

Minutes, City of Southaven, Southaven, Mississippi



MEETING OF THE MAYOR AND BOARD OF ALDERMEN
SOUTHAVEN, MISSISSIPPI
CITY HALL
May 21, 2019
6:00 p.m.
AGENDA

1. Call To Order
2. Invocation
3. Pledge Of Allegiance
4. Planning Agenda: Item #1 Application by Dalhoff Thomas Design Studios to amend the PUD text for Snowden Grove Area 15 on the southeast corner of Getwell Road and Nail Road
Item #2 Application by Dalhoff Thomas Design Studios for design review approval of a two-story mixed use building on lot 3 of Area 15 Snowden Grove PUD on the southeast corner of Getwell Road and Nail Road
5. Mayor's Report
6. Citizen's Agenda
7. City Attorney's Legal Update

Any citizen wishing to comment on the above items may do so.
Items may be added to or omitted from this agenda as needed.

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MINUTES OF THE REGULAR MEETING OF May 21, 2019 OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI

BE IT REMEMBERED that the Mayor and Board of Aldermen of the City of Southaven, Mississippi met in Regular Session on the 21st day of May, 2019 at six o'clock (6:00) p.m. at City Hall.

Present were:

William Brooks	Alderman At Large
Kristian Kelly	Alderman, Ward 1
Charlie Hoots	Alderman, Ward 2
George Payne	Alderman, Ward 3
Joel Gallagher	Alderman, Ward 4
John David Wheeler	Alderman, Ward 5

Absent were:

Raymond Flores	Alderman, Ward 6
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Also present were Andrea Mullen, City Clerk, and Nick Manley, City Attorney. Approximately ten (10) other people were present.

Alderman Brooks called the meeting to order. Alderman Gallagher led in prayer followed by the Pledge of Allegiance led by Alderman Payne.

PLANNING AGENDA

Planning Agenda presented by Whitney Cook, Director of Planning & Development.

- Item # 1 Application by Dalhoff Thomas Design Studios to amend the PUD text for Mrs. Choat-Cook stated that the applicant is requesting to amend the PUD text of Snowden Grove Planned Unit Development Area 15 for lots 2 and 3. Lot 2 has the existing two story mixed use structure with the lofts and retail space along Nail Road and lot 3 is the vacant lot to the south of this lot.

Mrs. Choat-Cook stated that the applicant is requesting to amend the PUD text of Snowden Grove Planned Unit Development Area 15 for lots 2 and 3. Lot 2 has the existing two story mixed use structure with the lofts and retail space along Nail Road and lot 3 is the vacant lot to the south of this lot. There are several text amendment request:

1. The existing text states "above retail uses" in many areas of reference for Area 15. By definition, this requires that the bottom floor must be used only for office and commercial and that the second floor should be used for residential. The applicant would like the option to use both floors for all the uses. This text amendment request would allow lofts on the first floor while also allowing commercial and/or office on the second floor if the market demand was there;

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2. A decrease in the minimum square footage of the lofts. The trend for young professional's lofts is studio and one bedroom designs which range in size from 600 sq. ft. to 1,000 sq. ft. in the downtown districts. The applicant is requesting to meet this demographic for the new building to create a loft design not presently in this area. The request is to decrease the minimum to 650 sq. ft. to allow for studio and single bedroom design;

3. The overall density is set at 2.3 per the existing text which the applicant is requesting to increase to 2.45 to allow for the decrease in the square footage footprint. This would also include a unit density change from 24 to 65 for Area 15 and a total residential change from 659 to 700.

Staff Recommendations:

1. The site is still proposed for mixed use so the designation is not changing and staff does not see an issue with allowing flexibility in the uses for both the first and second floors. Also, allowing for the residential portion on the first floor gives better access for ADA needs of possible residents without the use of an elevator if they so desired. The existing building already had existing office uses on the second floor so the request is already being somewhat met by the existing tenant space usage.

2. Staff does believe that there is a gap in the demographics of Southaven with the young professional who don't require a lot of space. In researching the trending market in both Memphis and Nashville around the downtown central business areas there are mixed use developments which have the same ideology as this and have been extremely successful. The footprints range in size from 593 sq. ft. up to 1,200 sq. ft. which are studio, one and two bedroom designs. This application is requesting to incorporate studio and one bedrooms while leaving the two-bedroom option as is. Staff believes that the requests submitted by the applicant are not detrimental to the site or the area. The existing lofts on lot 2 are 100% occupied and there is always a waiting list for a vacancy so the demand is there for the space along with additional retail/office.

3. It is also a valid fact that an increase in density will assist in bringing more energy to the commercial areas of this corner and that also expands into the overall Snowden District idea. Increasing the density provides more pedestrian traffic into this area for the retail and restaurant components.

Mrs. Choat-Cook then stated that the applicant was in the audience should any of the Board Members have any questions.

Alderman Wheeler expressed concerns with apartments facing Getwell Road and Nail Road.

