

Southaven MS 38672

United States



May 24, 2022 at 2:11:30 PM
1767 Vicksburg Dr
Southaven MS 38671
United States

CITY OF SOUTH AVENUE
City of Southaven

Official City Seal



City of Southaven
Official City Seal

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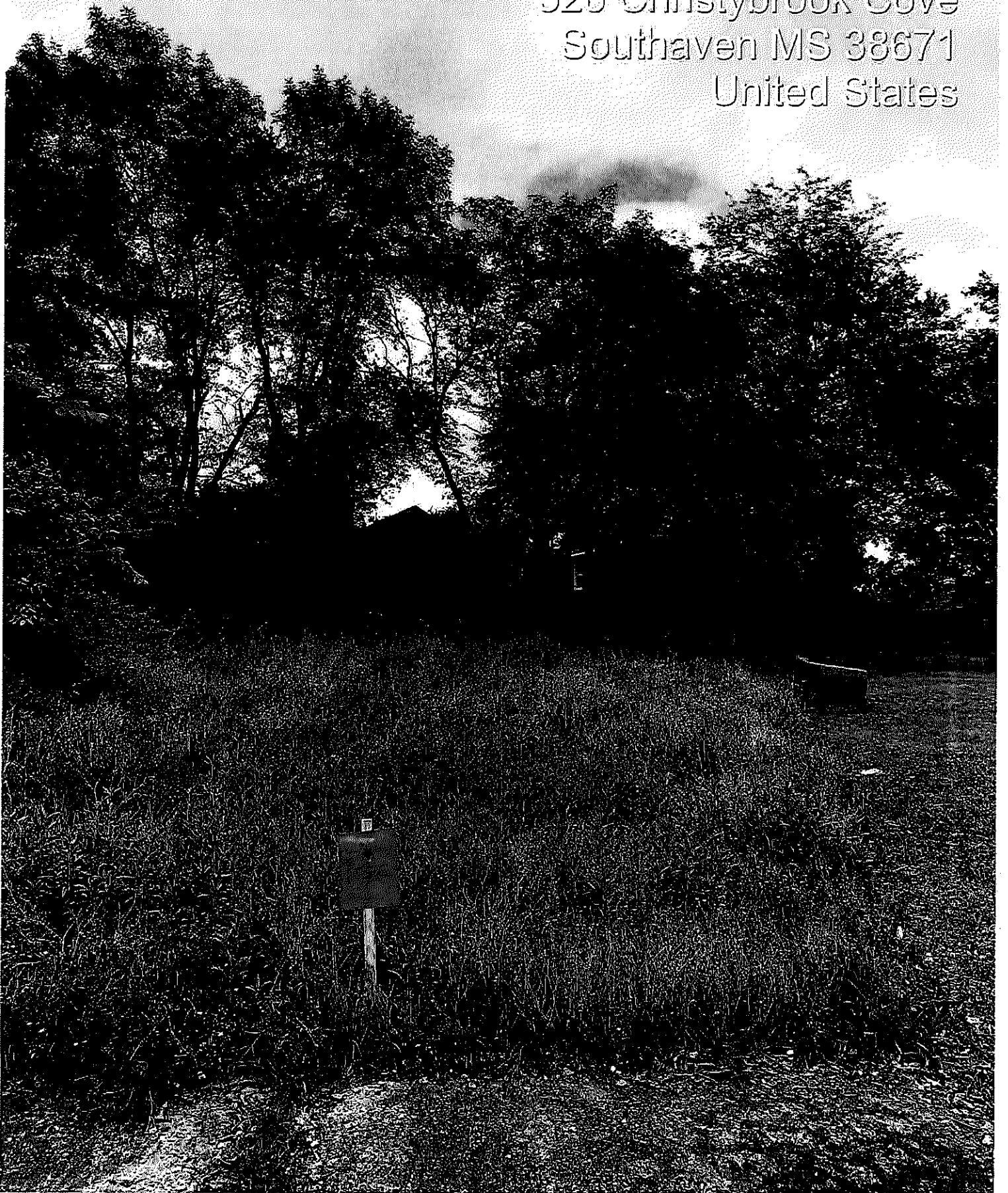
City of Southaven
Official City Seal

City of Southaven
Official City Seal

May 24, 2022 at 2:11:57 PM
1767 Vicksburg Dr
Southaven MS 38671
United States



May 24, 2022 at 1:47:33 PM
526 Christybrook Cove
Southaven MS 38671
United States



May 24, 2022 at 11:40:02
2220 Colonial Hills Dr
Southaven MS 38671
United States

UNITED STATES
DEPARTMENT OF AGRICULTURE
OFFICE OF THE SECRETARY



Director, National
Organic Certification Program

Director, National
Organic Certification Program
1415 L Street, NW
Washington, DC 20004-5070

Dear Sir:

Re: [illegible]
[illegible]

[illegible]

The following information is being provided to you for your information:

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]

City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Hazem Showman 550 Church Road Southaven, MS
Total Acreage:	1.627 acres
Existing Zone:	Planned Commercial (C-4)
Location of Design Review Application	North of Church Road, east of Elmore Road
Comprehensive Plan Designation:	Commercial

Staff Comments:

The applicant is requesting design review approval for a full service car wash to be located on lot 2 of the NECE Subdivision. The following items were submitted:

Building Elevations:

The applicant is proposing to use brick and stacked stone for the entire building. The brick is shown in a darker tan color called Dixon Blend. The stacked stone is a tan and gray neutral blend of color shown as Umber Creek. The stone is use for the wainscot of the entire building and also incorporated in pilaster stone materials down both sides of the building. It is also used as the primary material for both the front and rear of the building. The brick is utilized in every other area of the façade. There are towers on each end of the building (north and south elevations) which have a large arched window lines and a pitched roofs. The remainder of the building is shown with a flat parapet roof which is capped with a light tan EIFS band. This material and color is further accented on the building on the towers where the wall and roof meet. It is also used to encase the decorative windows on the towers. Metal canopies are shown over the doorways and also on the window linesthat is opposite of the detailing stations. The canopies are shown in bronze. The roll up doors and utility doors on the building are all proposed in a painted brown to match the canopy line. There are several decorative brackets shown on the towers which have been proposed in a exposed light wood color. The pitched roof portions proposed to use architectural shingles in Weathered Gray.

Landscaping:

The applicant is showing a mixture of materials for the landscape design including:
Shade trees: Nuttall Oak, Willow Oak and Green Cable Blackgum;
Ornamental trees: Sweetbay Magnolia, Shoal Creek chaste trees ;

Shrubs: Crimson fire loropetalum, Needlepoint holly, Little lime hydrangea, Gumpo white azalea, Blue Cascade distylium, Little Kitten maiden grass;

Additional materials include: variegated liriopse, Toto Rustic rudbeckia, Bermuda sod and mulch.

The applicant is showing the streetscape area along Church Road with a double staggered row of the Needlepoint holly and Crimson Fire loropetalum. In front of the shrub lines the applicant is showing a tight line of ornamental trees with the Sweetbay magnolia and the Shoal Creek chaste trees. Along the building line the applicant has used a single row mixture of the azalea and the distylium. The dumpster area shows a tight line of the Miss Patricia holly which is an evergreen species for screening the area.

The photometric plan submitted with the application shows three types of standard LED parking lot lights at twenty four (24) feet in height as well as a standard down light wall pack for the building.

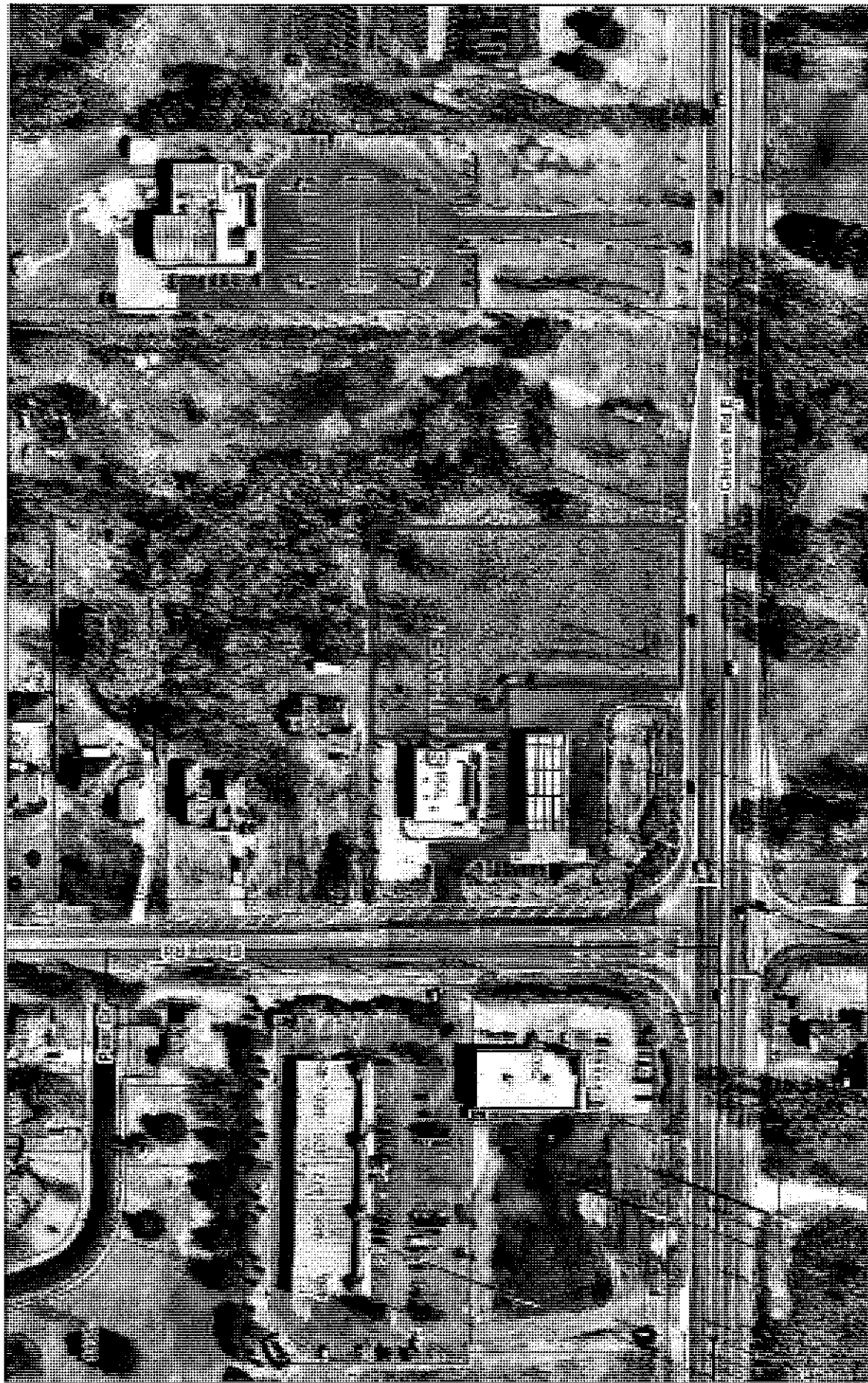
Staff Recommendations:

Staff believes that the building has been designed very well and is an attractive proposal. Staff would like to see the applicant revise the roofing material to a bronze metal roof. This property is on Church Road removed from the interior of residential where we would normally recommend a residential roof design. Staff believes that the materials and elevations proposed could support a more commercial type roof line. Staff loves the addition of the light wood brackets and would like to see the incorporation of more wood accent on the overall building.

The landscape proposed is a good mixture of materials; however, the minimum sizing has not been identified. Staff requires a 3"-3.5" shade tree minimum, 2"-2.5" ornamental tree minimum and a five (5) gallon shrub minimum. The applicant will need to agree to the sizing for the site. Additionally, the applicant will need to incorporate an irrigation plan for ongoing maintenance of the site.

