

BE IT REMEMBERED that the Mayor and Board of Aldermen met on July 20, 2021, at 5:00 P.M., this being the regular meeting time. Mayor Graves called the meeting to order and the following members were present: Dear, Hale, Moore, Simpson and Tanksley. Also present were Ginger Miller, City Attorney; Katie Harbin, Interim City Clerk; Fran Johnson, Bookkeeper; Jan Hulette, Clerk; Richard Chandler, Police Chief; Matt Defore, Assistant Police Chief; Ethan Foresman, Fire Chief; Jim Huestis, Building Inspector; Jeff Rich, Public Works Director; Michelle Huestis, Administrative Assistant for Public Works; Jamie Sowell, Community Development Director - Senatobia Main Street Chamber; Joe Cooper, Frances McLain, Carolyn Rhodes, Frank Beck, Mary Carolyn Tindall, Dianne Davis, Jerry Davis, Larry Moore, Pat Moore, Cecily Pacini, Gale Cushman, Signy Givens, Carole and Buford Givens, Mollie Spencer, Ernie Brents, Bollini Moore, Jamie Moore, Jane Moore, Earle Moore, Hudson Chadwick, and Britt Herrin.

Alderman Tanksley gave the invocation.

Public Hearing on the rezoning of the property located at 105 College Street in the City of Senatobia, Tate County, MS, from Government to B-3 (Central Business District); Hudson Chadwick.

Mayor Graves opened the Public Hearing.

Joe Cooper spoke against approving the rezoning. Mr. Cooper stated that he has been involved in Senatobia since 1968. His daughter is a teacher at the school located beside the property and he is concerned with the students regarding the noise and alcohol. Mr. Cooper stated we should just tear it down and have nothing there, he cares more about the students and teachers.

Miriam Rowen spoke in favor of approving the rezoning. Marion stated she is a life long resident of Senatobia, lives in the Historic District. Marion stated that she wants Main Street to thrive and grown. Marion stated as far as the noise, her understanding is the school Board hasn't expressed any concern. The facilities of Rafters other locations look very nice and the entertainment looks to be mainly done at night.

Dianne Davis spoke against approving the rezoning. Mrs. Davis' concerns are the noise and parking, but the main concern is for the school. The temptation will be right there now. Mrs. Davis stated that she looked at the June 15th minutes, and the petition wasn't in them. Mrs. Davis stated as far as the rezoning, either it was done by mistake, or you're saying there has been a major change in the area or there is a public need.

Mayor Graves stated that the Planning Commission used reasons #2 and #3, the major change and public need. The Planning Commission voted unanimously to approve to recommend the rezoning. The major change comes from the businesses that have been added to that area.

Molly Spencer spoke in favor of the rezoning. Mrs. Spencer stated she has relocated her business to downtown. The Rafters restaurant is very family friendly. Mrs. Spencer stated she is very much in support of the rezoning and Rafters coming to downtown Senatobia.

Jerry Davis asked if the property has already been sold.

Mayor Graves answered it is contingent.

Jerry Davis asked if the City will have to pay money for it after it is sold. Mr. Davis stated he doesn't want Rafters by the school.

Mayor Graves answered the City will have to put a roof on and rezone the property, Mr. Chadwick doesn't want a government building.

Gale Cushman stated she has lived here a long time. Mrs. Cushman shares a concern for the school, although she doesn't think it will affect it. Mrs. Cushman stated she shares the parking and noise concern. Mrs. Cushman stated she thinks Rafters will handle all of these issues. Mrs. Cushman stated she feels sorry for our community because it has divided itself over this, when there are much larger concerns. Mrs. Cushman stated there are more businesses downtown and this will enhance downtown. Mrs. Cushman stated Rafters will do everything in their power to

make it work and be right. Mrs. Cushman stated I think our town needs this, if it is going to grow, we need this. Mrs. Cushman stated I don't think alcohol is the issue, we have one larger that our Police Department is dealing with.

Mayor Graves stated the Planning Department voted unanimously to approve this. I think it will be good for us.

Alderman Moore stated the parking is a problem, we need to do something about it downtown. Alderman Moore stated Rafters will have parking there. It will cause more foot traffic which would be good for other businesses. Alderman Moore stated the noise will be to 11pm on Friday and Saturday's all other days it will only be to 9pm. Alderman Moore stated that Rafters does have ideas for the back area to help with the noise. The alcohol rule was 100 feet, the difference is now only 22 ft I think the concern with the alcohol is the parents responsibility. Rafters will put up a visual buffer to help with the concerns for alcohol and students seeing someone intoxicated. Alderman Moore stated this will be a great amenity for the community.

Alderman Simpson stated that he noticed in the [past 4 years, rezoning issues continue. Alderman Simpson stated no one wants their area to change, it's human nature. People say they are for growth, but just don't grow here. Alderman Simpson stated a big concern 4 years ago was we need more, nice, restaurants. Downtown Senatobia is growing for the good. Alderman Simpson stated 4 years ago buildings sat vacant, deteriorating. I hope Senatobia is going to change. Alderman Simpson stated 32 ears ago his wife taught in that building. If I thought for one minute that restaurant would harm a child, I wouldn't vote for it. Alderman Simpson stated we are putting a nice restaurant in there with piped music at lunch. Hudson stated that if it bothers the school, he will turn it down.

Motion was made by Alderman Moore, seconded by Alderman Simpson, to approve the rezoning of the property located at 105 College Street in the City of Senatobia, Tate County, MS, from Government to B-3 (Central Business District); Hudson Chadwick.

Those voting "Aye", Alderman Simpson, Alderman Hale, Alderman Moore, and Alderman Tanksley.

Those voting "Nay": Alderman Dear.

Motion passed.

Consent Agenda

Mayor Graves went over the consent agenda, items 5 – 22, asked if anyone had any questions.

Approve Minutes from the Regular Mayor and Board of Aldermen meeting on July 6, 2021

Motion was made by Alderman Dear, seconded by Alderman Moore, to approve the minutes from the Regula Mayor and Board of Aldermen meeting on July 6, 2021. All voting yea, motion carried.

Authorize Jim Huestis become a member of the Mississippi Association of Code Enforcement (\$75 Annual Membership fee)

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize Jim Huestis to become a member of the Mississippi Association of Code Enforcement. All voting yea, motion carried.

Authorize Jim Huestis to attend the Mississippi Association of Code Enforcement Educational Conference in D'Iberville, MS on August 10 – 13, 2021, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize Jim Huestis to attend the Mississippi Association of Code Enforcement Educational Conference in D'Iberville, MS on August 10 – 13, 2021, also authorizing to pay registration and travel expenses. All voting yea, motion carried.

Authorize Police Chief Chandler to attend the American Working Dog K9 Olympics as a Judge and Instructor on August 8 – 13, 2021 in Perue, IN also authorize to pay registration and travel expenses (hotel is paid for by American Working Dog)

Motion was made by Alderman Dear, seconded by Alderman Moore to authorize Police Chief Chandler to attend the American Working Dog K9 Olympics as a Judge and Instructor on August 8 – 13, 2021, also authorizing to pay registration and travel expenses. All voting yea, motion carried.

Authorize to hire Karmesha Richmond as a non-certified Police Officer, pending background and drug test/physical results

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to hire Karmesha Richmond as a non-certified Police Officer, pending background and drug test/physical results. All voting yea, motion carried.

Authorize to hire Cristian Subia as a certified Police Officer at the rate of P2, pending medical and verification of certification

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to hire Cristian Subia as a certified Police Officer at the rate of P2, pending medical and verification of certification. All voting yea, motion carried.

Authorize to hire Audrey Sowell as a non-certified Dispatcher, pending medical and background results

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to hire Audrey Sowell as a non-certified Dispatcher, pending medical and background results. All voting yea, motion carried.

Authorize to hire Brandi Cook-Cooley, as a non-certified Dispatcher, pending medical and background results

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to hire Brandi Cook-Cooley as a non-certified Dispatcher, pending medical and background results. All voting yea, motion carried.

Authorize to promote K9 Officer Andrew Hurst to the rank of Sergeant

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to promote K9 Officer Andrew Hurst to the rank of Sergeant. All voting yea, motion carried.

Authorize to promote Sergeant Justin Conn to the rank of Lieutenant

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to promote Sergeant Justin Conn to the rank of Lieutenant. All voting yea, motion carried.

Authorize to change the rate of pay for Officer DeLeon from Sergeant to P4

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to change the rate of pay for Officer DeLeon from Sergeant to P4. All voting yea, motion carried.

Adopt Resolution of the City of Senatobia requesting the Department of Finance and Administration to Adopt a Resolution to declare the necessity for issuance of State General Obligation Bonds (Lighting Project I55/MS Hwy 740)

Motion was made by Alderman Dear, seconded by Alderman Moore, to adopt the Resolution of the City of Senatobia requesting the Department of Finance and Administration to Adopt a Resolution to declare the necessity for issuance of State General Obligation Bonds (Lighting Project I55/MS Hwy 740). All voting yea, motion carried.

Accept the 2019 Continuing Disclosure Submission from Butler Snow

**APPENDIX A- ECONOMIC AND DEMOGRAPHIC INFORMATION
CITY OF SENATOBIA, MISSISSIPPI
FISCAL YEAR 2019**

General Description

The City of Senatobia, Mississippi (the "City"), the county seat of Tate County, Mississippi (the "County"), is located in the south central section of the County. The City is located 31 miles south of Memphis, Tennessee, 169 miles east of Little Rock, Arkansas, and 171 miles northeast of Jackson, the capital city of the State of Mississippi (the "State"). Known as "the five star city", the City progressively addresses the areas of citizenship, education, agriculture, industry and recreation.

Population

The population of the City has been recorded as follows:

1990	2000	2010	2018 Estimate
5,225	6,682	8 165	8,010

SOURCE: Census Data information at website: www.census.gov; February 2020.

Government

The City operates under the Mayor-Aldermen form of government. The governing body of the City consists of five aldermen, four of which are elected from separate wards and one elected at large. The Mayor, who is elected at large, and members of the Board of Aldermen are elected for concurrent four year terms. The current Mayor and members of the Board of Aldermen are:

Name	Occupation	Position Held Since
Dr. Greg Graves	Mayor	2018
Adam Moore	Alderman-at-Large, Vice Mayor	2018
Larry Simpson	Alderman, Ward 1	2017
Kevin Dear	Alderman, Ward 2	2017
Allen Tanksley	Alderman Ward 3	2017
Brian Hale	Alderman, Ward 4	2017

Transportation

Interstate Highway 55, running north and south, provides direct service to the City, making it easily accessible. The City is also served by U.S. Highway 51 and State Highway 4. The Illinois Central Railroad provides rail service to the City and at least 13 motor freight carriers are authorized to serve the City. Commercial air transportation is available at Memphis International Allport in Memphis, Tennessee, approximately 40 miles north of the City, which services eight airlines with 261 non-commuter flights daily. The City is also served by the Port of Memphis, which has a channel depth of nine feet and located 40 miles from the City.

