

**City of Mansfield**  
**MINUTES OF *REGULAR* PUBLIC MEETING**  
**September 11, 2017**

The Board of Aldermen met in *regular* session on **Monday, September 11<sup>th</sup>** in Mansfield City Hall located at 705 Polk Street. Mayor Curtis W. McCoy called the meeting to order at **4:30 p.m.**, after which an Invocation was offered by **Alderman Kervin D. Campbell**. The Pledge of Allegiance was led by **Alderwoman Brenda H. Hall**. Following the pledge, the roll call was suspended. However, the following officials were recorded as **Present**: Hon. Curtis W. McCoy, -Mayor, Brenda H. Hall –District **B**, Mitchell L. Lewis –District **C**, and Kervin D. Campbell – District **E**. **Absent**: Mary L. Green –District **A** and Joseph Hall, Jr. –District **D**. **Other City Personnel Present**: Gwendolyn Jones (Deputy Clerk), Brian Phillips (Court Clerk), and James “Jim” Ruffin (Public Works Director). **Others Present**: Colby Cooper, Chief Operating Officer (*Hix Snedeker Companies*) and John Barr, Regional Director (U.S. Senator John Kennedy’s office). **Press Present**: None.

It was MOTIONED by **MITCHELL L. LEWIS** and SECONDED **KERVIN D. CAMPBELL** by to approve the minutes of the **August 28, 2017 *regular*** City Council meeting and to dispense with the reading. Motion Passed Unanimously.

It was MOTIONED by **KERVIN D. CAMPBELL** and SECONDED by **BRENDA H. HALL** to pay current outstanding bills for this period. Motion Passed Unanimously.

The City Clerk next opened the floor to hear public comments from those in attendance to any item outlined on the meeting agenda. When no comments were offered from the floor, the **Public Comments Period** was subsequently closed.

**Old Business**: -None.

**New Business**:

**Item A**: At this time a public hearing was conducted to hear and discuss any comments related to the adoption of proposed **Ordinance No. 6 of 2017**, drafted to request a partial zone change by petitioner, *Hix Snedeker Companies* (Daphne, AL), on property bearing a municipal address of **225 Lake Road** from an I-2 District (Heavy Industry District) to a B-3 District (Community and Central Business District). Representing *Hix Snedeker Companies* at the August 16<sup>th</sup> of the Mansfield Planning and Zoning Commission was Mr. Colby Cooper (the company’s Chief Operating Officer). At that meeting, Mr. Cooper stated that the municipal address of **225 Lake Road**, will be the site of the proposed new *Tractor Supply Store*. Presently, the parcel (roughly 6.523 acres) is classified as a *split*-zoned property. A portion of that parcel is zoned as an I-2 District and the other portion as a B-3 District. Mr. Cooper’s company now requests to rezone that portion of the parcel that is currently classified as an I-2 District designation, to a B-3 District. Mr. Cooper’s request was met with approval by the Commission at their August 16<sup>th</sup> meeting. The request is now before the City Council for review and consideration. When no comments were voiced from the floor regarding this matter, the public hearing was then subsequently closed.

**Item B:** It was MOTIONED by **MITCHELL L. LEWIS** and SECONDED by **KERVIN D. CAMPBELL** to approve adoption of **Ordinance No. 6 of 2017**, drafted to request a partial zone change by petitioner, *Hix Snedeker Companies* (Daphne, AL), on property bearing a municipal address of **225 Lake Road** on that portion of the parcel currently designated as an I-2 District (Heavy Industry District), from that designation to a B-3 District (Community and Central Business District). Motion Passed Unanimously. (Full Ordinance recited below):

**CITY OF MANSFIELD**  
**ORDINANCE NO. 6 of 2017**

BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Mansfield, in *regular* session convened for:

AN ORDINANCE TO REZONE FROM AN I-2 DISTRICT (HEAVY INDUSTRY DISTRICT) TO A B-3 DISTRICT (COMMUNITY AND CENTRAL BUSINESS DISTRICT) THE FOLLOWING DESCRIBED PROPERTY:

A TRACT IN SECS 9 & 10 T12 R13 DESC AS: BEG AT PT OF INTERSECTION OF N/L MYRA (PEGUES) ST WITH W LINE OF SMITHPORT RD; TH N 32 DEG 09 MIN E 342 FT, N 24 DEG 30 MIN E 342 FT, N 12 DEG 21 MIN E 335 FT, N 29 DEG 05 MIN E 218 FT, N 19 DEG 26 MIN E 170 FT, N 00 DEG 58 MIN W 260 FT, N 55 DEG 23 MIN W 140 FT, N 72 DEG 19 MIN W 230 FT, N 81 DEG 45 MIN W 69 FT TO E/R/W/L OF KCS RR R/W 1664 .5 FT; TH S 36 DEG 15 MIN W 436.5 FT TH SELY 300 FT, TH SWLY 81 FT, TH E ALONG N/R/W/L PEGUES ST 415 FT TO BEG (258-232)(332-67) LESS 6.5A (277-609)(453-237). LESS 7.252A (483-1-39A)(650-86)(787-21,24) LESS UND. 38.09% INT IN 1.332A SEC 10 T12 R13 (859-646) LESS UND. 61.91% INT IN 1.332A IN SEC 10 T12 R13 (859-651)(1062-195) LESS 0.112 ACRES(1295-405)(1295-408).  
**(225 Lake Road)**

WHEREAS, a petition to the Mansfield Planning/Zoning Commission was properly filed requesting that the property described here-in-above be rezoned and all proper notices and procedures have been followed:

AND WHEREAS, the Mansfield Board of Aldermen has recommended that said property be rezoned:

SECTION 1. The property shall be rezoned from an I-2 District (Heavy Industry District) to a B-3 (Community and Central Business District) said property being described as herein above.

SECTION 2. All parts of ordinances in conflict herewith are hereby repealed.

UPON MOTION OF Mitchell L. Lewis and SECONDED BY Kervin D. Campbell the above and foregoing ordinance was adopted on this the 11<sup>th</sup> day of September, 2017, with the votes as follows:

Yeas:	3 (B. Hall, M. Lewis, K. Campbell)
Nays:	0
Absent:	2 (M. Green, J. Hall, Jr.)
Abstain:	0

/s/ Curtis W. McCoy, *Mayor*

/s/ Marvin R. Jackson, *Clerk*

**Item C:** It was MOTIONED by **MITCHELL L. LEWIS** and SECONDED by **BRENDA H. HALL** to approve a “Special Exception Variance” for the site of the proposed, new **Tractor Supply Store** to allow for the construction of **72** parking spaces in lieu of the **95** parking spaces required by the City’s 1980 Zoning Ordinance. Based on the approximate square feet of gross floor area (19,097) of the proposed, new store, the amount of off-street parking facilities required is **95** spaces. This matter was deliberated at the August 16<sup>th</sup> meeting of the Mansfield Board of Zoning Adjustments. Mr. Colby Cooper was present at that assembly to represent the landowner and landlord (**Hix Snedeker Companies**). At that meeting, he further stated that the requested variance for 72 parking spaces would include four (4) handicap-accessible spaces. In addition, at this council meeting, Mr. Cooper was given the floor to briefly provide the Mayor and Board of Aldermen with a timeline on this project, from groundbreaking to grand opening. He opened by stating that **Tractor Supply** is the largest lifestyle retailer in the United States, and then went on to inform the city council of this development’s construction timeline. Construction is slated to commence near the end of October 2017, and the scheduled, tentative date for the soft opening is March 2018, with the grand opening anticipated in early April 2018. To that end, Alderwoman Brenda Hall informed Mr. Cooper that as soon as there is a hard date for the grand opening, to contact her at the DeSoto Parish Chamber of Commerce office. Alderwoman Hall is also the executive director of the parish’s Chamber of Commerce. She and her staff will arrange a ribbon-cutting ceremony for the new store. Motion Passed Unanimously.

**Item D:** No other new business discussed.

**Item E:** During the period set aside for reception of any comments from the Mayor and Board of Aldermen, none were offered. However, the city clerk did verbally inform the Board of Aldermen that the budget process for preparation of the city's 2018 Annual Budget of Revenue and Expenditures had begun. At this time, no action was necessary at mention of this fact. It was stated simply as a matter of information.

With no further business to discuss, this meeting was declared adjourned at **4:41 p.m.** by MOTION from **MITCHELL L. LEWIS** and was SECONDED by **BRENDA H. HALL**. Motion Passed Unanimously.

**Curtis W. McCoy, Mayor**  
**Marvin R. Jackson, Clerk**