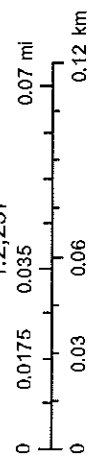
There is no decorative lighting proposed on the site which is mandatory for all new commercial developments. The C store next door has placed the decorative lighting at the entry points to the site. Since this site is adjacent to the C-store and shares an access with it, staff recommends that the lighting specs of the C store be used to carry the uniformity of the site which would require one on the east side of the shared access point. Staff would also add one more at the other end of the lot to provide symmetry. Staff would also like to see decorative lighting placed on both sides of the car/person entry way and also between the window lines along the sides to further enhance the look of the building.

Staff has no further comments and recommends approval with the stated changes.



May 3, 2022

1:2,257



City of Southaven
Office of Planning and Development
Conditional Permit Use Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Megan Moore 3925 Bolin Road Hernando, MS 38632 901-493-7837
Total Acreage:	NA
Existing Zone:	Planned Commercial (C-4)
Location of Conditional Use Application:	North side of Goodman Road, east of Elmore Road
Requirements for CUP:	
<i>"A maximum of two (2) barber shops, hair/beauty salons, hair studios, spa (full service), nail salons, tanning salons and hair braiding establishments/wigology establishments may locate in the stated zones with the stated requirements so long as there are no more than two existing establishments of the same classification are not currently located within a half mile (1/2) radius of the newly proposed establishment."</i>	
Comprehensive Plan Designation:	Planned Commercial (C-4)
Staff Comments: The applicant is requesting a conditional use permit to move an existing hair salon from 344 East Goodman Road to 332 East Goodman Road. The existing tenant spaces are being renovated due to Wholesale Nutrition moving into their own building as previously approved. The existing salon spot is proposed to allow expansion of the Hollywood Pet Store which would require the existing Tangles Salon to move down to another tenant space in the same building. This salon has been in business since before the CUP for salons was required; therefore, it is there currently as a non-conforming use. The applicant is wanting to formalize the approval in the new location which is required based on the ½ mile radius rule for a maximum of two per distance area.	
Staff Recommendations: As stated above the ordinance now allows for a maximum of two (2) salons within the ½ distance area in an effort to ease the concerns of business owners wishing to locate in the city. That being said, staff did a window survey to determine the distance compliance. The closest salon was Hair Designs which is located at 577 Goodman Road and is marketed more as a barber shop. There is no other establishment within the boundaries.	

The applicant has met the requirements for the conditional use; therefore, staff recommends approval of a one (1) year permit with a four (4) year extension to be renewed annually.

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF SOUTHAVEN, MISSISSIPPI GRANTING CONDITIONAL
USE PERMIT GRANTED TO MEGAN MOORE FOR A BEAUTY SALON AT
332 EAST GOODMAN ROAD, SOUTHAVEN, MISSISSIPPI**

WHEREAS, the City of Southaven's ("City") Planning Commission previously held a hearing on May 23, 2022 for the conditional use permit ("permit") application of Maria De Lourdes Magana (the "Applicant") for a beauty salon located at 332 East Goodman Road, Southaven, Mississippi; and

WHEREAS, "Conditional Use" is defined in the City Code of Ordinances at Title XIII, Chapter 1, Section 13-1(b) as "a use that would not be appropriate generally or without restrictions 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;" and

WHEREAS, the Laws of the State of Mississippi, Section 17-1-1 to 17-1-27, inclusive, of the Mississippi Code of 1972, annotated, as amended, empower the City to enact a Zoning Ordinance and to provide for its administration, enforcement and amendment; and

WHEREAS, pursuant to Mississippi Code Ann. Sections 21-17-5, the City has the authority to adopt ordinances with respect to City property including the adoption of all lawful orders, resolutions or ordinances with respect to municipal affairs, property, and finances, and to alter, modify, and repeal such orders, resolutions or ordinances; and

WHEREAS, based on findings of the City Planning Commission at the hearing and City Code of Ordinances and City staff report as further set forth in Exhibit A to this Resolution, the City's Planning Commission recommends, subject to the City Board's revocation, a one (1) year permit, and the permit may be renewed for four (4), one year extensions at the discretion of the City Board of Aldermen, pursuant to its discretion as set forth in the City Code of Ordinances at Title XIII, Chapter 9, Section 13-9(a); and

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

1. Subject to the Board's revocation for violation of the permit or ordinances, the City Board grants a permit to the Applicant for a beauty salon at 332 East Goodman Road, Southaven, Mississippi for one (1) year with up to four (4), one year extensions to be renewed annually at the discretion of the City Board of Aldermen.
2. The Mayor and City Planning Director or their designee are authorized to take any and all action to effectuate the intent of this Resolution.

Following the reading of this Resolution, it was introduced by Alderman Jerome and seconded by Alderman Hoots. The Resolution was then put to a roll call vote and the results were as follows, to-wit:

Alderman George Payne	YES
Alderman Kristian Kelly	YES
Alderman Charlie Hoots	YES
Alderman William Jerome	YES
Alderman Joel Gallagher	YES
Alderman John David Wheeler	YES
Alderman Raymond Flores	YES

Having received a majority of affirmative votes, the Mayor declared that the Resolution was carried and adopted as set forth above on this the 7th day of June, 2022.

CITY OF SOUTHAVEN, MISSISSIPPI

BY: 
DARREN MUSSELWHITE, MAYOR

ATTEST:


CITY CLERK



**CITY OF SOUTHAVEN
CONDITIONAL USE APPLICATION**

As owner, agent or attorney (indicate which), it is requested that the property located in Southaven, Mississippi described as follows:

Location, size and address if possible: 332 E. Goodman Rd. 1200 +/- sq. ft.

Zoned C-1 be considered for a Conditional Use in the Southaven Zoning Regulations for the following reasons:

Move Tangles Salon to another space within same shopping center

OWNER Name: <u>Megan Moore</u> Current business address: Address: <u>344 E. Goodman Rd.</u> Phone: <u>901-493-7837</u>	APPLICANT Name: <u>Megan Moore</u> Home <u>3925 Bolin Rd.</u> Address: <u>Hernando, MS 38632</u> Phone: <u>901-493-7837</u>
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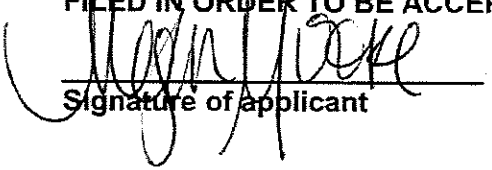
THE APPLICATION SHALL BE ACCOMPANIED BY:

1. Plat of the property sought to be considered, 8 1/2 x 11 inches.
2. The application with plats, description, and letter of support* shall be filed with the Planning Department. The law requires the Commission to hold a Public Hearing, giving 15 days notice in the newspaper, therefore, the application must be submitted by the first working day of the month. The meeting will be the last Monday of the month.
3. **Two (2) copies each collated shall be submitted and a digital copy (PDF, dwg, jpeg, etc.)**
4. Application fee of \$200.00.
5. Site posting of the subject property as described on the following pages.

***NOTE: IN SUPPORT OF THIS APPLICATION, YOU MUST SHOW IN DETAIL, THAT THE FOLLOWING WILL BE COMPLIED WITH:**

- a. Does not substantially increase traffic hazards or congestion.
- b. Does not substantially increase fire hazards.
- c. Does not adversely affect the character of the neighborhood.
- d. Does not adversely affect the general welfare of the City.
- e. Does not overtax public utilities or community facilities.
- f. Does not conflict with the Comprehensive Plan.

THIS APPLICATION MUST BE COMPLETED AND ALL INFORMATION PROVIDED WHEN FILED IN ORDER TO BE ACCEPTED FOR PRESENTATION TO THE COMMISSION.


Signature of applicant

4-06-22
Date

AFFIDAVIT OF POSTING

PROJECT NAME Tangles Salon (Relocation)
 LOCATION 332 E. Goodman Rd. (Relocating from 344 E Goodman)
 SITE POSTING DATE May 1, 2022
 APPLICANT NAME: Megan Moore

In order to provide adequate notice to interested parties, the APPLICANT for shall erect, not less than fifteen calendar days prior to the date of public hearing, notice of the date, time and place of each public hearing and a summary of the request. Such notice will be clearly legible and wherever possible, placed adjacent to the right-of-way of a public street or road. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ERECT AND TO MAINTAIN THE NOTICE ON THE SUBJECT PROPERTY until final disposition of the case. The Planning Director shall determine the number of location of notices.

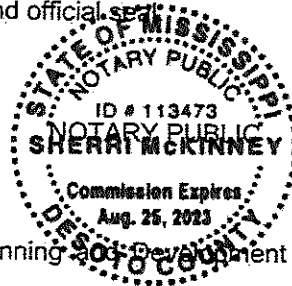
I confirm that the site has been posted as indicated by the Planning Director for the case as listed above. Polaroid pictures of site posting have been submitted.

* Megan Moore 4-26-22
 Applicant Signature Date

This instrument was acknowledge before me this 26th day of April, 2022 by Sherri McKinney
 In witness whereof I hereunto set my hand and official seal.

Sherri McKinney

My commission expires Aug. 25, 2023



Return completed, notarized affidavit AND pictures to the Office of Planning and Development AT LEAST 15 DAYS PRIOR TO PLANNING COMMISSION HEARING.

Office of Planning and Development
 8710 Northwest Dr.
 Southaven, MS 38671
 (662) 393-0111

Application for Conditional Use Permit for Tangles Salon:

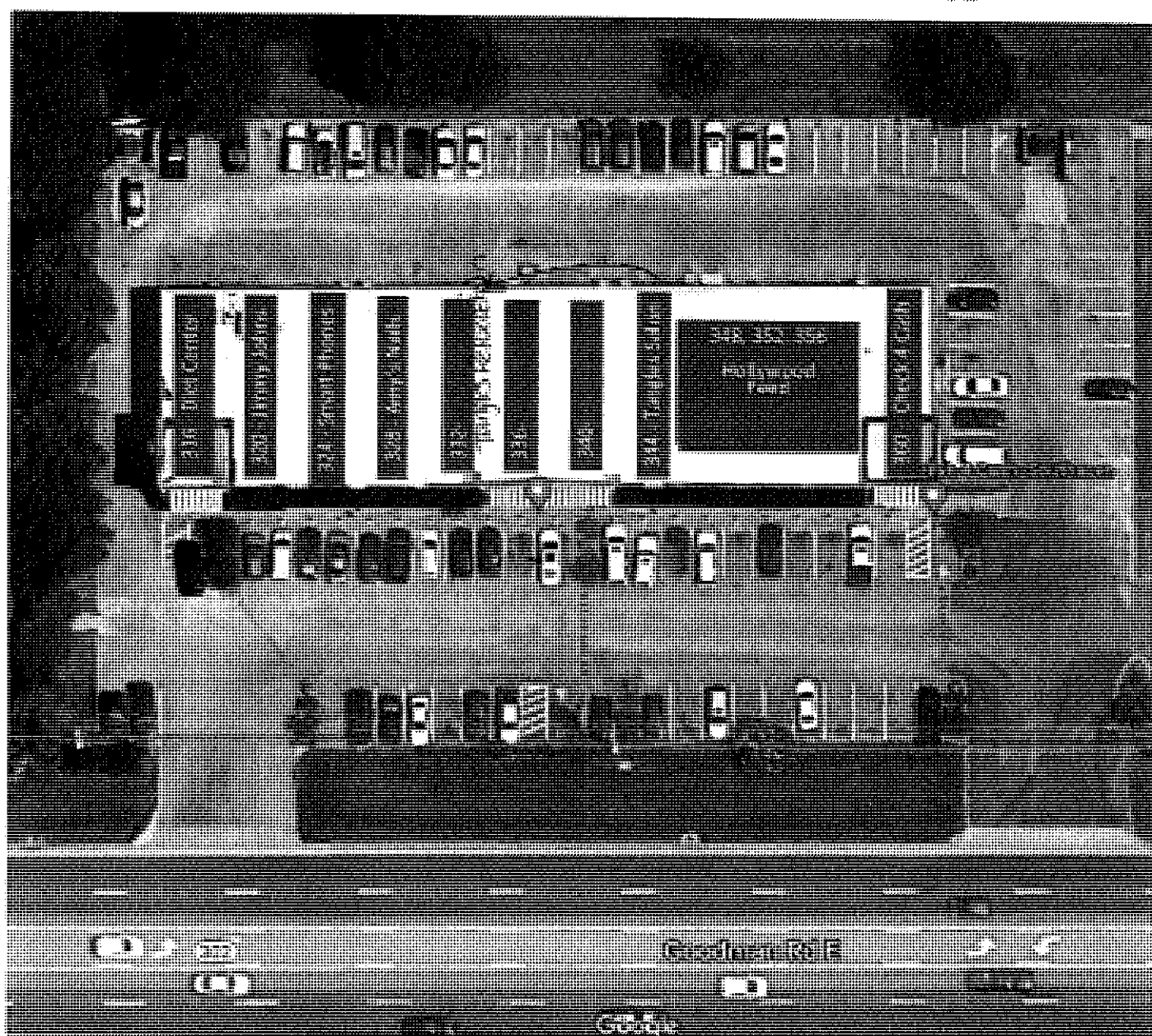
We are wanting to relocate Tangles Salon, currently at 344, three doors down to 332. This request is being made to provide additional space for Hollywood Feed to expand their business.