Per Capita Income

Year	County	Mississippi	United States	County as% Of U.S.
2018	35,182	37,834	54,446	65%
2017	33,572	36,375	51,885	65%
2016	33,575	35,613	49,870	67%
2015	32,221	35,022	48,978	66¾
2014	31,141	34,545	47,058	66¾

SOURCE: Bureau of Economic Analysis: Regional Economic Accounts at website: www.bea.gov (BEA data last updated November 14, 2019). Information available as of February 2020

Major Employers of the City

The following is a partial listing of major employers in the City, their products or services and their approximate number of employees:

Employer	Employees	Product/Service
Northwest MS Community College	465	Education
Tate County School District	410	Education
Baddour Memorial Center Inc.	330	Residential Care
Senatobia Municipal School District	237	Education
ABB, Inc.	300	Circuit Breakers and Switches Manufacturing!:
Calbee North America, Inc.	254	Snack Food Manufacturing
Wal-Mart Supercenter	250	Retail Sales
Innocor Inc.	250	Foam Products Manufacturing
Carlisle Construction Materials Inc.	180	Roofing Metal Manufacturing
LSC Communication	177	Printing - Periodicals
Senatobia Healthcare & Rehab	150	Healthcare
Larson Manufacturing	150	Aluminum Manufacturing
PK-USA	100	Automotive Components Manufacturing!:
North Oak Medical Center	100	Healthcare

Source: Tate County Economic Development, March 2020.

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Retail Sales

State Fiscal Year Ended June 30	Amount
2019	\$196,993,087
2018	189,254,722
2017	176,562,128
2016	176,310,364
2015	168,018,815

2014	161,300,640
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SOURCE: Annual Reports for years indicated, Mississippi Department of Revenue's website: www.dor.ms.gov; February 2020.

Unemployment Statistics of the County

Year	Jan	Feb.	Mar.	Apr	May	Jun.	Jul	Aug.	Sep	Oct.	Nov.	Dec.	Annual Average
2014	9.2	8.7	8.7	7.8	8.7	9.8	9.6	8.5	8.0	7.6	7.2	7.6	8.5
2015	8.3	7.6	7.0	6.6	7.5	8.1	7.4	6.4	6.5	6.3	6.2	6.6	7.1
2016	6.7	6.1	5.9	5.5	6.3	7.1	6.2	5.4	5.5	5.3	4.8	5.1	5.9
2017	5.5	4.8	4.7	4.4	5.3	6.2	5.7	5.1	4.9	4.7	4.6	4.8	5.1
2018	5.2	5.0	4.8	4.6	5.1	6.1	5.3	4.8	4.5	4.5	4.2	4.7	4.9
2019	5.1	4.9	4.9	4.8	5.2	6.3	6.2	5.9	5.9	5.5	5.8	5.4	5.5

SOURCE: Mississippi Department of Employment Security: Labor Millket Data at bsite: www.mdes.ms.gov; February 2020.

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Employment Statistics

	2014	2015	2016	2017	2019
RESIDENCE BASED EMPWYMENT					
I. Civilian Labor Force	11,800	12,020	12,100	12,190	12,260
II. Unemployed	1,000	850	710	620	600
Rate	8.5	7.1	5.9	5.1	4.9
III. Employed	10,800	11,170	11,390	11,570	11,660
ESTABLISHMENT BASED EMPLOYMENT					
I. Manufacturing	410	430	510	590	570
II. Non-manufacturing	5,110	5,190	5,160	5,140	5,200
A. Agriculture, Forestry, Fishing & Hunting:	100	110	100	80	70
B. Mining	20	10	10	20	10
C. Utilities	10	10	10	10	10
D. Construction	60	60	70	80	90
E. Wholesale Trade	80	90	100	60	50
F. Retail Trade	820	820	840	840	840
G. Transportation & Warehousing	140	130	120	100	130
H. Information	240	230	230	210	210
I. Finance & Insurance	150	150	150	160	170
J. Real Estate Rental & Leasing	30	30	30	30	20
K. Prof.. Scientific & Technical Service	90	90	80	90	100
L. Management of Companies & Entertainment	20	20	10	20	20
M. Administrative Support & Waste Management	100	90	70	70	70
N. Educational Services	110	100	110	110	110
O. Health Care & Social Assistance	850	920	870	890	910
P. Arts, Entertainment & Recreation	20	20	10	10	10
Q. Accommodation & Food Service	530	560	610	580	540
R. Other Services (except Public Administration)	70	70	70	60	70
S. Government	1,670	1,680	1,670	1,720	1,770
Education	1,200	1,210	1,200	1,240	1,240

III. Total Non agricultural Employment	5,520	5,620	5,670	5,730	5,770
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SOURCE: Mississippi Department of Employment Security: Annual Averages: Labor Force and Establishment Based Employment 2011 Forward and Annual Labor Force Report, Labor Market Information Department at website: www.mdes.ms.gov; (information last revised on May 8, 2019) February 2020.

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Banking Institutions

Institution,	Total Assets
Regions Bank ¹	\$127,543,000,000
First Tennessee Bank, National Association ²	\$43,532,696,000
BancoroSouth Bank ³	\$19,862,964,000
Sycamore Bank ⁴	\$227,429,000
First Financial Bank ⁵	\$1,071,352,000
Guaranty Bank and Trust Company	\$896,432,000

SOURCE: Obtained from Federal Deposit Insurance Corporation's website, <http://research.fdic.gov/bankfind/index.html>; Assets stated as of September 30, 2019. Information available as of February 2020.

Educational Facilities

The Senatobia Municipal School District (the "District") serves the entire City. The District currently operates three schools and employs approximately 136 certified staff and 101 support personnel.

Enrollment figures for the District for the current scholastic year and the four preceding years are as follows:

Scholastic Year	Enrollment
2019-20	1,649
2018-19	1,644
2017-18	1,776
2016-17	1,785
2015-16	1,785

SOURCE: Mississippi Department of Education's website: <http://reports.mde.k12ms.us/data/>; February 2020.

¹ Headquarters located in Birmingham, Alabama.
² Headquarters located in Memphis, Tennessee.
³ Headquarters located in Tupelo, Mississippi. Headquarters located in Senatobia, Mississippi.
⁴ Headquarters located in El Dorado, Arkansas.
⁵ Headquarters located in Belzoni, Mississippi.

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Assessed Valuation⁷

Assessment Year	Real Property	Personal Property ⁸	Public Utility Property	Total
2019				

2018	41,567,127	27,778,705	2,595,027	71,940,859
2017	41,274,227	24,878,968	2,594,769	68,747,964
2016	39,636,215	21,630,478	2,533,004	63,799,697
2015	39,094,543	17,356,417	2,303,221	58,754,181
2014	39,111,458	10,735,212	2,303,221	52,149,891

SOURCE: Office of the City Clerk; March 2020.

Assessed valuations are based upon the following assessment ratios:

- (a) Real and personal property (excluding single-family owner-occupied residential real property and motor vehicles, respectively), 15 percent of true value;
- (b) Single-family owner-occupied residential real property, 10 percent of true value;
- (c) Motor vehicles and public utility property, 30 percent of true value.

The 1986 Session of the Mississippi Legislature adopted House Concurrent Resolution No. 41 (the "Resolution"), pursuant to which there was proposed an amendment to the Mississippi Constitution of 1890 (the "Amendment"). The Amendment provided, *inter alia*, that the assessment ratio of any one class of property shall not be more than three times the assessment ratio on any other class of property.

The Amendment set forth five classes of property and the assessment ratios which would be applicable thereto upon the adoption of the Amendment. The assessment ratios set forth in the Amendment are identical to those established by Section 27-35-4, Mississippi Code of 1972, as it existed prior to the Amendment, except that the assessment ratio for single-family, owner-occupied residential real property under the Amendment is set at 10 percent of true value as opposed to 15 percent of true value under previously existing law.

The assessed valuation figures above do include property exempt from all City ad valorem tax for period of up to ten years, primarily for new or expanded manufacturing facilities.

Procedure for Property Assessments

The Tax Assessor of Tate County assesses all real and personal property subject to taxation in the County, including property in the City, except motor vehicles and property owned by public service corporations, both of which are required by law to be assessed by the Mississippi Department of Revenue.

Section 21-33-9, Mississippi Code of 1972, as amended, provides that the governing authorities of a municipality which is located within a county having completed a county-wide reappraisal approved by the Mississippi

⁷ The total assessed valuation is approved in September preceding the fiscal year of the City and represents the value of real property, personal property and public utility property for the year indicated on which taxes are assessed for the following fiscal year's budget. For example, the taxes for the assessed valuation figures for 2018 are collected starting in January 2020 for the 2019-20 fiscal year budget of the City.

⁸ Personal property includes mobile homes and automobiles.

Department of Revenue and which has been furnished a true copy of that part of the County assessment roll containing the property located within a municipality as provided in Section 27-35-167, Mississippi Code of 1972, as amended, shall adopt such assessment rolls for its assessment purposes. The City is utilizing the assessment rolls of the County.

The City may not correct or revise such assessment rolls except for the purpose of conforming the municipal assessment roll to corrections or revisions made to the County assessment roll. All objections to the municipal assessment roll may be heard by the Board of Supervisors of the County at the time and in the manner that objections to the County assessment roll are heard. The Board of Supervisors shall notify, in writing, the Governing Body and the Tax Assessor of the City of any corrections or revisions made by it to the part of the County assessment roll adopted as the municipal assessment roll.

Tax Levy per \$1,000 Valuation⁹

	2019-20	2018-19	2017-18	2016-17	2015-16
GENERAL PURPOSES	25.26	22.56	22.56	22.56	22.56

SCHOOL PURPOSES:					
Debt Services - 2003 GO Municipal Bond	4.44	4.44	4.44	4.44	4.44
District Maintenance	54.65	52.83	52.18	52.86	53.00
Vocational Education	1.33	1.33	1.39	1.50	1.56
B&I Sb Fund (2015)	2.15	2.28	3.00	3.00	3.00
B&I Skg Fund (2006)	8.02	9.08	8.17	8.30	8.29
School Tax Collection	1.92	1.98	1.89	1.20	1.27
Sub-total:	68.07	67.50	71.07	71.30	71.56
TOTALLEVY:	97.77	94.50	93.63	93.86	94.12

SOURCE: Office of the City Clerk, March 2020.

Ad Valorem Tax Collections

Fiscal Year Ended September 30	Amount Budgeted	Amount Collected	Difference Over/(Under)
2019			
2018	1,131,497	1,108,899.00	(22,598)
2017	1,156,875	1,230,429.00	73,554.00
2016	1,201,802	1,120,284.00	(81,518)
2015	1,129,567	1,104,039.57	(25,527.43)

SOURCE: Office of the City Clerk; March 2020.

⁹Tax levy figures are given in mills.

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Procedure for Tax Collections

The Governing Body is required to levy a special tax upon all of the taxable property within the geographical limits of the City each year sufficient to provide for the payment of the principal of and interest on the City's general obligation bonds. If any taxpayer neglects or refuses to pay his taxes on the due date thereof, the unpaid taxes bear interest at the rate of 1 percent per month or fractional part thereof from the delinquent date to the date of payment of such taxes. When enforcement officers take action to collect delinquent taxes, other fees, penalties and costs may accrue. Both real property and personal property are subject to public tax sale.