Alderman Wheeler made the motion to approve the amendments with the comments with the contingency that all of Getwell Road and Nail Road bottom floors remain commercial office. Motion was seconded by Alderman Payne. The applicant was agreeable with the request.

After much discussion among the Board of Alderman as it relates to concerns about the percentage of residential and commercial office it was agreed by the majority to table this item and continue the hearing at the next Board Meeting of

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June 4th to allow for all Alderman to be present. Motion was seconded by Alderman Payne.

Roll call was as follows:

ALDERMAN	VOTED
Alderman Kelly	YES
Alderman Hoots	NO
Alderman Payne	YES
Alderman Gallagher	YES
Alderman Wheeler	YES
Alderman Flores	ABSENT

Having received a majority of affirmative votes, Alderman Brooks declared that the motion was carried on the 21st day of May, 2019.

Item #2 Application by Dalhoff Thomas Design Studios for design review approval of a two-story mixed use building on lot 3 of Area 15 Snowden Grove PUD on the southeast corner of Getwell Road and Nail Road

Mrs. Choat-Cook stated that this application will not be presented and held over to the June 4 meeting since the application to amend the PUD text was tabled until the next Board Meeting of June 4th.

MAYOR'S REPORT

RESOLUTION TO CLEAN PRIVATE PROPERTY

Alderman Brooks introduced the cleaning of private property and asked if there were any comments from the Board and there were none. Mayor Musselwhite then asked for any comments from the public and there were none. The Board then considered the following resolution to clean private property:

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:

- 1676 Custer Drive
- 1744 Northfield Drive
- 1354 Main Street
- Parcel # 107828000001304
- Parcel # 1078282200000300
- Parcel # 2072030000000300
- Parcel # 2072040000000905
- Parcel # 2072040000000903

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- Parcel # 2072040000000909
- Parcel # 2072101700000300
Lot 1 & 3
- 4042 Courtyard Drive
- Parcel # 1078340000001400
Lot 1
- Parcel # 1078340000001400
Lot 2
- 2674 Champion Hills Drive
- 465 Church Road West
- Parcel # 2081120400000200
- Parcel # 2081020000004004
lots total 3
- 5288 Russell Drive
- 4400 Chalice Drive
- 1122 Warwick Place
- 2610 Forest Bend Drive
- Parcel # 2072040000000901

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, May 21, 2019, 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, May 21, 2019, 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:

- 1676 Custer Drive
- 1744 Northfield Drive
- 1354 Main Street
- Parcel # 1078280000001304
- Parcel # 1078282200000300
- Parcel # 2072030000000300
- Parcel # 2072040000000905
- Parcel # 2072040000000903
- Parcel # 2072040000000909
- Parcel # 2072101700000300

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- Lot 1 & 3
- 4042 Courtyard Drive
- Parcel # 107834000001400
- Lot 1
- Parcel # 107834000001400
- Lot 2
- 2674 Champion Hills Drive
- 465 Church Road West
- Parcel # 2081120400000200
- Parcel # 208102000004004
- lots total 3
- 5288 Russell Drive
- 4400 Chalice Drive
- 1122 Warwick Place
- 2610 Forest Bend Drive
- Parcel # 207204000000901

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	VOTED
Alderman Kristian Kelly	YES
Alderman Charlie Hoots	YES
Alderman George Payne	YES
Alderman Joel Gallagher	YES
Alderman John David Wheeler	YES
Alderman Raymond Flores	ABSENT

The Resolution, having received a majority vote of all Aldermen present, was declared adopted on this, the 21st day of May, 2019.

A copy of the notices along with pictures of the properties is attached to these minutes.

CITIZEN'S AGENDA

No Citizen's Agenda

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CITY ATTORNEY'S LEGAL UPDATE

3278 May Blvd. & Getwell Property Purchase & Sale Agreements

Mr. Manley stated that copies of the authorized purchase and sale agreements for 3278 May Blvd. and property located on Getwell Road will be entered into these minutes.

Both agreements are attached to these minutes.

Emergency Repair

Mr. Manley stated that there was an emergency repair in the Utilities Department for Lauderdale Estates sewer lift-station in the amount of \$8,448.00. Alderman Wheeler made the motion to approve the emergency purchase. Motion was seconded by Alderman Payne.

Roll call was as follows:

ALDERMAN	VOTED
Alderman Kelly	YES
Alderman Hoots	YES
Alderman Payne	YES
Alderman Gallagher	YES
Alderman Wheeler	YES
Alderman Flores	ABSENT

Having received a majority of affirmative votes, Alderman Brooks declared that the motion was carried on the 21st day of May, 2019.

A copy of the invoice is attached to these minutes.

EXECUTIVE SESSION

No Executive Session

There being no further business to come before the Board of Aldermen, a motion was made by Alderman Kelly to adjourn. Motion was seconded by Alderman Gallagher. Motion was put to a vote and passed unanimously May 21, 2019 at 6:30 p.m.

Darren Musselwhite,
Mayor

Andrea Mullen,
City Clerk
(Seal)