Tangles Salon has been in its current location for 26 years.

The new location will have the same floorplan as the current location with the restroom/breakroom being reversed to utilize the existing plumbing in the space.

We are attaching the architectural drawing which will be submitted for review by the Building Department after completing the Conditional Use process.

316-360 Goodman Road; Southaven, MS



WHOLIES

332

AROMATHERAPY
AMAZING GRASS

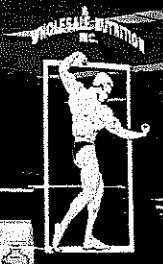
ZONING HEARINGS

PLANNING COMMISSION
BOARD OF ALDERMEN

REQUEST: Condition Use
LOCATION: 218 South
APPLICANT: Megan
PHONE NUMBER: 901-
Case File Available
662-39

May 23, 2022
June 27, 2022

City of Southaven
311



PLEASE USE OTHER DOOR

HOMEOPATHIC
MEDICINES
ALKALINE WATER

BLUEBONNET
CARLSON LABS

PROJECT NO. 1001-10
 PROJECT NAME
 332 GOODMAN ROAD EAST
 SOUTHAVEN, MISSISSIPPI
 39288-1001
 DATE: 04/14/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]

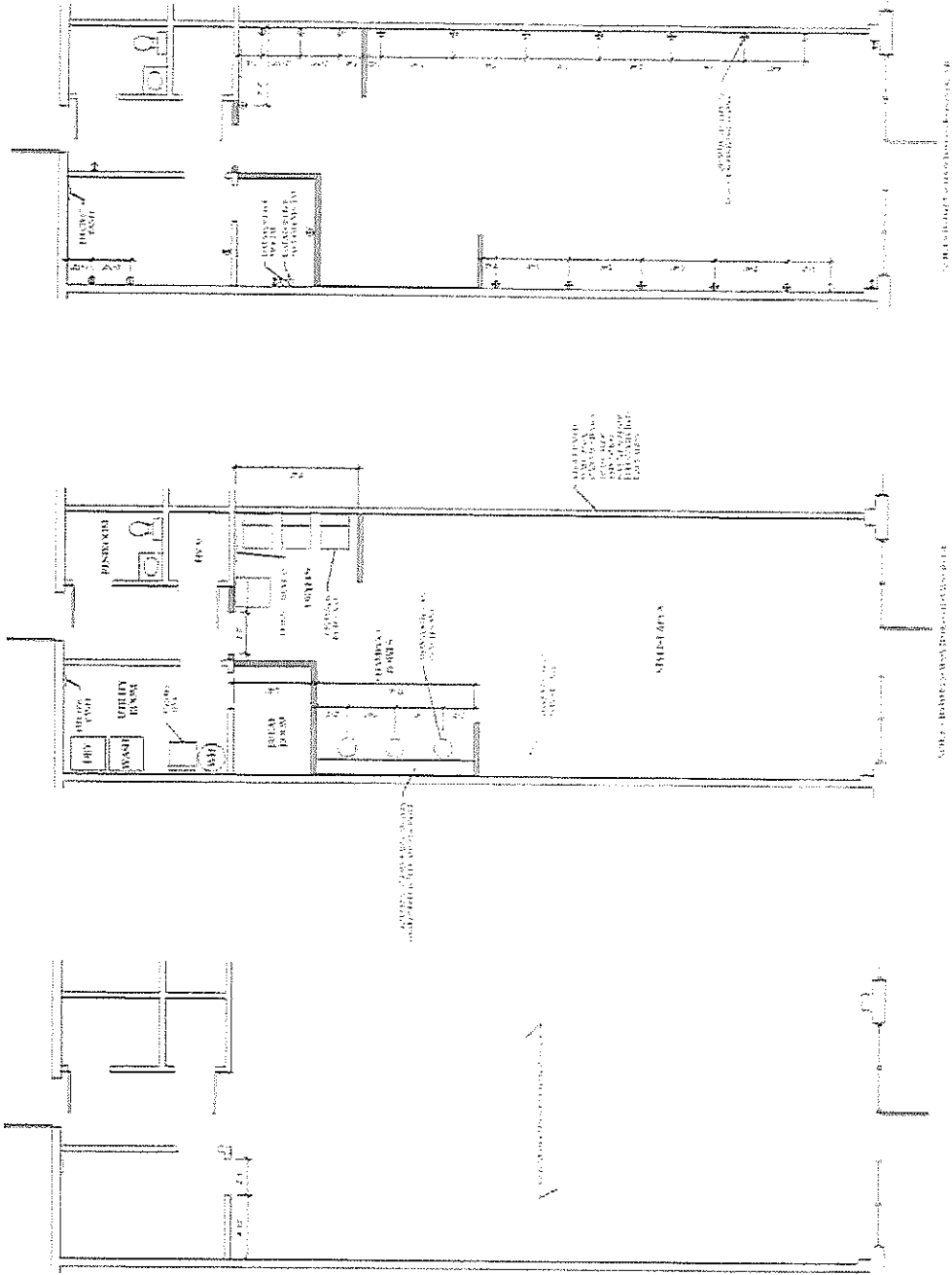
TENANT SPACE FOR
 332 GOODMAN ROAD EAST
 SOUTHAVEN, MISSISSIPPI

FLOOR PLANS
 Prepared by: [Name]
 Date: 04/14/2014

A1.1

NO.	DATE	DESCRIPTION
1	04/14/2014	Initial Design
2	04/14/2014	Revised Design
3	04/14/2014	Final Design

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City of Southaven
Office of Planning and Development
Subdivision Staff Report

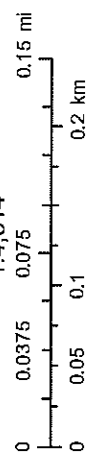


Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Kim Kreunen PO Box 38 Olive Branch, MS 38654 901-603-7049
Total Acreage:	13.7 acres
Existing Zone:	Planned Unit Development (Lakes of Nicholas)
Location of Subdivision Application	South of College Road, west of Marcia Louise Drive
Comprehensive Plan Designation:	Low density residential
Staff Comments: The applicant is requesting subdivision approval for Lakes of Nicholas Section L Phase 2 on the south side of College Road, west of Marcia Louise Drive. This phase consists of 13.7 acres with 19 lots ranging in size from 20,125 sq. ft. to 47,803 sq. ft. This section is part of an overall PUD which requires that this portion of the property must maintain a 20,000 sq. ft. lot size with a 2,100 heated sq. ft. homes. This section is the final piece of the northern boundaries of the property that connects two existing sections of the subdivision. There are no new roads proposed, only an extension of the existing Wilkerson Drive. There is one identified COS along the College Road frontage which allows for a green space buffer between the back of the lots and the street which mimics the existing linear frontage already built out in sections of Lakes of Nicholas. There is a twenty (20) foot public sewer easement shown on Wilkerson Drive along the frontage of lots 345 and 346 which carries from the existing phase to the south. There is also a thirty (30) foot public drainage easement shown on lot 345 and a twenty (20) foot public drainage easement on lot 353.	
Staff Recommendations: The submitted application is compliant with the overall PUD design and text. It is also compliant with the bulk regulations set forth in the ordinance. Staff has no further comments and recommends approval as submitted.	



May 3, 2022

1:4,514



City of Southaven
Office of Planning and Development
Subdivision Staff Report

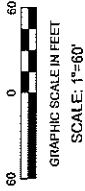
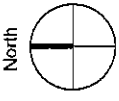
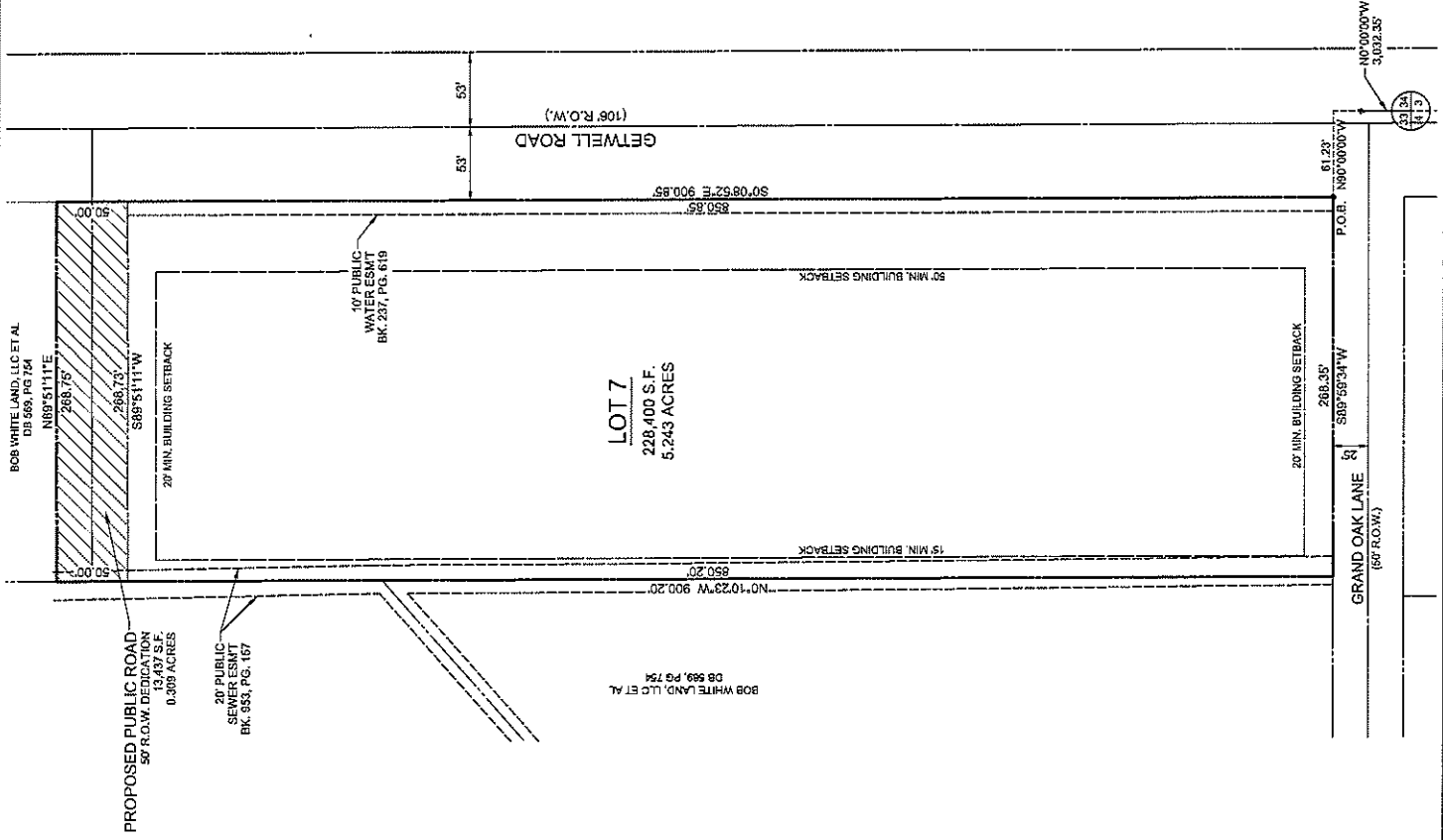


Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Bob White Land LLC/Hylander LLC 1468 Kimbrough Road Suite 103 901-322-4801
Total Acreage:	5.243 acres
Existing Zone:	Planned Unit Development (Snowden Farms)
Location of Subdivision Application	West side of Getwell Road, north of May Blvd.
Comprehensive Plan Designation:	Commercial
Staff Comments: The applicant is requesting subdivision approval to revise the recently approved Snowden Farms Phase B District 16 lot 7 on the west side of Getwell Road, north of May Blvd. The only detail to be revised is concerning the proposed dedicated ROW at the north end of the lot. The existing approved plat shows a fifty (50) foot width with 268.73 feet of depth. The total amount of land shows 13,437 sq. ft. and 0.309 acres. The revision will show a sixty (60) foot width with 268.73 feet of depth. The total amount of land will show 16,124 sq. ft. and 0.370 acres of property.	
Staff Recommendations: The applicant wanted to provide additional ROW to allow for a three lane roadway which incorporates a turn lane into the interior of the site. Staff sees this as a positive and recommends approval as submitted.	

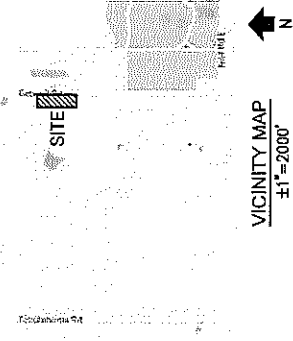


May 3, 2022

1:4,514
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km



(22)



VICINITY MAP
±1"=2000'

SITE DATA

LAND AREA
OVERALL 241,837 S.F.
R.O.W. DEDICATION 15,437 S.F.
NET 228,400 S.F.
5.243 ACRES

MINIMUM BUILDING SETBACKS
FRONT 50 FEET
SIDE STREET 25 FEET
REAR 15 FEET

THIS PROPERTY IS NOT LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO 28033C0879H AND 28033C0883H FOR DESOTO COUNTY, MISSISSIPPI DATED MAY 5, 2014. APPROXIMATE 100 YR FLOOD ELEVATION IS 389.00

The Reaves Firm
Engineering
Planning
Architecture
Landscaping
617 N. 20th St., Suite 100, Norfolk, VA 23502
804.721.2011 Fax 804.721.2087
www.reavesfirm.com

FINAL PLAT
DISTRICT 16, LOT 7
SNOWDEN FARMS P.U.D.
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI
ZONING: PUD
TOTAL AREA: 5.243 ACRES
TOTAL LOTS: 1
DEVELOPER: McNEILL COMMERCIAL REAL ESTATE, LLC
MARCH, 2022
SHEET 1 OF 3

JOB # 21-0154

OWNER'S CERTIFICATE:

I, We, BOB WHITE FARMS, LLC, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/We certify that I/we am/are the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

This the _____ day of _____, 20____.

Owner's Signature: BOB WHITE FARMS, LLC

NOTARY'S CERTIFICATE :

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named J. BAYARD SNOWDEN, who acknowledged that he is the MANAGER of BOB WHITE FARMS, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Notary Public

Printed Name: _____
My Commission Expires: _____

OWNER'S CERTIFICATE:

I, We, BOB WHITE LAND, LLC, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/We certify that I/we am/are the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

This the _____ day of _____, 20____.

Owner's Signature: BOB WHITE LAND, LLC

NOTARY'S CERTIFICATE :

State of Tennessee
County of Grundy

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named CATHERINE S. TRAHAN, who acknowledged that she is MANAGER of BOB WHITE LAND, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Notary Public

Printed Name: _____
My Commission Expires: _____

PLANNING COMMISSION CERTIFICATE:

Approved by the Southaven Planning Commission on this the _____ day of _____, 20____.

Planning Commission Chairperson

Planning Commission Secretary

CITY OF SOUTHAVEN

MAYOR AND BOARD OF ALDERMAN CERTIFICATE:

Approved by the Mayor and Board of Alderman of the City of Southaven on this the _____ day of _____, 20____.

Mayor

City Clerk

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at _____ o'clock _____ m. on the _____ day of _____, 20____, and was immediately entered upon the proper indexes and duly recorded in Plat Book _____, Page _____.

Chancery Court

THIS PROPERTY IS NOT LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO 28033C0079H AND 28033C0083H FOR DESOTO COUNTY, MISSISSIPPI DATED MAY 5, 2014. APPROXIMATE 100 YR FLOOD ELEVATION IS 359.00



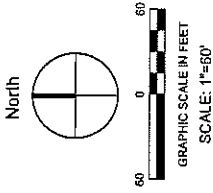
FINAL PLAT
DISTRICT 16, LOT 7

SNOWDEN FARMS P.U.D.
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

ZONING: PUD
TOTAL AREA: 5.243 ACRES
TOTAL LOTS: 1

DEVELOPER: McNEILL COMMERCIAL REAL ESTATE, LLC
MARCH, 2022
SHEET 3 OF 3

JOB # 21-0164



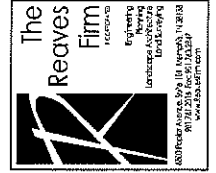
SITE DATA

<u>LAND AREA</u>	
OVERALL	244,524 S.F.
R.O.W. DEDICATION	16,124 S.F.
NET	228,400 S.F.
	5.243 ACRES
<u>MINIMUM BUILDING SETBACKS</u>	
FRONT	50 FEET
SIDE STREET	20 FEET
REAR	15 FEET

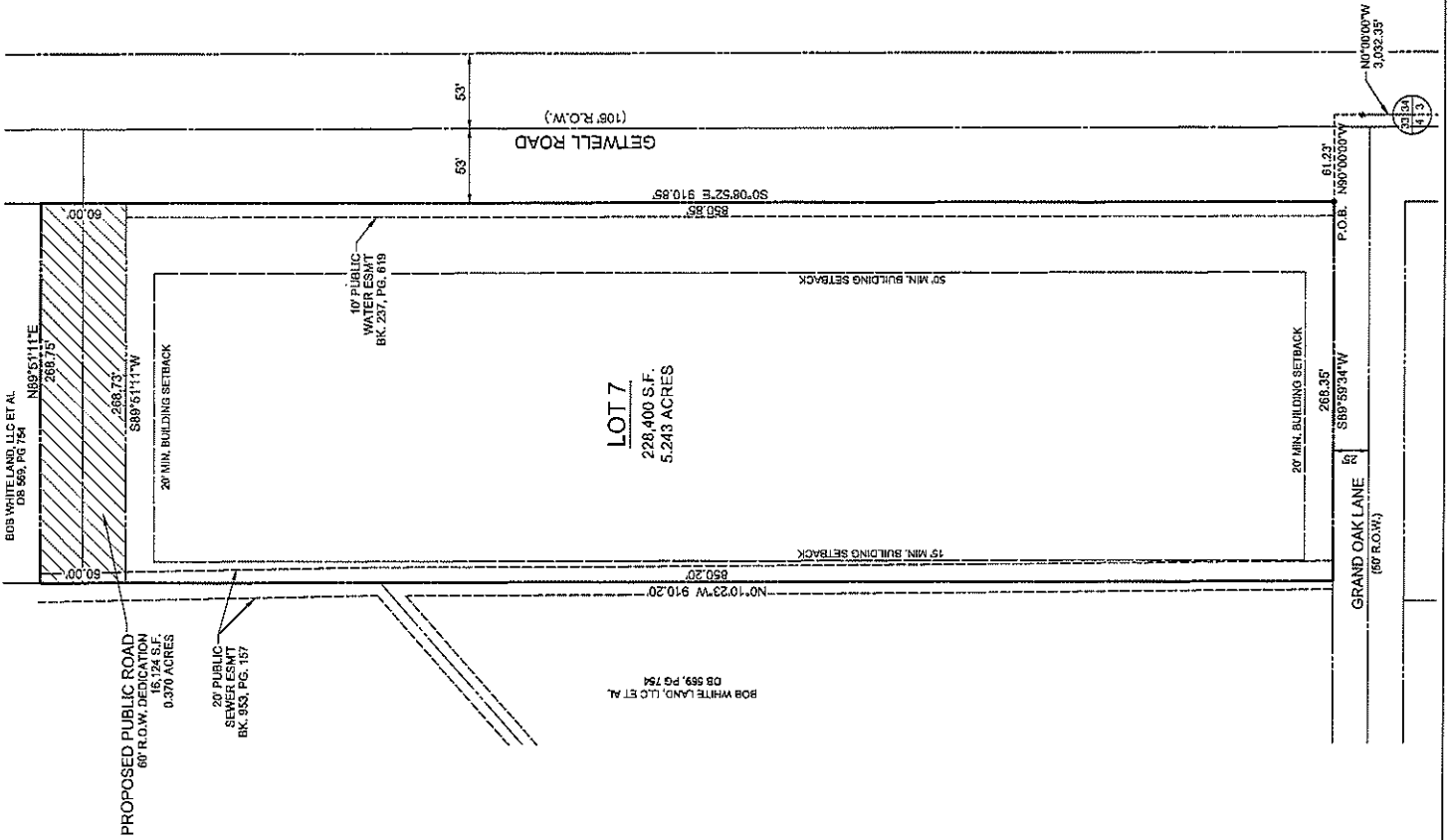
THIS PROPERTY IS NOT LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO 28033C0078H AND 28033C0083H FOR DESOTO COUNTY, MISSISSIPPI DATED MAY 5, 2014. APPROXIMATE 100 YR FLOOD ELEVATION IS 369.00

FINAL PLAT
PHASE B, DISTRICT 16, LOT 7
SNOWDEN FARMS P.U.D.
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

ZONING: PUD
TOTAL AREA: 5.243 ACRES
TOTAL LOTS: 1
DEVELOPER: HYLANDER, LLC
MAY, 2022 SHEET



JOB # 21-0154



OWNER'S CERTIFICATE:

I/We, RCT PROPERTIES, LLC c/o PINNACLE BANK, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/We certify that two and no more the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

This the _____ day of _____, 20____.

Owner's Signature: RCT PROPERTIES, LLC c/o PINNACLE BANK

NOTARY'S CERTIFICATE:

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named MATTHEW G. BUYER, who acknowledged that he is the SENIOR VICE-PRESIDENT of PINNACLE BANK, CHIEF MANAGER of RCT PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of the said Chief Manager of said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

Printed Name: _____

My Commission Expires: _____

OWNER'S CERTIFICATE:

I/We, RTA PROPERTIES, LLC c/o PINNACLE BANK, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/We certify that two and no more the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

This the _____ day of _____, 20____.