Section 21-33-63, Mississippi Code of 1972, as may be amended from time to time, and related statutes provide that after the fifteenth day of February and after the fifteenth day of August in each year, the tax collector for each municipality shall advertise all lands in such municipality on which all the taxes due and in arrears have not been paid, as well as all land liable for sale on the first Monday of April or the third Monday of September following, as the case may be.

Reappraisal of Property and Limitation on Ad Valorem Levies

Senate Bill No. 2672, General Laws of Mississippi, Regular Session 1980, codified in part as Sections 27-35-49 and 27-35-50, Mississippi Code of 1972 (the "Reappraisal Act"), provides that all real and personal property in the State shall be appraised at true value and assessed in proportion to true value. To ensure that property taxes do not increase dramatically as the counties complete reappraisals, the Reappraisal Act provides for the limit on increase in tax revenues discussed below.

The statute limits ad valorem tax levies by the City subsequent to October 1, 1980, to a rate which will result in an increase in total receipts of not greater than ten percent (10%) over the previous year's receipts, excluding revenue from ad valorem taxes on any newly constructed properties, any existing properties added to the tax rolls or any properties previously exempt which were not assessed in the next preceding year. This limitation does not apply to levies for the payment of the principal of and the interest on general obligation bonds issued by the City or to certain other specified levies. The limitation may be increased only if the proposed increase is approved by a majority of those voting in an election held on such question.

On August 20, 1980, the Mississippi Supreme Court rendered its decision in State Tax Commission v. Fondren, 387 So.2d 712, affirming the decree of the Chancery Court of the Fir 1 Judicial District of Hinds County, Mississippi, wherein the Mississippi Department of Revenue (formerly the State Tax Commission) was enjoined from accepting and approving assessment rolls from any county in the State for the tax year 1983 unless the Mississippi Department of Revenue equalized the assessment rolls of all of the counties. Due to the intervening passage of the Reappraisal Act, the Supreme Court reversed that part of the lower court's decree ordering the assessment of property at true value (although it must still be appraised at true value), holding instead that assessed value may be expressed as a percentage of true value. Pursuant to the Supreme Court modification of the Chancellor's decree, on June 15, 1980, the Mississippi Department of Revenue filed a master plan to assist counties in determining true value. On February 7, 1983, the Chancery Court granted an extension until July 1, 1984, of its previous deadline past which the Mississippi Department of Revenue could not accept and approve tax rolls from counties which had not yet reappraised. The City has completed reappraisal.

Homestead Exemption

The Mississippi Homestead Exemption Law of 1946 reduces the local tax burden on homes qualifying by law and substitutes revenues from other sources of taxation on the State level as a reimbursement to the local taxing units for such tax loss. Provisions of the homestead exemption law determine qualification, define ownership and limit the amount of property that may come within the exemption. The exemption is not applicable to taxes levied for the payment of the Bonds, except as hereinafter noted.

Those homeowners who qualify for the homestead exemption and who have reached the age of sixty-five (65) years on or before January 1 of the year for which the exemption is claimed, service-connected, totally disabled American veterans who were honorably discharged from military service and those qualified as disabled under the federal

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Social Security Act are exempt from any and all ad valorem taxes on qualifying homesteads not in excess of \$7,500 of assessed value thereof.

The tax loss resulting to local taxing units from properly qualified homestead exemptions is reimbursed by the Mississippi Department of Revenue. Beginning with the 1984 supplemental ad valorem tax roll and for each roll thereafter, no taxing unit shall be reimbursed an amount in excess of one hundred six percent (106%) of the total net reimbursement made to such taxing unit in the next proceeding year.

Ten Largest Taxpayers

The ten largest taxpayers in the City for assessment year 2019 are as follows:

Taxpayer	Assessed Valuation	City Taxes Collected
Carlisle Svntec. Inc.	\$3,248,366	\$87,705.89
Walmart	2,177,430	58,790.61
RR Donnelley	1,572,244	42,450.59
Entergy	1,128,968	31,422.42
PK USA	862,715	23,293.31
North Oak Regional	611,417	23,293.31
Northwest Plaza	415,854	71,739.95
Bell South	259,687	7,173.11
BHK Commercial & Land	233,504	6,304.62
Clark Beverage	142,527	3,848.23
Total	\$10,652,712	\$356,022.04

SOURCE: Tate County Tax Collector March 2020.

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DEBT INFORMATION

Legal Debt Limit Statement

(As of March 1, 2020)

	15% Limit	20% Limit
Authorized Debt Limit (Last Completed Assessment for Taxation - \$)		
Present Debt Subject to Debt Limits	5,825,000	5,825,000
Mar for Further Debt After Issuance of Bonds		

Statutory Debt Limits

The City is subject to a general statutory debt limitation under which no municipality in the State may incur general obligation bonded indebtedness in an amount which will exceed 15 percent of the assessed value of the taxable property within such municipality according to the last completed assessment for taxation.

In computing general obligation bonded indebtedness for purposes of such 15 percent limitation, there may be deducted all bonds or other evidences of indebtedness issued for school, water and sewerage systems, gas and light and power purposes and for the construction of special improvements primarily chargeable to the property benefited, or for the purpose of paying a municipality's proportion of any betterment program, a portion of which is primarily chargeable to the property benefited. However, in no case may a municipality contract any indebtedness payable in whole or in part from proceeds of ad valorem taxes which, when added to all of its outstanding general obligation indebtedness, both bonded and floating, exceeds 20 percent of the assessed value of the taxable property within such municipality.

In arriving at the limitations set forth above, bonds issued for school purposes, bonds payable exclusively from the revenues of any municipally-owned utility, general obligation industrial bonds issued under the provisions of Sections 57-1-1 to 57-1-51, Mississippi Code of 1972, as amended, and special assessment improvement bonds issued under the provisions of Sections 21-41-1 to 21-41-53, Mississippi Code of 1972, as amended, are not included. Also excluded from both limitations are contract obligations subject to annual appropriations.

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Outstanding General Obligation Bonded Debt Subject to Debt Limits

(As of March 1, 2020)

Issue	Date of Issue	Outstanding Principal
General Obligation Bonds	12/17/15	4,255 000
General Obligation Bonds	06/01/17	1,375,000
TOTAL:		\$5,825,000

Outstanding Revenue Bonded Debt

{ As of March 1, 2020)

Issue	Date of Issue	Outstanding Principal
Urban Renewal Revenue Bond (Senatobia Police Station and Courtroom Project) ¹⁰	10/18/00	\$ 563 931
Combined Water, Sewer and Gas System Revenue Refunding Bonds ¹¹	12/12/12	630,000
TOTAL:		\$1,193,000

Revenue bonds are payable as to principal and interest solely out of and secured by a pledge of the revenue to be derived from the leasing of the facilities financed with the proceeds of such bonds and any other sum which may be received from or in connection with such facilities. Such bonds and the interest thereon are limited obligations of the City and shall never constitute nor give rise to any pecuniary liability of the City or a charge against its general credit or taxing powers.

¹⁰ The principal of and interest on this bond shall be payable solely from the pledge of revenues derived from the City from (a) all rental, concessions, user fees and other revenues of the Police Station and Courtroom Project (the "Project"); (b) collateral, surety or other security as may be pledged to the payment of the bond and certain monies which shall be appropriated from the general fund of the City for purposed of this urban renewal project; and (c) such other collateral, if any, as may be specified by the City. This bond does not constitute an indebtedness of the City within the meaning of any constitutional or statutory restriction, limitation or provision, and the taxing power of the City is not pledged to the payment hereof; either as to principal or interest

¹¹ The principal of end interest on this bond shall be payable solely from and secured by a lien on net revenues derived from the operation of the combined water, sewer and gas system (the "System") of the City.

A-11

Annual Debt Service Requirements for General Obligation Indebtedness

FY Ended Sept. 30	General Obligation Debt		
	Principal	Interest	Total
2020	315,000.00	143,755.00	458,755.00
2021	325,000.00	136,355.00	461,355.00
2022	335,000.00	128,790.00	463,790.00
2023	350,000.00	120 880.00	470 880.00
2024	360,000.00	113 273.75	473,273.75
2025	375,000.00	105 398.75	480,398.75
2026	385 000.00	97.255.00	482 255.00
2027	400 000.00	88.661.26	488,661.26
2028	415,000.00	79.483.76	494,483.76
2029	420,000.00	69,500.00	489,500.00
2030	275,000.00	58,737.50	333,737.50
2031	285,000.00	51 243.75	336,243.75
2032	295,000.00	43 195.00	338,195.00
2033	305,000.00	34 642.50	339,642.50
2034	315,000.00	25,495.00	340,495.00
2035	330,000.00	15 655.00	345,655.00
2036	340,000.00	5,270.00	345,270.00
Totals:	\$5,825,000.00	\$1,317,591.27	\$7,142,591.27

A-12

General Obligation Bonded Debt

Issue	Fiscal Year Ended September 30				
	2019	2018	2017	2016	2015
General Obligation MBIA Bond (5/9/00)	-0-	-0-	-0-	-0-	-0-
General Obligation Road & Bridge Bonds (08/01/03)	-0-	-0-	225,000	440,000	645,000
General Obligation Bonds (12/27/15)	4,450,000	4,640,000	4,825,000	5,000,000	-0-
General Obligation Bonds (06/01/17)	1,375,000	1,490,000	1,600,000	-0-	-0-
TOTAL:	\$5,825,000	\$6,130,000	\$6,650,000	\$5,440,000	\$645,000

A-13

Debt Ratios

FY Ended September 30	General Obligation Debt	General Obligation Debt to Assessed Value
2019	\$5,825,000	
2018	6,130,000	8.52
2017	6,650,000	9.67
2016	5,440,000	8.84
2015	645,000	1.24
2014	840,000	1.41

Overlapping General Obligation Indebtedness

(As of March 2020)

	2010 Population	Current Assessed Valuation	General Obligation Bonded Debt	General Obligation Bonded Debt Per Capita
Tate County ¹²	28,759	\$199,119,547	\$5,540,000	\$192.64

School District	Total General Obligation Bonded Debt
Senatobia School District	\$3,770,000 ¹³

51247250.v1

¹² Source: County Administrator's Office, March 2020.

¹³ Source: 2018 Audited Financial Statement of the District, balance shown as of June 30, 2019.

A-14

(A full copy with the submissions report and attachments is available at City Hall)

Motion was made by Alderman Dear, seconded by Alderman Moore, to accept the 2019 Continuing Disclosure Submission from Butler Snow. All voting yea, motion carried.

Authorize to set a Public Health and Safety Hearing for 413 Dean Street to be held on August 17, 2021 at 5pm

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to set a Public Health and Safety Hearing for 413 Dean Street to be held on August 17, 2021 at 5pm. All voting yea, motion carried.

Authorize to set a Public Health and Safety Hearing for 420 Dean Street to be held on August 17, 2021 at 5pm

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to set a Public Health and Safety Hearing for 420 Dean Street to be held on August 17, 2021 at 5pm. All voting yea, motion carried.

First Reading of Ordinance Amendments relating to Minimum Design Standards and clarifying language to the Zoning Ordinance and Subdivision Ordinance

Mayor Graves asked if anyone had any questions or comments regarding the Amendments and went over them.