Owner's Signature: RTA PROPERTIES, LLC c/o PINNACLE BANK

NOTARY'S CERTIFICATE:

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named MATTHEW G. BUYER, who acknowledged that he is the SENIOR VICE-PRESIDENT of PINNACLE BANK, CHIEF MANAGER of RTA PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of the Chief Manager of said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

Printed Name: _____

My Commission Expires: _____

OWNER'S CERTIFICATE:

I/We, BST PROPERTIES, LLC c/o PINNACLE BANK, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/We certify that two and no more the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

This the _____ day of _____, 20____.

Owner's Signature: BST PROPERTIES, LLC c/o PINNACLE BANK

NOTARY'S CERTIFICATE:

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named MATTHEW G. BUYER, who acknowledged that he is the SENIOR VICE-PRESIDENT of PINNACLE BANK, CHIEF MANAGER of BST PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of the said Chief Manager of said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

Printed Name: _____

My Commission Expires: _____

OWNER'S CERTIFICATE:

I/We, THE III PROPERTIES, LLC c/o PINNACLE BANK, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/We certify that two and no more the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

This the _____ day of _____, 20____.

Owner's Signature: THE III PROPERTIES, LLC c/o PINNACLE BANK

NOTARY'S CERTIFICATE:

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named MATTHEW G. BUYER, who acknowledged that he is the SENIOR VICE-PRESIDENT of PINNACLE BANK, CHIEF MANAGER of THE III PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of the Chief Manager of said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

Printed Name: _____

My Commission Expires: _____

ENGINEER'S CERTIFICATE:

This is to certify that I have drawn this subdivision shown hereon and the plat of same is accurately drawn from information from a ground survey by THE ROBERTS FIRM, LLC, date _____.

By _____ Certificate No. _____

Date _____ SEAL: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that all dimensions, angles, bearings, and areas shown on this plat are correct, and that the exterior boundaries and interior lot dimensions comply with the minimum state standards of accuracy for surveying.

By _____ Certificate No. _____

Date _____ SEAL: _____

THIS PROPERTY IS NOT LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28013C0003H AND 28013C0003H FOR DESOTO COUNTY, MISSISSIPPI DATED MAY 6, 2014. APPROXIMATE 100 YR FLOOD ELEVATION IS 359.00



FINAL PLAT
PHASE B, DISTRICT 16, LOT 7
SNOWDEN FARMS P.U.D.
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI
ZONING: PUD
TOTAL AREA: 5.243 ACRES
TOTAL LOTS: 1
DEVELOPER: HYLANDER, LLC
MAY, 2022
SHEET 2 OF 3

JOB # 21-0154

THE undersigned, **W&W, BOB WHITE FARMS, LLC**, owner or authorized representative of the property, hereby adopts this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public use forever, and reserve for the public utilities the utility easements shown on the plat. I/we certify that I/we own the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

Owner's Signature: BOB WHITE FARMS, LLC

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named J. BAYARD SNOWDEN, who acknowledged that _____ is the MANAGER of BOB WHITE FARMS, LLC, a Mississippi limited liability company, and that for and on behalf of the MANAGER of said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation \$0 to do.

Printed Name: _____
My Commission Expires: _____

that I/we, HYLANDER, LLC, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown hereon to the public forever, and reserve for the public utilities the utility easements shown on the plat. I/we certify that I/we intend the owner(s) in fee simple of the property and that no taxes or mortgages have become due and payable.

Owner's Signature: HYLANDER, LLC

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named M. SPENCE RAY, who acknowledged that he is the MANAGER of HYLANDER, LLC, a Tennessee limited liability company, and that for and on behalf of the said HYLANDER, LLC, he executed the foregoing instrument, and that he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Printed Name: _____
My Commission Expires: _____

We, **BOB WHITE LAND, LLC**, owner or authorized representative of the property, hereby adopt this as my/our plan of subdivision and dedicate the right-of-way for the roads as shown herein to the public use forever, and reserve for the public utilities the utility easements shown on the plan. We certify that (we are/are the owner/s) in fee simple of the property and that no taxes or mortgages have become due and payable.

Owner's Signature: 808 WHITE LAND, LLC

State of Tennessee
County of Grundy

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2022, within my jurisdiction, the within named CATHERINE S. TRAHAN, who acknowledged that she is MANAGER of BOB WHITE LAND, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Printed Name: _____
My Commission Expires: _____

hereby certify that the subdivision plat shown hereon was filed for record in my office
it _____ o'clock _____ m. on the _____ day of _____, 20_____,
and was immediately entered upon the proper indexes and duly recorded in
Plat Book _____, Page _____.

Chancery Court

Approved by the Southaven Planning Commission on this the _____ day of _____, 20_____.

Planning Commission Secretary

MAYOR AND BOARD OF ALDERMAN CERTIFICATE:

Approved by the Mayor and Board of Aldermen of the City of Southaven on this the _____ day of _____, 20_____.

City Clerk

THIS PROPERTY IS NOT LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO 28033C0079H AND 28033C0083H FOR DESOTO COUNTY, MISSISSIPPI DATED MAY 5, 2014. APPROXIMATE 100 YR FLOOD ELEVATION IS 369.00



FINAL PLAT
PHASE B, DISTRICT 16, LOT 7
SNOWDEN FARMS P.U.D.
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

ZONING: PUD
TOTAL AREA: 5.243 ACRES
TOTAL LOTS: 1

DEVELOPER: HYLANDER, LLC
MAY, 2022 SHEET 3 OF 3

IOB # 21-0154

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	M & R Associates 1361 Nesbit Rive Nesbit, MS 38651 662-429-9900
Total Acreage:	18.643 acres
Existing Zone:	Planned Unit Development (Pinewood)
Location of Subdivision Application	South side of Stateline Road, between Getwell Road and Tchulahoma Road
Comprehensive Plan Designation:	Medium Density residential
Staff Comments: The applicant is requesting subdivision approval for Pinewood Subdivision Phase 5, south of Stateline Road between Getwell Road and Tchulahoma Road. This phase consists of 18.643 acres of property and includes 60 residential lots showing a minimum lot size of 9,090 sq. ft. and two common open spaces. Lot 279 is a COS for detention shown on the plat along Tchulahoma road. The second COS is lot 500 and it is the grassed median in the boulevard coming into the subdivision. The road system shown in this phase is an extension of the phase to the north and also connection to the existing stub out into Ansley Park.	
Staff Recommendations: The application submitted complies with the overall master plan for Pinewood Subdivision in terms of the lot sizes and road systems. The required rental clause note has been placed on the plat for recording which was called out by the Board of Alderman. The PUD requirements also require call outs for carriage load only lots which have been identified by the applicant in the data table. Staff would like a time table for the installation and landscaping of the detention pond area. This COS is directly adjacent to Tchulahoma Road so it needs to be dressed up for curb appeal. This phase also provides a second point of access into the site from Tchulahoma Road. Staff would recommend that this become the new construction entrance to allow for the Getwell Road side to be cleaned up and finished for the residents on that side of the development. Staff has no further comments and recommends approval with the above stated comments.	



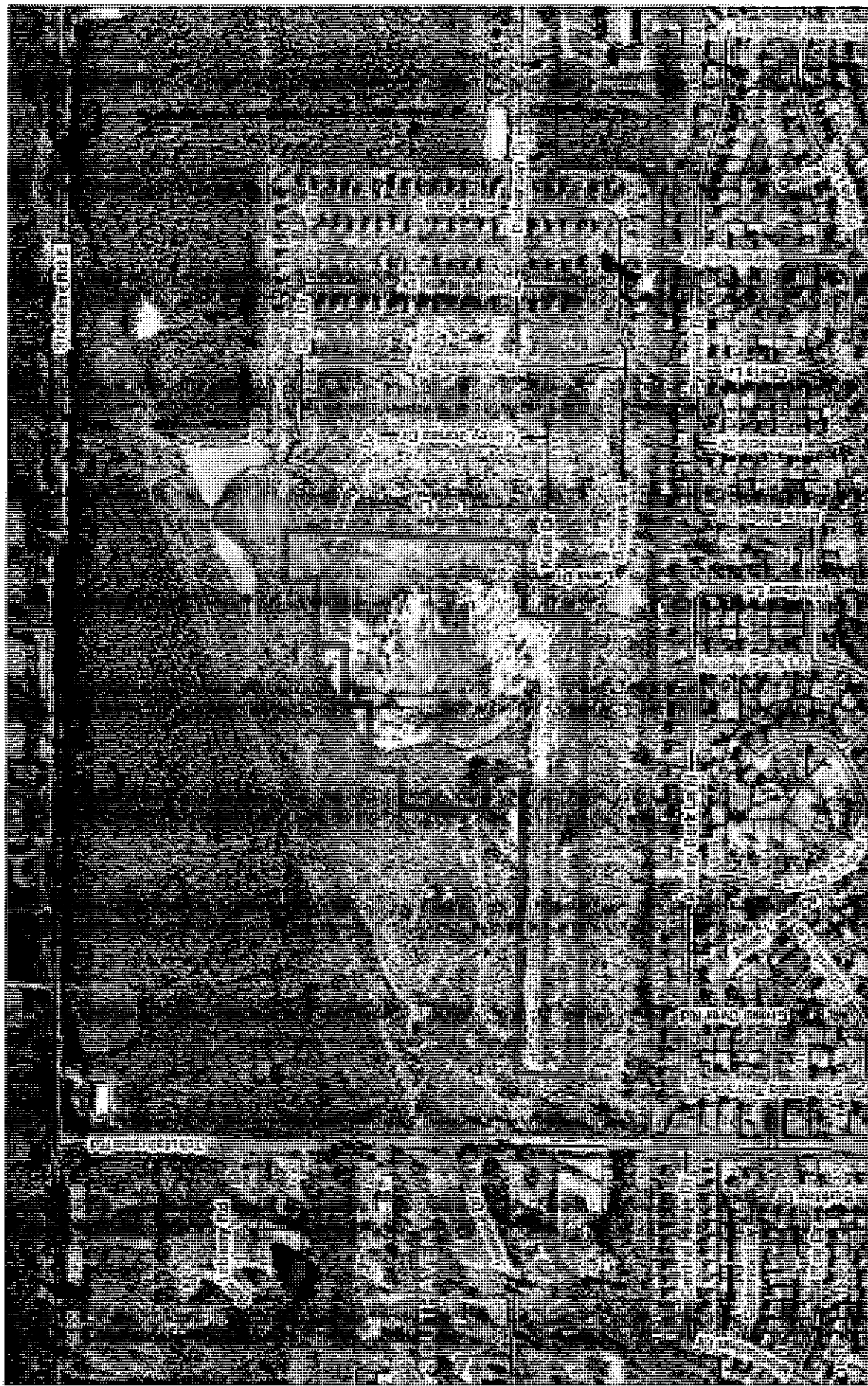
May 3, 2022

1:9,028
0 0.075 0.15 0.3 mi
0 0.1 0.2 0.4 km

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	M & R Associates 1361 Nesbit Rive Nesbit, MS 38651 662-429-9900
Total Acreage:	21.386 acres
Existing Zone:	Planned Unit Development (Pinewood)
Location of Subdivision Application	South side of Stateline Road, between Getwell Road and Tchulahoma Road
Comprehensive Plan Designation:	Medium Density residential
Staff Comments: The applicant is requesting subdivision approval for Pinewood Subdivision Phase 6, south of Stateline Road between Getwell Road and Tchulahoma Road. This phase consists of 21.386 acres of property and includes 73 residential lots showing a minimum lot size of 9,090 sq. ft. and no common open spaces. The road system shown in this phase is an extension of the phase to the north.	
Staff Recommendations: The application submitted complies with the overall master plan for Pinewood Subdivision in terms of the lot sizes and road systems. The required rental clause note has been placed on the plat for recording which was called out by the Board of Alderman. The PUD requirements also require call outs for carriage load only lots which have been identified by the applicant in the data table. This phase also includes a portion of the second point of access into the site from Tchulahoma Road. Staff would recommend that this become the new construction entrance to allow for the Getwell Road side to be cleaned up and finished for the residents on that side of the development. Staff has no further comments and recommends approval with the above stated comments.	



May 3, 2022

1:9,028
0 0.075 0.15 0.3 mi
0 0.1 0.2 0.4 km

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Robert McCormick c/o Ben Smith 8180 Airways Blvd. Suite B 662-393-3346
Total Acreage:	11.41 acres
Existing Zone:	Light Industrial (M-1)
Location of Subdivision Application	South side of Stateline Road, west of Tulane Road
Comprehensive Plan Designation:	Industrial

Staff Comments:

The applicant is requesting subdivision approval to revise the existing Freeport Industrial Park lots 35 and 36. Presently, lot 35 encompasses the entire hard corner with 1.67 acres and 224 linear feet of width along Stateline Road. Lot 36 is a larger lot that has 109' of linear width along Stateline Road next to lot 35 and then carries south along Tulane Road encompassing 9.74 acres. The applicant is wanting to revise two aspects of these lots-

1. To decrease the width of lot 36 along Stateline Road to fifty (50) feet which allows this area to be an ingress/egress only and add the removed width into lot 35. This would increase lot 35's width along Stateline Road from 224' to approximately 283+';
2. To further subdivide lot 35 into two lots 35 and 35a which would consist of 1.11 and 1.0 acres.

There are no further changes requested.

Staff Recommendations:

This applications proposed revisions comply with the rules and regulations set forth in the ordinance. The revision to lot 36 reduces the industrial lot build out along Stateline Road which is beneficial to the area. The splitting of lot 35 and the increase of acreage makes them both viable lots which have had major constraints on them due to the 110' drainage easement that runs along Tulane Road. Staff sees the request as a viable and compliant revision and recommends approval as submitted.

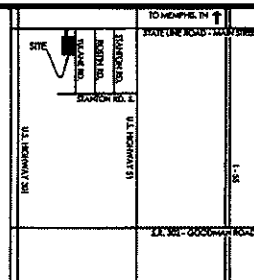


May 3, 2022

32

NUMBER	DIRECTION	DISTANCE
L1	N 00°13'48" W	40.00'

NORTHEAST CORNER OF THE
NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
CITY OF SOUTHAVEN, DEBOTO COUNTY,
MISSISSIPPI



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE
I, Bank Plus, OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY, HEREBY ADVERTISE MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FULL OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.
THIS THE 02 DAY OF Feb, 2012

Bank Plus
(NAME OF OWNER OR AUTHORIZED REPRESENTATIVE)

NOTARY'S CERTIFICATE
STATE OF Mississippi, COUNTY OF DeBoto
I, Debra Thompson Jones, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 02 DAY OF Feb, 2012, WITHIN MY JURISDICTION, THE NOTARY PUBLIC (POSITION OF Bank Plus) COMPANY, A MISSISSIPPI CORPORATION, AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED, HE/SH/IT EXHIBITED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST BEING DULY AUTHORIZED BY SAID CORPORATION.

Debra Thompson Jones
NOTARY PUBLIC
3/21/2015
MY COMMISSION EXPIRES



CITY OF SOUTHAVEN PLANNING COMMISSION
APPROVED BY THE CITY OF SOUTHAVEN PLANNING COMMISSION ON THIS 19 DAY OF December, 2011
ATTEST [Signature] SECRETARY

CITY OF SOUTHAVEN
MAYOR AND BOARD OF ALDERMEN
APPROVED BY THE MAYOR AND BOARD OF ALDERMEN ON THIS 3rd DAY OF January, 2012
ATTEST [Signature] CITY CLERK



CHANCERY CLERK'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DEBOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.

W. E. Davis Chancery Clerk
Chancery Clerk by S. Cleveland

NOTES:
1. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
2. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
3. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
4. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
5. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
6. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
7. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
8. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
9. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.
10. THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:40 O'CLOCK P.M., ON THE 05 DAY OF Feb, 2012, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111, PAGE 82.

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

[Signature]
NOTARY PUBLIC
MISSISSIPPI

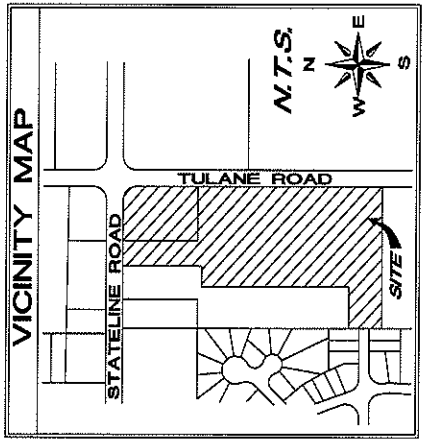
BY WAY OF EXPLANATION:
THIS REVISION IS TO SHOW THAT LOTS 38-43 HAVE BEEN INCORPORATED INTO LOTS 36 & 37. ALL OTHER LOTS TO REMAIN AS RECORDED IN PLAT BOOK 14, PAGE 3 IN THE CHANCERY CLERK'S OFFICE OF DEBOTO COUNTY, MISSISSIPPI.



Scale 1" = 100'

FIRST REVISION OF LOTS 35-37, & LOTS 39-43 OF THE FIRST REVISION OF THE FREEPORT INDUSTRIAL PARK UNIT 1		
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST, CITY OF SOUTHAVEN, DEBOTO COUNTY, MISSISSIPPI		
SCALE 1" = 100'	DATE 12 DEC 2011	<u>James Davis</u> ASSOCIATES, INC. 200 HALL STREET, SUITE 200 SOUTHAVEN, MS 38686 662-866-1111 FAX 662-866-1112
DRAWN BY JAT	REVISIONS	
CHECKED BY ROJ		

32



- NOTES:
1. MINIMUM SET BACKS ARE AS SHOWN.
 2. UTILITY EASEMENTS ARE AS SHOWN.
 3. THE PROPERTY IS LOCATED IN ZONE "X" A SPECIAL FLOOD ZONE AREA AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MAP PANEL 28033C0056 G, DATED JUNE 04, 2007.
 4. WASTE WATER DISPOSAL PROVIDED BY CITY OF SOUTHAVEN.
 5. DOMESTIC WATER WILL BE PROVIDED BY CITY OF SOUTHAVEN.
 6. ALL NEW CORNERS SET BY THIS FIRM WILL BE 1/2" (#4) REBAR WITH PLASTIC CAPS READING E-28599, RLS 1909.
 7. ALL BEARINGS ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES (MS ZONE WEST, NAD 83) GRID NORTH BY GPS OBSERVATION.
 8. THIS IS A CLASS "B" SURVEY.

FINAL PLAT

REVISION OF LOT 36 & DIVISION OF LOT 35

FREEPORT INDUSTRIAL PARK

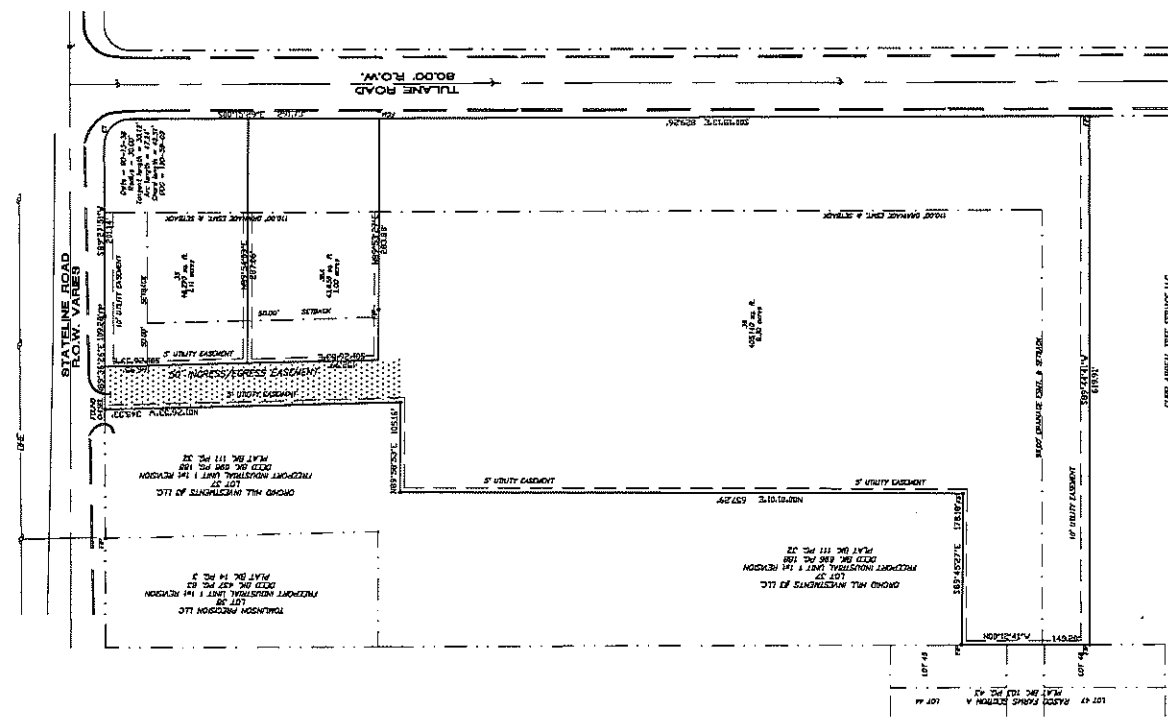
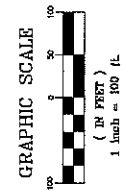
SECTION 21, T-1-S, R-8-W
CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

1" = 100'

APRIL, 2022

ZONING: M-1
TOTAL AREA: 22.52 ACRES
TOTAL LOTS: 3
OWNER/DEVELOPER:
ROBERT MCCORMICK

IPD **IPD LLC**
CIVIL
ENGINEERING
SOUTHAVEN, MISSISSIPPI
601-255-1318
FAX 601-255-1313



SPECIAL FLOOD HAZARD STATEMENT
BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS
LOCATED IN ZONE "X" A SPECIAL FLOOD ZONE AREA PER
FEMA FIRM MAP NUMBER 28033C0056G, DESOTO COUNTY,
MISSISSIPPI, EFFECTIVE DATE OF JUNE 04, 2007.

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Cypress Realty Holdings Co. 700 Colonial Road Suite 100. Memphis, TN 38117
Total Acreage:	2.62 acres
Existing Zone:	Planned Commercial (C-4)
Location of Subdivision Application	East side of Airways Blvd. between Marathon Way and Nail Road
Comprehensive Plan Designation:	Commercial/Retail
Staff Comments: The applicant is requesting subdivision approval for lot 1 of Cypress Realty Holdings Company Southaven 1 Subdivision on the east side of Airways Blvd. between Marathon Way and Nail Road. The lot encompasses 2.62 acres with direct access to Airways Blvd. The improvements and dedicated ROW for Airways Blvd. were completed prior to this submittal. The required setbacks for the property have been identified in the general note section of the plat. The applicant is showing an existing ten (10) foot Entergy easement as well as a twenty (20) foot streetscape line on the plat.	
Staff Recommendations: The application submitted complies with commercial subdivision regulations set forth in the ordinance as well as the necessary zoning stipulations. The applicant will need to incorporate the required utility easements which are standard on all plats identifying ten foot on both the front and rear of the lot (front is already addressed) and the five (5) foot easements on both sides. Additionally, streetscapes are not identified on formal plats so the applicant should remove that portion. Staff has no further comment and recommends approval with the stated changes.	