MINIMUM DESIGN STANDARDS
APPENDIX TO THE ZONING ORDINANCE
CITY OF SENATOBIA, MISSISSIPPI

The City of Senatobia realizes new developments, along with the improvement and preservation of existing developments, is what creates a healthy, vibrant community that will enhance the lives of its citizens. The following minimum design standards are intended to allow the City of Senatobia to grow into the healthy and vibrant community it desires to be.

Section 1 - Applicability and Exemptions

- (d) Except as otherwise provided below, the standards in this Appendix shall apply to all land located in the city with the exception of the following:
- Routine maintenance related to plumbing, mechanical, or electrical systems of buildings or sites.
 - Any interior renovations, repairs, or alterations to a building or structure which does not change the principal use of said building or structure.
 - Construction or alteration necessary for the compliance with a lawful order of the City, Fire Department, Police Department, or Public Works Department related to the immediate public health or safety.
 - Building permits for buildings less than 100 square feet.
 - New parking lots with 9 or fewer parking bays.
 - Expansion of existing uses not exceeding 30 percent of the gross floor area or lot area of the existing development.
 - Building permits for restoration of a building when restoration is required as a result of damage and/or destruction by fire or natural causes - provided said permit is applied for within 12 months of the occurrence of fire or natural causes.
 - Single family residences and appurtenances.
2. Any development in existence before adoption of the minimum design standards herein shall comply with the requirements in this appendix. in the following circumstances regarding renovations or additions to said development:
 - a. Any change in a parking lot requiring an increase in the number of parking spaces.
 - b. Any addition, exterior renovations or remodeling which increases the square footage of a structure by more than 30 percent.
 - c. When an exterior renovation or remodeling is less than 30 percent of existing square footage, 5% of the total permitted cost for projects costing \$15,000 or more shall be utilized for landscaping that complies with this appendix.
 - d. Any exterior repainting and/or remodeling that does not result in an increase in square footage shall also abide by appropriate requirements of Section 10 - Building Form and Materials.
 3. All developments in existence before adoption of the minimum design standards herein, regardless of renovations or additions, shall bring their sites into compliance with the requirements in this appendix before December 31, 2026.

Adopted
on -----

Section 2 - Parking Lot Design Standards

(e) Parking Lot and Driveway Entrances

- Driveway entrance width requirements:
 - One-way: min. 12 feet wide and max. 14 feet wide
 - Two-way: 24 feet wide
 - Three-way: 36 feet wide
- Sidewalks shall be installed along the site's frontage of a public street. Curb ramps shall be required where sidewalks meet driveway entrances. The cross-slope of the pedestrian crossing, or any pedestrian route, shall not exceed 2%.
- Curb radii of parking lot entrances shall be a minimum of 20 feet measured to the back of curb.
- Access onto a site shall be within a driveway. Unlimited access across the front of a property is not permitted.
- Entrances and exits should be clearly defined with the appropriate signage and/or striping.
- Location of entrances:
 - Curb cuts shall be located no closer than 75 feet from the intersection of two streets, as measured at the curb line from the end of radius of the intersection. In those instances where the width of the site is less than 75 feet, the curb cut shall be placed adjacent to the interior side lot line furthest distant from the street intersection.
 - Curb cuts, other than those shared between two properties, shall be located a minimum of 10 feet from any property line.
 - Curb cuts shall be located directly across from one another on the opposite sides of a public or private street, or offset by a minimum of 150 feet
- The number of entrances shall be limited to one curb cut for every 300 feet of street frontage. Properties that are less than 300 feet side shall be limited to one curb cut per street frontage, subject to the requirements of the fire department

(f) Parking Lot Interiors

- All parking lot surfaces shall be solidly surfaced with asphalt, concrete, or similar material.
- All parking lot edges shall be curbed.
- Parking lots shall be setback from property lines 8 feet.
- Minimum dimensions of parking bays shall be 9 feet wide by 18 feet deep. Minimum dimensions of ADA parking bays shall meet ADA standards for typical and van accessible parking bays.
- Parking spaces shall be delineated with 4-inch wide white stripe unless otherwise required by ADA to be blue. Reflective striping is encouraged.
- ADA parking bays require the appropriate signage in front of the parking bays.
- Pedestrian circulation within a parking lot shall be provided to allow pedestrians safe conveyance from a public or private street through the parking lot to the building it serves.
- Loading docks, loading areas, overhead doors, and truck parking shall be positioned, or screened in such a way as to not be visible from a public street.

1. Parking lot islands:
 1. Median islands - an island with a minimum width of 8 feet inside the curb shall be placed along both sides along primary internal and external access drives.
 - ii. End of aisle islands - the end of every parking aisle shall have a landscaped island and 15 parking spaces is the maximum number that can occur before a landscaped island is proposed.
 - iii. Mid bay islands - one island, not less than 9 feet wide and 18 feet long (the size of a standard parking bay) shall be installed for each 100 linear feet of parking area and shall cap ends of rows and be landscaped.
- (g) Landscaping of parking lot islands:
 - Median islands - one large canopy tree shall be planted every 50 linear feet or one small canopy tree shall be planted every 35 linear feet.
 - End of aisle islands and mid bay islands - one large canopy tree shall be planted in each required parking lot island. Island placement, and therefore tree placement, shall be such that, at the maturity of 10 years, the minimum tree canopy coverage of all parking spaces will be 40 percent
 - Trees may be selected from a list of any trees that are considered native to North Mississippi and the area and shall have a caliper of two inches or greater.
- 1v. Each tree planting area shall have a three-foot depth of quality, root-growing soil.
4. Landscaped areas shall be at least 90 percent covered with grass.
5. Plantings shall be established prior to building occupancy.
- k. Specific standards for parking lots based on number of spaces:
 - i. Parking areas with between 10 and 20 spaces shall provide a minimum landscaping totaling 15 percent of the total parking area. It must be landscaped with shrubs at one per every 15 square feet of landscaped area and one canopy tree for every 5 parking spaces, with a minimum of two trees planted.
 - ii. Parking areas with more than 20 spaces shall provide a parking island of 100 square feet or larger for every 10 parking spaces.
- l. Parking lot perimeter:
 - i. A landscaped buffer of at least five feet in width shall be installed around the perimeter of all parking lots not adjacent to a building.
 - ii. In this buffer, one large tree is required every 50 linear feet or fraction thereof, or one small tree every 35 linear feet or fraction thereof.

Section 3 - Pedestrian Circulation

1. Where the subject property does not already provide a public sidewalk, a five (5) foot wide sidewalk shall be constructed along the entire street frontage of the property. The sidewalk shall be constructed to align with existing sidewalks on adjacent properties. Where sidewalks are not yet constructed on adjacent properties, the sidewalk shall be constructed at least five (5) feet back from the curb to allow for green space. In the

instance of a corner lot, the sidewalk shall be constructed along both street frontages, and ADA compliant curb ramps shall be constructed at the street corner.

- (h) Where a property or development borders more than one street, sidewalks shall be constructed along the entire frontage of all streets which the property or development borders. Where the sidewalk intersects a driveway access point to the property or development, the sidewalk will not be required to cross the driveway, provided that appropriate ADA compliant curb ramps are provided on either side of the driveway access.
- (i) Sidewalks shall be a minimum five (5) feet in width. Sidewalks shall be set back a minimum of five (5) feet from the back of the curb.
- (j) Sidewalk materials should blend with the natural landscape, avoiding slick surfaces. Acceptable materials allowed internally within the development are brick, pavers, tile, washed aggregate concrete, or stamped concrete. Asphalt or gravel sidewalks are not

allowed. Sidewalk materials allowed on public right-of-way are only concrete with a broom finish.

- (k) ADA compliant curb ramps shall be provided for both sidewalks adjacent to public streets, as well as sidewalks provided internally within the development.
- (l) Crosswalks shall be provided both internally and externally to the development. Public crosswalks shall be striped in conformance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). Crosswalks on private property, internal to the site, shall either be delineated by white, reflectorized pavement striping or may be delineated by materials of a different color and texture from the surrounding parking lot, otherwise conforming to the overall color scheme of the development.
- (m) At least one continuous five (5) foot wide pedestrian walkway shall be provided from the public street to the building entry.
- (n) When, as a result of the proposed development, street signs, traffic signals, or traffic signs are required, the developer shall be responsible for the installation of such devices and signs.
- (o) The driveways, private streets, parking areas, traffic aisles, fire apparatus access roads/lanes, loading areas, exterior lighting, signage, internal crosswalks, curb stops, pedestrian facilities, and other such transportation related improvement depicted on the approved site plans shall be considered as binding elements of the project in the same manner as the proposed buildings, landscaping, and other details. The developer, his successors, assigns, and/or subsequent owners and their agents shall be responsible for the continued maintenance of all such private improvements in accordance with the approved site plans. The parking areas shall be maintained in a clean manner with all litter and other debris removed daily. Grass shall be removed from all curbs and sidewalk areas. Potholes in the parking lot surface, cracks in the pavement or sidewalks, and all other signs of the physical deterioration of all approved improvements shall be repaired or replaced within thirty (30) days following notification from the City.

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Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
Adopted on ----

Section 4 - Site Preparation and Grading

- I. Temporary air pollution and soil erosion shall be minimized through retention or natural vegetation and topography until the developer is prepared to initiate grading and continue immediately with the construction of the project. The period of construction shall be of a duration reasonable to the size and complexity of the development. Top soil shall be retained upon the site and placed over areas to be landscaped at a depth of not less than six (6) inches. The required site plans shall include an erosion control plan and developer shall submit proof of coverage under the appropriate Mississippi Department of Environmental Quality (MDEQ) permit, if requested by the City Engineer. The methods utilized and the minimum standards for care of the site during construction shall be in conformance with MDEQ requirements.
- (p) Buildings and improvements shall be located on the site to minimize changes to the existing topography and the loss of existing, mature landscaping.
- (q) Finished slopes within a development project site shall not exceed three-to-one horizontal to vertical (3:1).
- (r) Development site shall be graded so that existing drainage flows are not impeded to back up onto upstream property or that allows larger drainage flows onto downstream property.

Section S - Landscaping

- 6. All developments shall preserve existing major tree growth where practical and incorporate significant areas of existing vegetation in the development.
- 7. Existing vegetation along property lines shall be preserved and incorporated within the buffer requirements, where possible.
- 8. When existing trees, equal to or greater than six (6) inches in diameter, are removed by the proposed development, trees of similar mature size shall be replaced on site.
- 9. An existing tree survey shall be required of all major tree growth defined as trees greater than six (6) inches in diameter measured at four (4) feet above the ground. The survey shall include the species of the tree and the size in diameter measured four (4) feet above the ground.

10. A proposed landscaping plan shall be required that notes all individual trees from the existing tree survey that are to be preserved. The plan shall detail the size and type of all proposed landscaping inside and outside of the required buffers. Proposed landscaping plan shall also include the required number of trees based on the replacement ratio below.
11. Trees determined to be preserved on site shall be protected during construction by a temporary barrier around the drip line of the existing tree. This barrier shall be maintained by the developer throughout the period of construction to protect the life of the tree and shall not be breached by construction traffic or used for storage or dumping.
12. All trees removed within a development shall be mitigated according to a ration equal to the diameter size of the removed tree. For example, if a twelve (12) inch diameter tree was removed, five (5) trees with a diameter of two and one-half (2.5) inches measured four (4) above the ground shall be provided on site. Mitigated/replaced trees shall be of similar species with a similar mature size. When all trees cannot be mitigated on site, the City may approve trees to be located within public park land in the City, or the

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Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
Adopted on ----

developers may pay a fee to the City equal to the cost of the mitigated trees.