City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	May 23, 2022
Public Hearing Body:	Planning Commission
Applicant:	Bhavin Ghodasara 906 Harpeth Valley Place Nashville, TN 37221 c/o Rusty Norville
Total Acreage:	1.627 acres
Existing Zone:	Planned Commercial (C-4)
Location of Design Review Application	East of Airways Blvd, north of Nail Road
Comprehensive Plan Designation:	Commercial

Staff Comments:

The applicant is requesting design review approval for a full service car wash to be located on lot 2 of the NECE Subdivision. The following items were submitted:

Building Elevations:

The applicant is proposing to use a mixture of stone, tile, metal panels and EIFS for the façade. The applicant is showing the majority of the first floor in a stone veneer in a neutral color palette. There are portions of the first floor that have been shown in two shades of EIFS including a slate blue/gray color called Outerspace which is shown for several areas which carry all the way up to the fourth floor. Other areas on the front elevation of the hotel show a second EIFS color called Virtual Taupe and is designed to look like individual panels. The applicant is using both of these colors above the second floor in sections of the building along with two other colors Moderate White and Balanced Beige. The blue/gray is shown on the front elevation for the second and third floor area on the north end of the building which wraps around the corner. The Balanced Beige is proposed for the majority of the façade with the Virtual Taupe being used to encase three floors of window lines on the interior to create a framed design. The Moderate White is being used to frame out the areas referenced with the Virtual Taupe and also for accent bands along the roofline. The tile is being used to accentuate a tower area next to the main entry way which extends up all four floors and beyond the proposed roofline to create more visibility to this tower piece. Metal paneling is being shown in narrow lines on all four elevations to add depth to the design. The metal paneling is shown in a dark brown. There are metal

Landscaping:

The applicant is showing a mixture of materials for the landscape design including:

Shade trees: Willow Oak at 3.5" caliper;
Ornamental trees: Sweetbay Magnolia at 3.5" caliper;
Shrubs: Snowbound spirea, Leland cypress, Little Lime hydrangea all with a three (3) gallon minimum;
Additional materials include: Mixed perinneals, Vinca minor and sod

The streetscape along Airways Blvd. shows a tight line of Sweetbay magnolias with a single Willow oak on each end at the entry points to the site. There is a double staggered row of the Leland cypress in this area with a grouping of the spirea, hydrangea and perinneals at each end with the oaks in a planting bed. The planting beds carry over to the other side of each entrance to carry the uniformity. On the north and east property lines the applicant has used a narrow line of turf with the Sweetbay magnolias planted at a 1:60 OC ratio. The parking medians show a single Sweetbay magnolia with a line of the spirea and hydrangea around the tree. The perimeter beds around the building show a mixtures of the shrubs and the sod. Irrigation has been shown along the planting lines and the sodded areas of the entire site with a mixture of the drip line system and the spray.

There is no photometric plan submitted with the plan.

Staff Recommendations:

-Staff likes the color palette proposed as well as the mixture of materials. There are some discrepancies between the color elevations and the architectural renderings that need to be addressed. The renderings show the entryway tower area as D1 which is a Virtual Taupe EIFS material while the color elevations show this area as the porcelain tile material. While the staff is acceptable to all the proposed materials, EIFS is the least preferred material which is the majority shown for this structure. Staff would like to clarify that the tile should be used in this area to comply with the color rendering submitted.

-Additionally, commercial properties are not approved with EIFS material in the wainscot area so the applicant will need to adjust the proposed building to remove the portions of the first floor where the EIFS carries to the ground. The stone should be used in its place to comply with the masonry material requirement.

-Staff would also like to see more variations in the roof line so that the building is broken up more. It would be staffs suggestion to take the areas where the blue is carried up the four stories and allow that portion of the building to carry higher to give that variation.

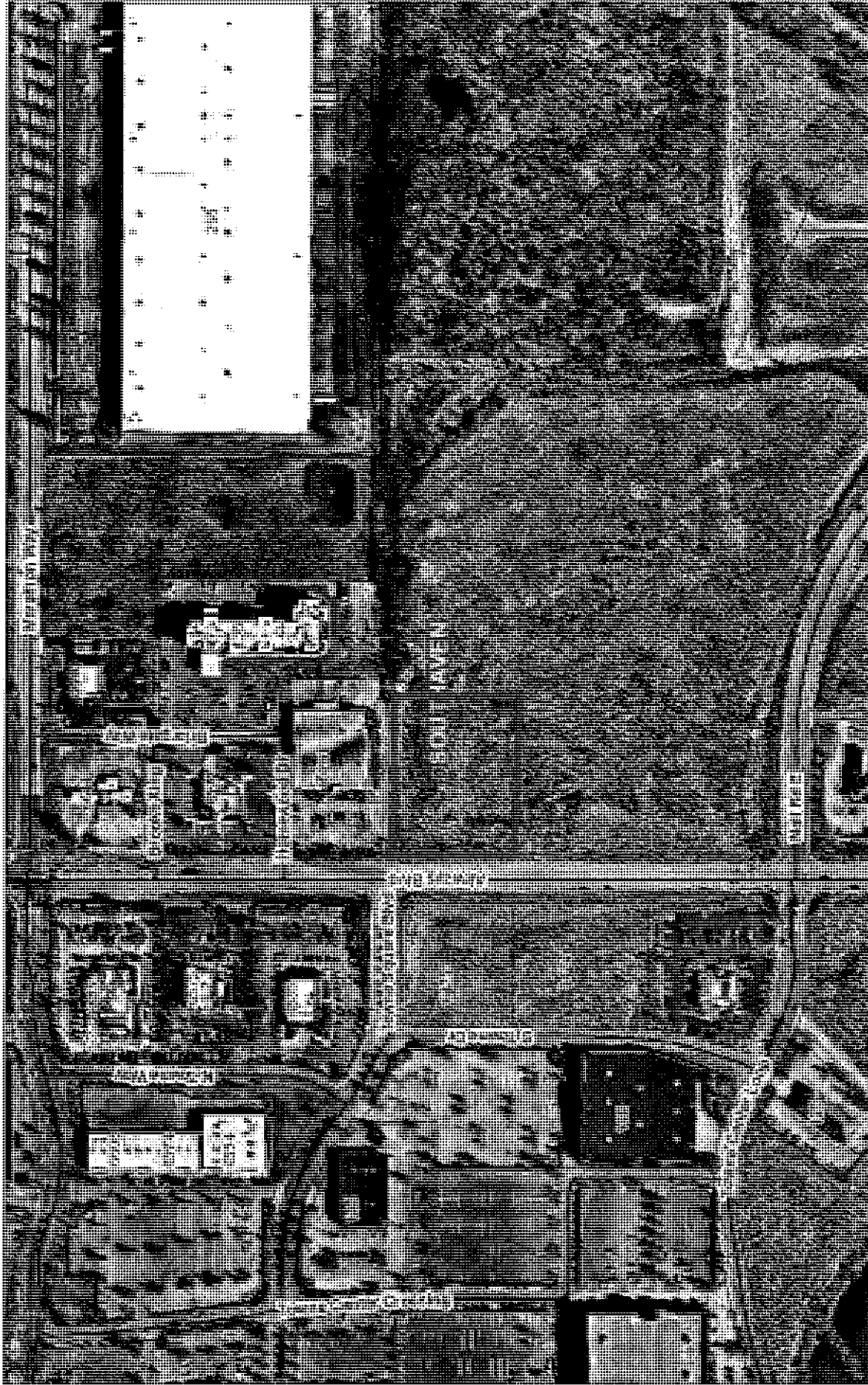
-Staff would like to see the paneling below the window lines match up with the dark brown of the metal paneling since they will be similar in material and the color would tie in with the metal accent areas.

The proposed landscaping materials for the site are minimal. Staff would like to see a bigger selection of materials and the incorporation of more shade trees for the site. It is suggested that applicant use both Natchez crape myrtle and a Yoshino Cherry tree in the ornamental

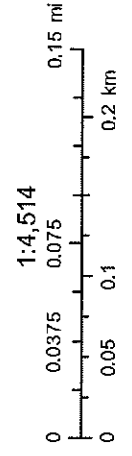
group. The crape myrtles could be used in clusters of three mixed in along the Airway Blvd. streetscape area. The landscape material include a mixture of shrubs which should be adjusted to the minimum size requirement of five (5) gallon.

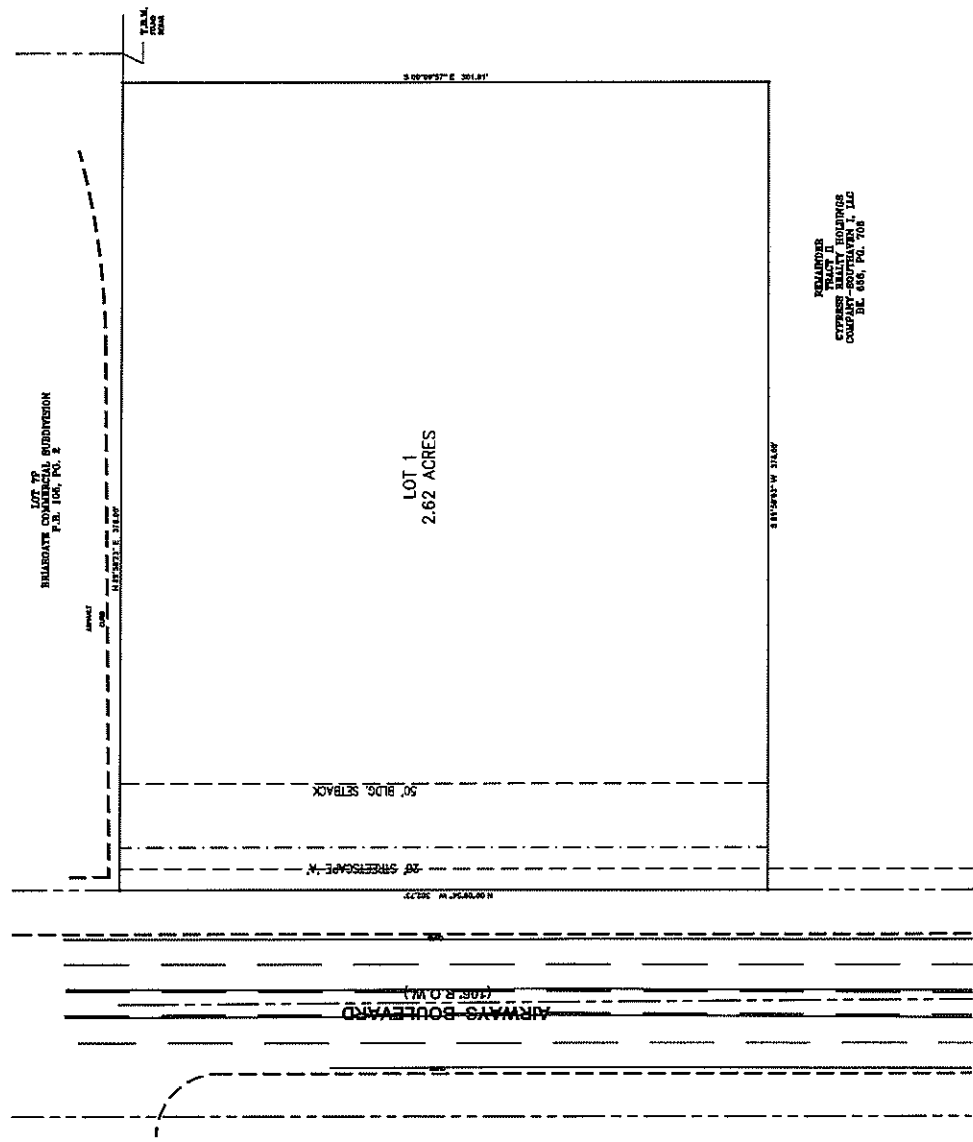
There was not a photometric plan submitted; however, it is assumed that the applicant will proposed standard parking lot lighting for security. It is required for all new developments to include a decorative lighting plan in their submittal. The applicant should revise the plan to show either the standard acorn lighting that has been used as a standard throughout the city or another option which would need to be approved by staff. The placement of these lights should either be in the Airways streetscape plan or on each side of the entry points and at each end of the building in the planting medians. Optionally they could also be placed on each side of the hotel entrance pending they do not interfere with any wall mounted lighting in this area.

Staff has no further comments and recommends approval with the stated changes.



May 3, 2022





LOT 1P
REAR PLAT
P.B. 106, P.O. 2

50' BLDG. SETBACK

20' STREETSCAPE W.

310' 00" 00" E 301.81'

111' 56" 10" N 11.60'

LOT 1
2.62 ACRES

111' 56" 10" N 11.60'

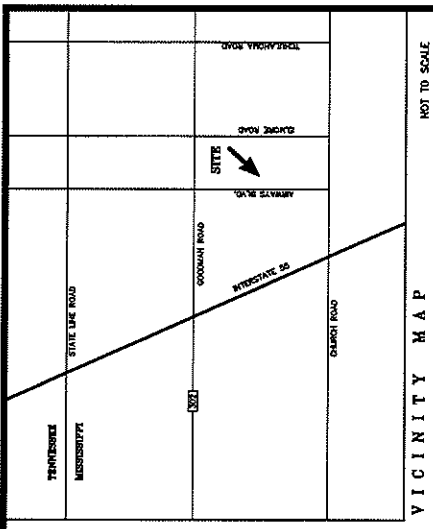
REAR PLAT
SUBDIVISION
P.B. 106, P.O. 2

- NOTES:
1. BEARINGS REFERENCED BY GPS AND BASED ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM NAD 83, WEST ZONE, US FOOT. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH. CONVERGENCE ANGLE = -0'18"28"
 2. DISTANCES AND COORDINATES SHOWN ARE GRID VALUES. US SURVEY FEET, MISSISSIPPI STATE PLANE COORDINATES, WEST ZONE, NAD 83 (2011) DATUM. GPS CONTROL SET USING EARL DUDLEY NET RTK NETWORK.
 3. FIELD SURVEY DATED: MARCH 22, 2022.
 4. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AS Delineated BY F.E.M.A. IN COMMUNITY PANEL 28033000781 AND DATED MAY 5, 2014.
 5. BUILDING SETBACKS:
FRONT 50 FEET
SIDE 25 FEET
REAR 20 FEET

FINAL PLAT
CYPRESS REALTY HOLDINGS
COMPANY-SOUTHAVEN I
SUBDIVISION
SOUTHAVEN, MISSISSIPPI

TOTAL AREA: 2.62+ ACRES
SW 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 7 WEST,
NO. OF LOTS: 1
F.E.M.A. Map Panel 28033000781 - MAY 5, 2014
SCALE: 1"=40' ZONED: C-4
OWNER/DEVELOPER: PREPARED BY:
CYPRESS REALTY HOLDINGS CO. CIVIL ENGINEERING
SOUTHAVEN I, LLC SOLUTIONS, LLC
700 COLONIAL RD., STE 100 317 WEST MARKET
MEMPHIS, TN 38117 DYERSBURG, TN 38024
(P) 731.445.8408

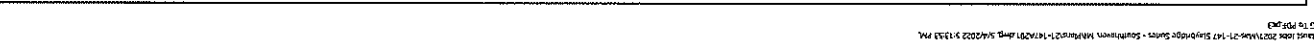
DATE: 5/3/2022 SHEET 1 OF 2



VICINITY MAP

NOT TO SCALE







City of Southaven Design Review Application

As owner, developer, or agent (indicate which) approval is requested for plans submitted for a structure to be constructed on property located at (include subdivision and lot number):

East side of Airways Blvd; across from Town Square Blvd

Type of building: 4-Story Hotel

Proposed use of building: Hotel

Is this application being submitted concurrently with Site Plan? Yes

The following items shall be submitted for consideration of approval:

GENERAL DESIGN:

1. Site layout
2. Building elevations (front, side and rear)
3. Exterior materials (roofing, walls, columns, etc.)
4. Curbs, gutters, sidewalks, paving, and points of ingress/egress
5. Parking lots showing layout, traffic circulation, lighting in parking area and landscaping in the parking area (Parking islands are required every ten (10) parking spaces as approved on site plan).
6. Exterior lighting (style of fixtures, location and intensity)
7. Garbage collection area, location and screening, type of container to be used.
8. Vents (plumbing, HVAC, etc.) should be hidden from public view and grouped together when possible. Screening design shall be submitted.
9. Electrical and gas meters shall be located in the rear or side of the commercial project in an accessible area and be screened from public view, underground feed where applicable.
10. Mechanical units- show required screening and location
11. Landscaping plan to include the following: type and size of trees, shrubs and plants, location of trees, removal and replacement requirements (tree survey may be necessary), type and location of landscaping in parking areas,

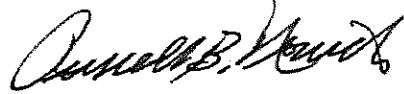
location of pedestrian walkways and green areas (all size of plants and trees must be stated on plans.)

12. Mailboxes- show location of cluster mailboxes- landscape, screen and covers.

13. Signs:

- a) Location and details on all exterior signs
- b) Color and lighting
- c) Shape, height, size and landscaping around sign
- d) Compliance with ordinance

Signs are not approved with this application. There are individually approved via a sign application that must be submitted by the sign contractor at the time of erection. Identification of signs in this application is for review only.

Signature of applicant: 

Name, address and phone of applicant: Rusty Norville, PE; 731-445-8406
Civil Engineering Solutions, LLC
317 West Market; Dyersburg, TN 38024

Name, address and phone of owner: Bhavin Ghodasras
906 Harpeth Valley Place
Nashville, TN 37221 615-645-5721

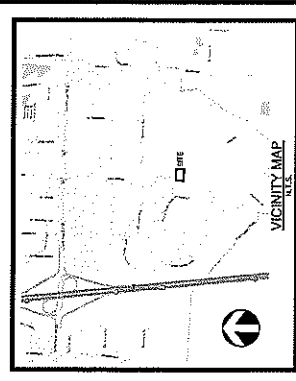
Fee: \$150.00

Check _____ Cash _____

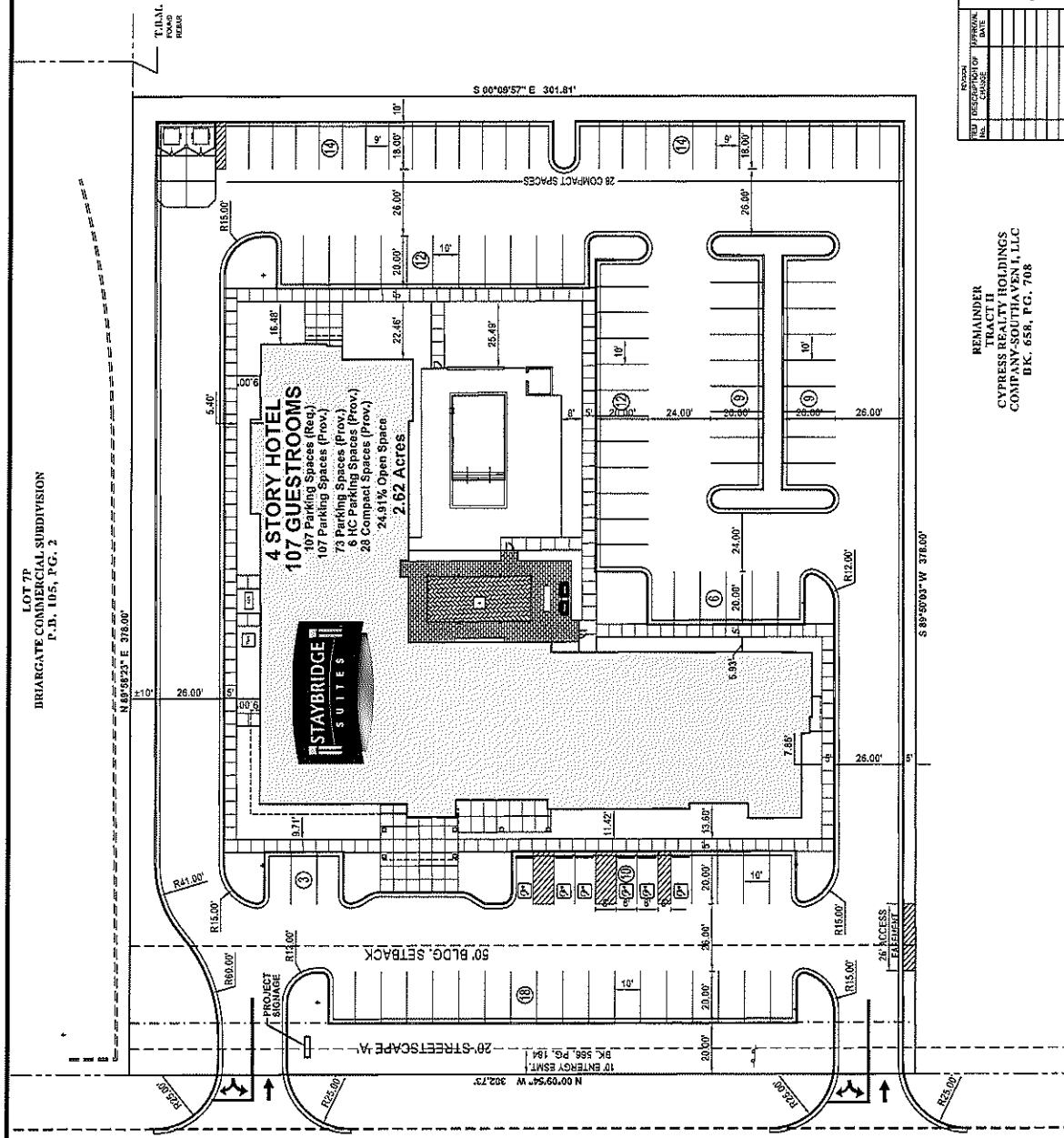
Date _____ Development Official _____



LOT 7P
BRIARGATE COMMERCIAL SUBDIVISION
P.B. 105, P.G. 2

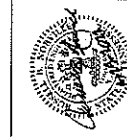


AIRWAYS BOULEVARD
(106' R.O.W.)



NOTES:

1. SEE TEMPORARY EASEMENTS.
2. ELEVATION: 311.81 (HAY 21 DATUM).
3. THE PROPERTY IS LOCATED IN A SPECIAL PLANNED AREA AND PERIODIC INSURANCE RATE MAP NUMBER 0039 IS A COMMUNITY PANEL NO. 31031 (08) H. (VIRGINIA).
4. SEE ADJACENT LOTS FOR ADDITIONAL LOTS AND ADJACENT LOTS FOR ADDITIONAL LOTS.
5. SEE ADJACENT LOTS FOR ADDITIONAL LOTS AND ADJACENT LOTS FOR ADDITIONAL LOTS.
6. SEE ADJACENT LOTS FOR ADDITIONAL LOTS AND ADJACENT LOTS FOR ADDITIONAL LOTS.
7. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED AND A CITY REGULATION.
8. ALL PARKING AREAS SHALL BE IN THE SHIPING TO ONE-SIDE DRIVE.



REMAINDER
TRACT II
CYPRESS REALTY HOLDINGS
COMPANY-SOUTHAVEN I, LLC
B.C. 658, P.G. 708

NO.	DESCRIPTION OF WORK	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
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100	REVISION	

SITE PLAN

LOCATION: EAST SIDE OF AIRWAYS BOULEVARD, SOUTHAVEN, MISSISSIPPI
PROJECT: 106' R.O.W.
DATE: 03-10-2022
DRAWN BY: CELIA
SCALE: 1\"/>

STAYBRIDGE SUITES

DEVELOPER: SIGN MANAGEMENT LLC
ENGINEER: CIVIL ENGINEERING SOLUTIONS, LLC