However, this should not be used as a reason for not mitigating any onsite trees.

- (s) All proposed large trees shall be a minimum of two and one-half (2.5) inches in diameter. Proposed small or medium trees shall be a minimum of one (1) inch in diameter.
- (t) It shall be the developer's or business owner's responsibility to ensure survival of trees by watering and maintenance and shall replace any trees that expire within the first two (2) years from planting.
- (u) Proposed trees are prohibited within any easements. Proposed trees shall be located at least seven (7) feet from the edge of a sidewalk and/or utility easement.
- (v) Landscaped areas shall be at least 90 percent covered with grass.

Section 6-Screening (Buffers, Fences, Walls, and Retaining Walls)

13. Screening.

- a. Nuisance activity such as auto repair, vehicle storage areas, equipment or material storage areas, loading docks and similar functions shall provide screening to conceal such activities from public view.
- b. Utility apparatus and all HVAC equipment shall be screened by architectural elements consistent with the design of the principal structure. Parapets shall extend above the highest level of any roof-mounted equipment so that equipment is screened from public views.
- c. Outside storage and waste disposal areas.
 1. Screening of these areas can be accomplished by one or a combination of earthen berms, walls, or buildings.
 - Garbage collection areas shall not be screened by wooden or chain link fences. Garbage collection areas shall be enclosed on all four sides by opaque material consistent with the design and color of materials with that of the principal structure.
 - Trash containers and waste oil and grease containers must be visually screened on all sides including gates. Screening shall be at least two feet taller than the container.
 - 1v. Exterior storage areas and waste containers shall be located at the side or rear of principal structures and include wash down facilities.
- d. Loading and utility service areas.
 1. Loading and utility service areas not screened by an intervening building shall be screened from view from any public street right-of-way for their entire length except for necessary access.
 - iii. Option 1 - Screening shall be provided by a closed fence or wall at least six feet in height that is compatible with materials and color of the principal building, along with additional natural evergreens, shrubs, or trees so that no more of two-thirds of the surface area of the closed fence or wall is visible from the street within three years of erection of the structure.
 - iv. Option 2- Screening shall be provided with natural evergreen shrubs or

trees which can be expected to reach six feet or a greater height within three years of planting, or a combination of the two.

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Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
Adopted on ----

- e. Outside storage for a business.
 - 1. Outside storage for a business (automotive, mechanics shops, construction equipment, etc.) shall be screened from public views with an approved fence and shall not extend past the front building line of the property. Fence shall be eight (8) feet tall. Auto and equipment sales may be excluded from this requirement.
- (w) Buffers. With the exception of developments in the Agricultural Residential (A-R) Zoning District, all new developments in all other zoning districts require buffering where the new development is adjacent to an existing development of a different zoning category or vacant land of a different zoning category. Buffering requirements for each zoning category can be found in Article IV of the Senatobia Zoning Ordinance.
- (x) Fences and yard walls.
 - Fences and yard walls shall be of design and materials compatible with the surrounding existing developments and/or buildings, or with proposed buildings on a site. The "finished" side of the fence or wall shall face the exterior of the property.
 - Fences or yard walls topped with metal spikes, broken glass, razor wire, or similar materials are prohibited.
 - Chain link fence, either coated or uncoated, and other wire material fences shall not be permitted.
 - In a front yard, the maximum height of fences and yard walls shall be four feet above grade, and shall allow for visibility. When located behind the front building line, the maximum height for a fence located in the side or rear yard shall be six (6) feet. The maximum height of a fence located on top of a retaining wall shall be six (6) feet.
 - Fences and yard walls shall not impede or divert the flow of storm water.
- (y) Retaining walls
 - In a front yard, the maximum height of a retaining wall shall be four feet above grade. In a side or rear yard, the maximum height of a retaining wall shall be eight feet.
 - Retaining walls less than three feet tall may be constructed of treated timbers, split-faced concrete block, flat-faced concrete block, or poured-in-place concrete with either a flat or decorative face.
 - Retaining walls three feet or more in height shall only be constructed of split-faced concrete block or poured-in-place concrete with a decorative face. Retaining walls three feet or more in height shall be designed by a registered engineer or architect.

Section 7 - Stormwater Retention/Detention

1. A development's drainage facilities shall be designed so that the rate of runoff of surface water from the site, in the condition in which it is proposed to be developed, will not exceed the rate of runoff from the site in its existing condition for the 2-year, 10-year, 25-year, or 100-year storm.

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Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
Adopted on ---

- (z) Increased stormwater runoff from the developed site shall be detained primarily by retention or detention facilities. These facilities can be wet ponds, dry ponds, or subsurface multi-chamber systems.
- (aa) Retention/detention facilities shall be designed so that the post-development rate of runoff is released at or below the pre-development rate of runoff, and having the storage capacity to do so.
- (bb) Storage capacity of the retention/detention facilities shall be sufficient to store all excess runoff volumes of runoff for the 2-year, 10-year, 25-year, and 100-year storm.
- (cc) Required detention/retention facilities shall be designed so that they do not become nuisances or health hazards.
- (dd) Side slopes of detention/retention ponds shall be three to one, horizontal to vertical (3:1), or flatter.
- (ee) Required detention/retention facilities shall be designed so they require minimal maintenance. Maintenance of the detention/retention facilities shall be the responsibility of the developer.
- (ff) The stormwater runoff from the proposed development shall not increase channel instability downstream. Velocity dissipaters may be required to achieve this requirement.

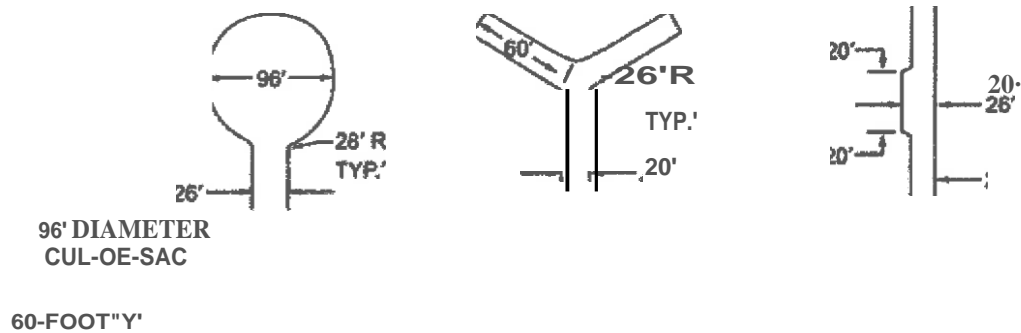
Section 8 - Fire Department Requirements

- 14. Every non-residential use shall provide access for fire vehicles and emergency vehicles from a public street.
- 15. When the building structure is thirty-five (35) feet in height or less, a fire apparatus access road/lane shall be provided where the building structure is more than one hundred and fifty (150) feet from the nearest street right-of-way.
- 16. When the building structure is greater than thirty-five (35), a fire apparatus access road/lane shall be provided where the building structure is more than fifty (50) feet from the nearest street right-of-way.
- 17. In addition to the above, the Fire Chief for the City of Senatobia may require a fire apparatus road/lane to any part of any building where the distance of the building structure from the nearest fire hydrant, the configuration of building structures on a site, or other special characteristics of the site inhibit rapid, effective fire extinguishment.
- 18. Fire apparatus access roads/lanes shall comply with the following:
 - a. Fire apparatus access roads/lanes shall have an unobstructed width of not less than twenty (20) feet and an unobstructed vertical clearance of not less than thirteen and a half (13'-6") feet.
 - b. Aerial fire apparatus access roads/lanes shall have a minimum unobstructed width of twenty six (26) feet, exclusive of shoulders, in the immediate vicinity of the building structure or portion thereof.
 - c. Where a fire hydrant is located on a fire apparatus access road/lane, the minimum road width shall be twenty six (26) feet.
 - d. Signage/striping shall be installed prohibiting the parking or standing within a fire apparatus access road/lane.
 - e. Fire apparatus access roads/lanes shall extend to within one hundred and fifty (150) feet of all portions of the facility and all portions of exterior walls of the

first story of the building as measured by an approved route around the exterior of the building. Route shall be approved by the Fire Chief of the City of Senatobia.

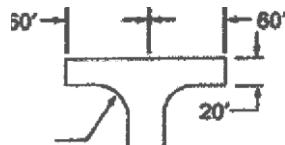
- (gg) The required turning radius of a fire apparatus access road/lane shall be determined by the Fire Chief of the City of Senatobia.
- (hh) Fire apparatus access roads/lanes shall not exceed 10 percent in grade.
- (ii) Dead-end fire apparatus access roads/lanes in excess of one hundred and fifty (150) feet in length shall be provided with width and turnaround provisions as follows:
 - 0 to 150 feet - none required

- ii. Greater than 150 feet-120-ft hammerhead, 60-ft "Y", or 96-ft cul-de-sac in accordance with International Fire Code Figure D103.1.



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

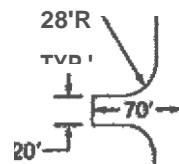
28'R
TYP.'



26'

20'

ACCEPTABLE ALTERNATIVE



120' HAMMERHEAD

TO 120' HAMMERHEAD

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD

- 19. The average spacing between fire hydrants shall not exceed 400 feet.
- 20. For building structures that are to be sprinkled:
 - a. All fire department connections shall be installed on the approaching side of the building structure.
 - b. All fire department connections should be located not less than 18 inches and not more than 4 feet above the finished grade outside the building structure.
 - c. All fire department connections shall be piped in above any main control valves.
 - d. A fire hydrant shall be within 100 feet of the fire department connection.
 - e. All riser rooms shall have access from the outside if the main control valve is located in an interior portion of the building structure.

- (jj) Streets, driveways, parking lots, walks, and service areas shall be adequately illuminated as evenly as possible, not exceeding an average of 1.0 foot candles. A photometric survey prepared by a licensed design professional may be required by the *City* Engineer.
- (kk) Site lighting shall not extend beyond site boundaries. Luminaries shall be shielded, shaded, or directed to prevent light from being cast on adjacent properties.
- (ll) No exterior light shall have any blinking, flashing, or fluttering light, or other illuminating device which has a changing light intensity or brightness of color.
- (mm) Lighting fixtures shall be compatible in style with the architecture of their associated buildings.
- (nn) No exterior lighting fixture of any kind shall be so placed or directed such that the direct or reflected light therefrom shall interfere with the operation of automotive vehicles on any adjacent street.
- (oo) All exterior lighting fixtures shall be either high pressure sodium, metal halide, or LED fixtures.
- (pp) Light fixture poles should be proportional to the height and building mass of the structure but in no event shall exceed 25 feet in height. Freestanding light poles shall not exceed 14 feet when adjacent to a residential property.
- (qq) Any artificial light source which creates glare observable within the normal range of vision from any public walk or thoroughfare under normal weather conditions is considered a safety hazard and is prohibited.
- (rr) Any artificial light source which creates glare observable within the normal range of vision from any property other than the property where the light source is located, under normal weather conditions, is considered a nuisance and is prohibited.
- (ss) Building mounted light fixtures shall be full cut-off to direct light at 45 degrees or less except for low intensity decorative lighting not exceeding 45 watts per bulb or incandescent equivalent.

Section 10 - Building Form and Materials

- 21. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. Highly reflective and/or synthetic materials are prohibited.
- 22. Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials used around the ground floor of the building. Acceptable building materials include stone, brick, cement board. Cementous stucco, and wood. The materials selected should require minimal maintenance. Their color should be integral to the material and not painted on (except in the case of wood). No more than three (3) painted or applied colors may be used on the exterior of any building. Colors of the predominate exterior surface material shall be subdued, with natural tones and neutral colors predominating.
- 23. Exterior Insulating Finishing (EIFS) and concrete masonry shall not be the predominant building material. EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse (lower parts of buildings). Concrete masonry should be limited to split face or burnished units. Painted, flat-faced concrete masonry units are prohibited.

Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
Adopted on -----

- (tt) Warehouse or manufacturing areas of industrial buildings may utilize metal veneer surface or pre-cast concrete panels which are tinted or colored with the approval of the Site and Design Committee.
- (uu) Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative facade treatments, where one or more unrelated materials are placed upon the building are prohibited. Large parapet walls should reflect the function behind them and should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.
- (vv) Building colors should be subdued, with natural tones and neutral colors predominating. Desired colors:
 - White
 - Off whites

- Earth tones
- Creams

Prohibited colors:

24. High intensity colors
25. Pastel colors
26. Metallic colors
27. Gloss colors
28. Red, black or orange colors
29. Fluorescent colors
30. Chroma colors

The use of uncolored concrete or tilt up slabs is prohibited. The design review committee will issue judgement on appropriateness of color choices.

- v. Inconsistent adornment and frequent changes in material shall be avoided.
- vi. All buildings shall be designed to be compatible with the most positive elements of community character as determined by the Site and Design Review Committee.
- vii. With the exception of industrial uses, the maximum unbroken facades plane shall be fifty (50) feet for multiple-family residential uses, and sixty (60) feet for commercial and office uses. The wall of any such building shall be interrupted through the use of projections or recesses, portals, courtyards, plazas or other appropriate architectural conventions. The design of off-setting wall plane projections or recesses shall have a minimum depth of two (2) feet.
- viii. No flat-faced cement block or metal surfaces shall be visible upon the exterior of any building.
- ix. Where pitched roofs are utilized, the primary roof form shall be on a slope of no less than 6 1/2; unless fronted by a parapet wall. Porches shall be on a slope of not less than 3/12. Pitched roofs shall be shingled with wood textured composition shingles or architectural shingles. Roof design should be appropriate for the architectural style of the building. Enameled standing seam metal, flat tiles of concrete or clay, and copper metal roofs are permitted. All surfaces are permitted when the roof is concealed from public view by parapets (flat, built up or pitched roofs). The use of plastic, fiberglass, other metal, or glass, visible to public view, is strictly prohibited. The use of bright, high intensity, shiny colors is strictly prohibited.

Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
Adopted on ---

- (ww) The treatment of doors and windows shall be uniform throughout the building design, with the exception of designated fire doors located on the rear of the building.
- (xx) Parapet facades may be used when of unified construction with the primary surface of the wall and of the same material and color. The parapet shall be design such that the reverse side of all elements shall not be visible to public view. False mansards are prohibited. Canopies are permissible provided they are an integrated part of the overall building design, are not used to create the impression of a false mansard, and are not used as a location or support for wall-mounted signage (painted signs on canopies are permitted).
- (yy) Exterior materials to be used shall be noted in terms of type, location, texture, and color, with samples of each to be provided with the submitted plans.
- (zz) The names, addresses, telephone numbers, fax numbers, and email addresses of the developer(s), the property-owner(s), and the designer(s) of the plan.

Section 11 - Information Required for Non-Residential Site Plan Submittals

31. A plan of the site as it is currently without improvements (an existing site plan) showing:
 - a. The zoning designation of the project site and of adjoining properties, public and/or private streets, and adjacent property owners.
 - h) Exact boundary lines of the tract indicated by a heavy line or other acceptable control traverse, giving dimensions to the nearest one-tenth foot, and angles to the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to 5,000.

- x. Tie in dimension and distance from property corner to nearest existing street(s) and to section corner.
- xi. Required dimension and location of all setback lines and existing easements.
- xii. Existing streets abutting the site or traversing the site, showing the right-of-way and pavement widths as well as all existing bridges and culverts.
- t) Existing topography showing contour intervals, to sea level datum, of not more than two feet when the slope is less than four percent, and not more than five feet when the slope is greater than four percent, referenced to a United States Geological Survey or Coast and Geodetic Survey benchmark or monument.
2. Natural features within and immediately surrounding the site, including drainage channels, bodies of water, wooded areas, and other significant features. On all watercourses leaving the tract, the direction of flow shall be indicated; and for all watercourses entering the tract, the drainage area above the point of entry shall be noted.
3. The size, location, and name of owners of all the utilities on or adjacent to the site, including pipe lines, and power transmission lines should be noted.
4. The size and location of all storm drainage inlets and pipe culverts on or adjacent to the site.
5. An existing tree survey of all major tree growth defined as trees greater than six (6) inches in diameter at four (4) feet above the ground. The survey shall include the species of the tree and the size in diameter measured four (4) feet above the ground.
6. A note reporting the status of the land in the site related to the FEMA FIRM Maps (located in Zone X, A, AE, FW, etc.) with the Map number and date.
1. If the site is located in a designated floodplain area shown as FEMA Floodway and Flood Plain, boundaries as shown on current FEMA maps shall be clearly shown and identified including the Base Flood Elevation (BFE).

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Minimum Design Standards Appendix
To the Senatobia Zoning Ordinance
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- (aaa) A plan of the proposed site with improvements showing:
 - Location of proposed building structure.
 - Exact boundary lines of the tract indicated by a heavy line or other acceptable control traverse, giving dimensions to the nearest one-tenth foot, and angles to the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to 5,000.
 - Required dimension and location of all setback lines and proposed easements.
 - The right-of-way, pavement widths, and names of all proposed streets, if any.
 - Parking lots with location and number of parking bays and location and number of ADA parking bays.
 - Location of dumpsters and/or trash receptacles.
- g} Traffic striping and signage within and around the site to safely direct pedestrian and vehicular traffic around and through the site.
- (bbb) A grading and storm drainage plan showing:
 - a) Existing topography with contour intervals, to sea level datum, of not more than two feet when the slope is less than four percent, and not more than five feet when the slope is greater than four percent, referenced to a United States Geological Survey or Coast and Geodetic Survey benchmark or monument.
 32. Proposed topography and grading plan, with proposed contour intervals of one foot, and spot elevations in areas where contours cannot be shown.
 33. Locations, sizes, and types of materials for storm drainage inlets and pipe culverts.
 34. Locations, sizes, and types of materials for storm water retention/detention systems, if necessary, as required by Chapter 1 of the City's Minimum Design and Construction Standards.
 35. Retaining walls, with heights noted, if retaining walls are proposed.
- xiii. An erosion and sediment control plan showing:
 - Locations and types of Best Management Practices (BMPs) used to keep sediment from leaving the site during construction.
 - Descriptions of temporary and permanent seeding, grassing, and or solid sodding to be used to control erosion.
 - The area of disturbed acreage.
- xiv. A utility plan showing;

- The size, location, and name of owners of all the utilities on or adjacent to the site, including pipe lines, and power transmission lines should be noted.
- Site lighting amenities.
- The size, location, and type of material for sanitary sewer manholes, main lines, service lines, lift stations, grease traps, cleanouts, or any other component of the project's sanitary sewer system.
- d) The size, location, and type of material for water distribution lines, gate valves, meters, fire hydrants, fire lines, or any other component of the project's water distribution system.
- 7. The size, location, and type of material for natural gas distribution lines, valves, meters, or any other component of the project's natural gas distribution system.
- 8. Tap locations where the project's utilities will connect to City sewer, water, and/or natural gas mains.
- g) Locations of other non-City utilities serving the project from connection points to the proposed building.
- h) Locations, widths, and purposes of proposed utility easements. (Any utility

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Minimum Design Standards Appendix
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- proposed to be turned over to the City will require an easement. Any utility proposed to be turned over to the City shall meet the requirements of the City's Minimum Design and Construction Standards.)
- (ccc) A landscape plan showing:
 - Individual trees from the tree survey that are proposed to be removed and those that are to be preserved on site. The plan shall detail the size and type of all proposed landscaping inside and outside of the required buffers. Proposed landscaping shall include the required number of trees based on the replacement ratio in Article VI, Section 11.
 - Foundation plantings around the building.
 - (ddd) Building elevation drawings showing:
 - Elevation views of all sides of the proposed building.
 - Building height.
 - Building forms and materials called out.
 - (eee) A texture and color board with examples of building materials shall be submitted for any proposed building structure.

The cover sheet of the site plan submittal drawings shall include the following information:

- 36. Proposed development name.
- 37. The physical address of the site.
- 38. Names and addresses of the owners of the property, including the names of the existing mortgages, the Developer, and the Mississippi Registered Professional Engineer responsible for the site design.

Additional information that shall be submitted if requested:

- xv. Any required documentation from the Mississippi Department of Environmental Quality (MDEQ) regarding erosion and sediment control, including, but not limited to, proof of coverage under the MDEQ Small or Large General Construction Permit.
- xvi. Any required documentation from the Mississippi Department of Transportation (MDOT) regarding work on MDOT right-of-way including, but not limited to, proof of coverage under and MDOT construction permit.
- xvii. Storm water hydraulic calculations for pre-development and post-development conditions, as well as design calculations for any storm water retention/detention systems.
- xviii. A photometric survey of the proposed site lighting prepared by a licensed design professional.
- xix. A maintenance of traffic plan if proposed site is adjacent to a public street.
- xx. A traffic study of the existing area with proposed trip generations and impacts, if any, to existing traffic that a proposed development may have.

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PROPOSED AMENDMENTS TO ZONING ORDINANCE AND
SUBDIVISION ORDINANCE
CITY OF SENATOBIA, MISSISSIPPI
March 15, 2021

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE:

(fff) Add the "*Appendix "A" - Minimum Design Standards*" to the Table of Contents on Page 2.

(ggg) In **Article II - Definitions**, remove the Definition of "Site Plan, Non-Residential" and replace with the following:

Site Plan, Non Residential: A site plan prepared by a licensed Professional Engineer, which includes all drawings and required information as found in Appendix A, Section 11 of the Senatobia Zoning Ordinance.

(hhh) In **Article IV - District Regulations, Section 2 (R-1)**, remove paragraph (g) in its entirety and replace with the following:

- *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing R-1 next to an existing or vacant A-R, B, M, or X, there shall be a twenty (20) foot buffer.

Second, there shall be plantings within the 20-foot buffer. The buffer shall be landscaped as follows:

- One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet

39. One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet

xxi. One small deciduous or ornamental tree for every seventy-five (75) linear feet.

The 20-foot buffer can be left alone if there is natural tree cover and this can count as plantings with approval of the Building Official.

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(iii) In **Article IV -District Regulations, Section 3 (R-2)**, remove paragraph (g) in its entirety and replace with the following:

- *Buffering/or new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing R-2 next to an existing or vacant A-R, B, M, or X, there shall be a twenty (20) foot buffer.

Second, there shall be plantings within the 20-foot buffer. The buffer shall be landscaped as follows:

- 40. One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet

xxii. One group of three (3) medium evergreen trees {planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet

xxiii. One small deciduous or ornamental tree for every seventy-five (75) linear feet.

The 20-foot buffer can be left alone if there is natural tree cover and this can count as plantings with approval of the Building Official.

9. In **Article IV -District Regulations, Section 4 <R-3>**, remove paragraph (f) in its entirety and replace with the following:

1. *Buffering/or new developments*: Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing R-3 next to an existing or vacant A-R, B, M, or X, there shall be a twenty (20) foot buffer.

Second, there shall be plantings within the 20-foot buffer. The buffer shall be landscaped as follows:

- ▣ One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
- One group of three (3) medium evergreen trees {planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet
- One small deciduous or ornamental tree for every seventy-five (75) linear feet.

The 20-foot buffer can be left alone if there is natural tree cover and this can count as plantings with approval of the Building Official.

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Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(a) In **Article IV -District Regulations, Section 5 (R-4)**, remove paragraph (f) in its entirety and replace with the following:

• *Buffering for new developments*: Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing R-4 next to an existing or vacant A-R, B, M, or X, there shall be a twenty (20) foot buffer.

Second, there shall be plantings within the 20-foot buffer. The buffer shall be landscaped as follows:

- One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
- One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet
- One small deciduous or ornamental tree for every seventy-five (75) linear feet.

The 20-foot buffer can be left alone if there is natural tree cover and this can count as plantings with approval of the Building Official.

(b) In **Article IV -District Regulations, Section 6 (R-5)**, remove paragraph (f) in its entirety and replace with the following:

- *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing R-5 next to an existing or vacant A-R, B, M, or X, there shall be a twenty (20) foot buffer.

Second, there shall be plantings within the 20-foot buffer. The buffer shall be landscaped as follows:

- One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
- One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet
- One small deciduous or ornamental tree for every seventy-five (75) linear feet.

The 20-foot buffer can be left alone if there is natural tree cover and this can count as plantings with approval of the Building Official.

3

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(jjj) In **Article IV - District Regulations, Section 7 <R-6>**, remove paragraph (f) in its entirety and replace with the following:

- *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing R-6 next to an existing or vacant A-R, B, M, or X, there shall be a twenty (20) foot buffer.

Second, there shall be plantings within the 20-foot buffer. The buffer shall be landscaped as follows:

41. One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
42. One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet
- xxiv. One small deciduous or ornamental tree for every seventy-five (75) linear feet.

The 20-foot buffer can be left alone if there is natural tree cover and this can count as plantings with approval of the Building Official.

10. In **Article IV - District Regulations, Section 8 ffi-1**, remove paragraph (l) in its entirety and replace with the following:

1. *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing B-1 next to an existing or vacant M or X, there shall be a twenty (20) foot buffer.
- When developing B-1 next to an existing or vacant A-R or R, there shall be a fifty (50) foot buffer.

Second, there shall be plantings within the buffer. The buffer shall be landscaped as follows:

- One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
- One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet
- One small deciduous or ornamental tree for every seventy-five (75) linear feet.
- In addition, when developing B-1 next to an existing vacant A-R or R, a fence will be required within the buffer.

The buffer can be left alone if there is natural tree cover and this can count as plantings and fence with approval of the Building Official.

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Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(kkk) In **Article IV - District Regulations, Section 8 <B-1>**, remove paragraph (m) in its entirety and replace with the following:

(m) Site Plan Approval Required: All new proposals for developments as (B-1) will require site plan approval. The information required for site plan approval is listed in Appendix A, Section 11 of the Senatobia Zoning Ordinance.

(lll) In **Article IV - District Regulations, Section 9 ffi-2)**, remove paragraph (1) in its entirety and replace with the following:

• *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

• When developing B-2 next to an existing or vacant M or X, there shall be a twenty (20) foot buffer.

43. When developing B-2 next to an existing or vacant A-R or R, there shall be a fifty (50) foot buffer.

Second, there shall be plantings within the buffer. The buffer shall be landscaped as follows:

44. One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet

45. One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet

xxv. One small deciduous or ornamental tree for every seventy-five (75) linear feet.

11. In addition, when developing B-2 next to an existing vacant A-R or R, a fence will be required within the buffer.

The buffer can be left alone if there is natural tree cover and this can count as plantings and fence with approval of the Building Official.

- In **Article IV - District Regulations, Section 9 {B-2}**, remove paragraph (m) in its entirety and replace with the following:
(m) Site Plan Approval Required: All new proposals for developments as (B-2) will require site plan approval. The information required for site plan approval is listed in Appendix A, Section 11 of the Senatobia Zoning Ordinance.

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Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(mmm) In **Article IV -District Regulations, Section 10 (B-3)**, remove paragraph (i) in its entirety and replace with the following:

- *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing B-3 next to an existing or vacant B or X, there shall be a twenty (20) foot buffer.
- When developing B-3 next to an existing or vacant A-R or R, there shall be a fifty (50) foot buffer.

Second, there shall be plantings within the buffer. The buffer shall be landscaped as follows:

46. One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
47. One group of three (3) medium evergreen trees {planted on 15-foot triangular staggered spacing} for every seventy-five (75) linear feet
48. One small deciduous or ornamental tree for every seventy-five (75) linear feet.
49. In addition, when developing B-3 next to an existing vacant A-R or R, a fence will be required within the buffer.

The buffer can be left alone if there is natural tree cover and this can count as plantings and fence with approval of the Building Official.

xxvi. In **Article IV -District Regulations, Section 10 (B-3)**, remove paragraph G) in its entirety and replace with the following:

(j) *Site Plan Approval Required:* All new proposals for developments as (B-1) will require site plan approval if there will be changes or additions to the exterior of the building and/or lot design. The information required for site plan approval is listed in Appendix A, Section 11 of the Senatobia Zoning Ordinance.

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(nnn) In **Article IV -District Regulations, Section 11 (M-1)**, remove paragraph (k) in its entirety and replace with the following:

- *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing M-1 next to an existing or vacant B or X, there shall be a twenty (20) foot buffer.

50. When developing M-1 next to an existing or vacant A-R or R, there shall be a fifty (50) foot buffer.

Second, there shall be plantings within the buffer. The buffer shall be landscaped as follows:

51. One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet

xxvii. One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet

xxviii. One small deciduous or ornamental tree for every seventy-five (75) linear feet.

xxix. In addition, when developing M-1 next to an existing vacant A-R or R, a fence will be required within the buffer.

The buffer can be left alone if there is natural tree cover and this can count as plantings and fence with approval of the Building Official.

12. In **Article IV -District Regulations, Section 11 <M-1>**, remove paragraph (1) in its entirety and replace with the following:

1. *Site Plan Approval Required:* All new proposals for developments as (M-1) will require site plan approval. The information required for site plan approval is listed in Appendix A, Section 11 of the Senatobia Zoning Ordinance.

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Proposed Amendments to Senatobia City Ordinances
March 15, 2021

(ooo) In **Article IV - District Regulations, Section 12 (M-2)**, remove paragraph (1) in its entirety and replace with the following:

(l.) *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:

- When developing M-2 next to an existing or vacant B or X, there shall be a twenty (20) foot buffer.

52. When developing M-2 next to an existing or vacant A-R or R, there shall be a fifty (50) foot buffer.

Second, there shall be plantings within the buffer. The buffer shall be landscaped as follows:

xxx. One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet

13. One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet

- One small deciduous or ornamental tree for every seventy-five (75) linear feet.

- In addition, when developing M-2 next to an existing vacant A-R or R, a fence will be required within the buffer.

The buffer can be left alone if there is natural tree cover and this can count as plantings and fence with approval of the Building Official.

■ In **Article IV -District Regulations, Section 12 <M-2>**, remove paragraph (m) in its entirety and replace with the following:

(m) *Site Plan Approval Required:* All new proposals for developments as (M-2) will require site plan approval. The information required for site plan approval is listed in Appendix AJ Section 11 of the Senatobia Zoning Ordinance.

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

- (a) In **Article IV -District Regulations, Section 13 (X-1)**, remove paragraph (l) in its entirety and replace with the following:
- *Buffering for new developments:* Where a new development is adjacent to an existing development of a different zoning category or is adjacent to vacant land of a different zoning category, the developing property must provide a buffer to the adjacent property. This buffer must be provided in two ways. First, the lot(s) immediately adjacent to the differing zoning must provide the following buffer width:
 - When developing X-1 next to an existing or vacant B, M or X, there shall be a twenty (20) foot buffer.
 - When developing X-1 next to an existing or vacant A-R or R, there shall be a fifty (50) foot buffer.
- Second, there shall be plantings within the buffer. The buffer shall be landscaped as follows:
- One large deciduous tree (ultimate height 50+ feet) for every seventy-five (75) linear feet
 - One group of three (3) medium evergreen trees (planted on 15-foot triangular staggered spacing) for every seventy-five (75) linear feet
 - One small deciduous or ornamental tree for every seventy-five (75) linear feet.
 - In addition, when developing X-1 next to an existing vacant A-R or R, a fence will be required within the buffer.
- The buffer can be left alone if there is natural tree cover and this can count as plantings and fence with approval of the Building Official.

- (b) In **Article IV -District Regulations, Section 14 (PUD)**, remove paragraph (k) in its entirety and replace with the following:
- (k) Buffering required:* In a PUD the buffering for new developments shall follow the regulations of other districts depending on what is proposed in the PUD unless more buffering is offered in the PUD outline plan.

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

- (a) In **Article VI - Administration and Enforcement**, remove Section 2: Development Procedures in its entirety and replace with the following:

Section 2. Development Procedures

If a property owner, or developer, in order to achieve their desired development results, needs to initiate a change in the zoning of a property, or a change in the zoning ordinance, the process is described in Article VII of this Zoning Ordinance.

For Subdivision or PUD Development:

If a property has the proper zoning designation to allow the desired development, or, after a change in zoning, also known as a rezoning, has been approved by the Mayor and Board of Aldermen, then the owner or developer must apply for, and potentially receive, preliminary and final subdivision plat approval from the Planning Commission and the Mayor and Board of Aldermen. The approval of a PUD zoning with its Preliminary Outline Plan is equivalent to the

approval of a preliminary subdivision plat and entitles the developer to begin improving the site. Otherwise, there is a two-step process for subdivision approval.

The technical requirements of the subdivision process are described in the subdivision ordinance. But, in summary, the developer or subdivider presents a preliminary subdivision plat for approval by the Planning Commission. If the preliminary subdivision plat meets all of the regulations and is recommended for approval by the planning commission, then the developer may begin with infrastructure and other improvements. If the preliminary subdivision plat is not recommended for approval, the developer may revise and re-submit it to the Planning Commission, or may appeal the preliminary subdivision plat recommendation to the Mayor and Board of Aldermen. After the preliminary subdivision plat has received approval by the Planning Commission or Mayor and Board of Aldermen, then the developer/subdivider presents a final subdivision plat to the Planning Commission for potential approval. If the final subdivision plat substantially conforms with the approved preliminary subdivision plat, then the Planning Commission should recommend the approval of the final subdivision plat and forward the plat to the Mayor and Board of Aldermen for consideration. Upon approval of the final subdivision plat by the Mayor and Board of Aldermen the final subdivision plat may be recorded and lots sold, provided all regulations and requirements have been met.

For Site Development:

If a property has the proper zoning designation to allow the desired development, or, after a change in zoning, also known as a rezoning, has been approved by the Mayor and Board of Aldermen, then the owner or developer must apply for, and potentially receive, site plan approval from the Planning Commission.

The technical requirements of the site plan approval process are similar to the subdivision process as described in the subdivision ordinance. In summary, the developer presents a site plan for approval by the Planning Commission. If the site plan meets all of the regulations and is approved by the Planning Commission, then the developer may begin with construction of their site. If the site plan is not approved by the Planning Commission, the developer may revise and re-submit it to the Planning Commission, or may appeal the site plan disapproval to the Mayor and Board of Aldermen.

This process allows for discussion and revision so that the developer/subdivider is able to accomplish his or her goals while at the same time meeting the requirements of the city and its development goals. But, at each point the process may be continued to additional Planning Commission and/or Mayor and Board of Aldermen meetings to allow for discussion and public hearings. Additional issues such as variances and/or special exceptions have to be approved by the Board of Adjustments with the opportunities for appeal in certain cases. And, after these and other issues have been favorably resolved then an individual lot owner may apply for a building permit and Certificate of Occupancy.

Summary of Development Process:

- (ppp) Developer meets with City Building official for "pre-application" meeting to describe what is desired.
- (qqq) Developer applies to Building official for rezoning with detailed application information and fee at least 2 weeks before Planning Commission meeting;
- (rrr) Developer puts up sign for planning commission meeting and probable Board meeting dates;
- (sss) Planning Commission meets in public meeting and amends, recommends or rejects rezoning application;
- (ttt) Application is legally advertised for hearing by Board;
- (uuu) Meeting with Mayor & Board regarding rezoning application;
- (vvv) If approved, developer meets with City Building official and City Engineer for "pre-development" meeting to describe proposed subdivision and/or proposed site plan. It is at this meeting the developer will be advised what is required (based upon what approvals developer is seeking).

- (www) Developer applies to Building official for preliminary subdivision plat approval, or site plan approval, whichever applies, with detailed application information and fee at least 45 days prior to the Planning Commission meeting on which it is to be presented;
53. If approved, then developer may begin building infrastructure in the case of a subdivision or may begin site construction in the case of a site plan;
- xxxii. If any of the improvements by the developer require a building permit, developer must obtain the building permit;
- xxxiii. Within one year of preliminary plat approval by Planning Commission developer applies to Building official for final subdivision plat approval with detailed application information and fee at least 21 days prior to the Planning Commission meeting on which it is to be presented;
- xxxiv. Meet with Planning Commission, and if Final subdivision plat application substantially conforms with preliminary approval, Planning Commission may recommend approval of the Final Subdivision Plat to the Board;
- xxxv. Meet with Mayor & Board for approval of Final Subdivision Plat;
14. If approved, developer has mylar originals of Final Subdivision Plats signed and certified and recorded by Chancery Clerk;
- Developer may begin selling lots or may obtain a building permit.

11

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

- (a) In **Article VI - Administration and Enforcement**, remove Section 4: Approval of plans and issuance of building permit in its entirety and replace with the following:

Section 4. Approval of plans and issuance of building permit

It shall be unlawful for the Building Official to approve any plans or issue a building permit for any excavation or construction until the building plans have been reviewed in detail and found to be in conformity with this ordinance and other city requirements. To this end, the Building Official shall require that every application for a building permit for excavation, construction, use of land, moving or alteration be accompanied by the building plans and by the site plans that were approved by the Planning Commission. Plans shall be signed and sealed by a Mississippi licensed architect and/or engineer.

If the proposed excavation, construction, moving, or alteration, as set forth in the application, is in conformity with the provisions of this ordinance, the Building Official shall issue a building permit accordingly. If an application for a building permit is not approved, the Building Official shall state in writing on the application the cause for such disapproval. Issuance of a building permit shall, in no case, be construed as waiving any provision of this ordinance.

The building process shall be begun within six month of issuance of the building permit, and the project shall be completed within two years of commencement. If an extension is needed, it is the responsibility of the builder, applicant, and/or property owner to make a written request to the Building Official.

A Foundation Survey is required prior to inspections by the Building Official to assure that the building was sited and built exactly as was proposed.

12

Proposed Amendments to Senatobia City Ordinances
March 15, 2021

PROPOSED AMENDMENTS TO THE SUBDMSION ORDINANCE:

-
- (a) In **Article IV - Plat Preparation Procedure**, Section 2 - Application for preliminary plat approval, remove paragraph (b) in its entirety and replace with the following:

b. In order for said preliminary plat material to be properly reviewed, the subdivider or his authorized agent shall submit the complete preliminary plat material at least 45 days in advance of the regularly scheduled meeting date of the Senatobia Planning Commission at which the plat is to be considered.

(b) In **Article IV - Plat Preparation Procedure, Section 5 - Application for final plat approval**, remove paragraph (b) in its entirety and replace with the following:

b. In order for said final plat material to be properly reviewed, the subdivider or his authorized agent shall submit the complete final plat material at least 21 days in advance of the regularly scheduled meeting date of the Senatobia Planning Commission at which the plat is to be considered.

13

Authorize to set a Public Hearing for Amendments relating to Minimum Design Standards and clarifying language to the Zoning Ordinance and Subdivision Ordinance to be held on August 17, 2021 at 5pm

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to set a Public Hearing for Amendments relating to Minimum Design Standards and clarifying language to the Zoning Ordinance and Subdivision Ordinance to be held on August 17, 2021 at 5pm. All voting yea, motion carried.

Authorize to open a Construction Fund Checking Account with Guaranty Bank for the WWTP Project, also authorizing Mayor Greg Graves, Alderman at Large Adam Moore, Interim City Clerk Katie Harbin, and Bookkeeper Fran Johnson as signers on the account

Motion was made by Alderman Dear, seconded by Alderman Moore, to authorize to open a Construction Fund Checking Account with Guaranty Bank for the WWTP Project, also authorizing Mayor Greg Graves, Alderman at Large Adam Moore, Interim City Clerk Katie Harbin, and Bookkeeper Fran Johnson as signers on the account. All voting yea, motion carried.

Mayor's Corner

Mayor Graves went over the items from "Mayor's Corner" updating the Board of things going on and coming up in the City.

WWTP –

Mayor Graves stated that we have a meeting this Thursday for the closing and the pre-construction meeting, then the project should start moving along.

Interlocals with Tate County –

Mayor Graves informed the Board that Alderman Simpson, Alderman Moore, Katie Harbin, and myself met with the County last week and everything seems to be going well and the Interlocals should renew with no issues on either side.

Chromcraft Property -

Mayor Graves stated that at the same meeting with the County mentioned above we went over the progress with the Chromcraft Property.

Downtown Garbage –

Mayor Graves asked Jamie Sowell if she had any more information regarding the downtown garbage situation. Mrs. Sowell informed the Mayor and Board of Aldermen that she has spoken with Oxford to see what they do. They have larger dumpsters put in spots around town instead of smaller ones in more spaces. Mrs. Sowell stated that the City is required to provide garbage service and there is no space for 18 cans. I suggest we keep looking into this,

researching it to figure out what can be done to benefit all involved. We don't want the option to go away. Penny's Pantry and Delta Steakhouse have their own dumpsters, but space is limited, Molly's Pharmacy has to dump her garbage multiple times a day. The issue is there isn't space. If the City does lease the space and places dumpsters, there will need to be a fence around them and also water ran so the area could be washed off. This would be a way the City could help, and pass the cost along to the tenants so it doesn't cost the City anything.

The Board held a brief discussion.

Alderman Tanksley asked would the City be liable.

Alderman Moore stated that other Cities require a plan from the owner/builder, that would show where the trash location would be, or how the trash will be taken out and/or disposed of or they won't approve the plan. The tenant is required to provide access for the trash to be picked up. Alderman Moore mentioned that the tenant could lease the space for the trash container. Alderman Moore mentioned another option would be that the garbage is picked up more often.

Alderman Hale stated he would like to know the boundaries of what we can't do.

City Attorney Ginger Miller stated that there are a lot of moving parts regarding this, I would like to talk to Kevin and Jamie, make some phone calls to get more information regarding this.

Jamie Sowell stated that she will check with other comparable cities to see if they have the same issue and what they do to help with it.

Setting a Budget meeting –

Mayor Graves asked the Board if August 5th at 4:30pm would be a good time to hold a Budget Meeting.

Water Rates –

Mayor Graves stated that we are reviewing our current water rates and will be looking at it in more detail during this budget process.

Authorize to go into Closed Session to discuss going into Executive Session for Economic Development Police Department Personnel, Public Works Personnel and Administrative Personnel

Motion was made by Alderman Dear, seconded by Alderman Tanksley, to authorize to go into closed session to discuss going into executive session for Economic Development, Police Personnel, Public Works Personnel, and Administrative Personnel. All voting yea, motion carried.

Authorize to go into Executive Session for Economic Development Police Department Personnel, Public Works Personnel and Administrative Personnel

Motion was made by Alderman Dear, seconded by Alderman Simpson, to authorize to go into executive session for Economic Development, Police Personnel, Public Works Personnel, and Administrative Personnel. All voting yea, motion carried.

LSC Building Agreement

Motion was made by Alderman Moore, seconded by Alderman Hale to approve changing the purchase option terms in the Contract and Lease Agreement with LSC Communications US, LLC, to give the City notice of 10 days. All voting yes, motion carried.

Public Works Department Personnel – Authorize to terminate Michael Hollinger

Motion was made by Alderman Simpson, seconded by Alderman Dear to authorize to terminate Public Works employee Michael Hollinger for violating City policy effective immediately. All voting yes, motion carried.

Police Department Personnel – Authorize to terminate Madison Phillips

Motion was made by Alderman Simpson, seconded by Alderman Hale to authorize to terminate Dispatch employee Madison Phillips effective immediately. All voting yes, motion carried.

Administration Department Personnel – Authorize to appoint Katie Harbin as City Clerk, removing the Interim

Motion was made by Alderman Dear, seconded by Alderman Simpson to appoint Katie Harbin as City Clerk, removing the Interim. All voting yes, motion carried.

Administration Personnel – Authorize to appoint Fran Johnson as Deputy City Clerk

Motion was made by Alderman Simpson, seconded by Alderman Dear to appoint Fran Johnson as Deputy City Clerk. All voting yes, motion carried.

Authorize to come out of Executive Session

Motion was made by Alderman Simpson, seconded by Alderman Dear, to come out of executive session for Economic Development, Police Personnel, Public Works Personnel, and Administrative Personnel. All voting yea, motion carried.

Adjourn

Motion was made by Alderman Simpson and seconded by Alderman Moore, to adjourn. All voting yea, motion carried.

Greg Graves, Mayor

ATTEST:

Katie Harbin – Interim City Clerk