



THE CITY OF STARKVILLE  
*DEVELOPMENT REVIEW COMMITTEE*  
CITY HALL, 110 WEST MAIN STREET  
STARKVILLE, MISSISSIPPI 39759

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## AGENDA

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**SUBJECT:** Starkville Tree Advisory Board  
**DATE/TIME/PLACE:** MARCH 2, 2016, 11:00 AM, 2<sup>ND</sup> FLOOR CITY HALL

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### **Waiver Request:**

LW 16-01 Request for Landscape Waiver from landscape strip requirements for the proposed new Advanced Collision Repair building on the south side of Highway 12 West 630 feet west of Gretna Lane with the parcel # 103I-00-006.00

### **Additional Items:**

Discussion of creating a short list or recommended tree species for future planting within City owned right-of-way.





THE CITY OF STARKVILLE  
COMMUNITY DEVELOPMENT DEPT  
CITY HALL, 110 WEST MAIN STREET  
STARKVILLE, MISSISSIPPI 39759

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**STAFF REPORT**

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**TO:** Members of the Tree Advisory Board  
**FROM:** Daniel Havelin (662-323-2525 ext. 3136)  
**SUBJECT:** LW 16-01 Request for Landscape Waiver from landscape strip requirements for the proposed new Advanced Collision Repair building on the south side of Highway 12 West 630 feet west of Gretna Lane with the parcel # 103I-00-006.00  
**DATE:** March 2, 2016

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**AREA/BACKGROUND:**

The subject property is +/-1.44 acres and is located on the southeast corner of the intersection of Highway 12 East with Highway 25 at the site of the never occupied KIA Dealership. The applicant, Neil Couvillion, is request a Landscape Waiver from the Landscape Strip requirements on behalf of Haystack Mountain LLC. The site is in the process of being purchase and converted into the new location for Advanced Collision Repair. Due to the unusual shape and dimensions of the site, the applicant is request relief from the requirement that the Landscape Strip be place on the property. The applicant has received permission to meet the required plant units with in the MDOT owned right-of-way. The applicant attended a Development Review Committee meeting on January 28, 2016 and received comments. In addition to this request, the applicant is also seeking relief from the front and rear setback requirements. A meeting with Board of Adjustments and Appeals is set for March 23, 2016. If the request for Landscape Waiver and Variance are recommended for approval, the applicant's requests will be heard by the Board of Aldermen at the April 5, 2016 meeting. See attachments 1-6.

**LANDSCAPE WAIVER REQUEST:**

Request #1: Section 5 (Section 112-30 as shown on [www.municode.com](http://www.municode.com)). Allow for required landscape strip along Highway 12 to be placed in right-of-way.

***Section 5 (Section 112-30 as shown on [www.municode.com](http://www.municode.com))- Landscape strips required along roadway frontage.***

(a) *Location of landscape strip. A landscape strip shall be required to be located within the property line and/or building setback as established by the land development regulations or as otherwise established. Landscape strips, when required in easements, may be adjusted upon recommendation by the director of community development.*

(1) *Minimum standards. The landscape strip shall comply with minimum standards stipulated in Tables 5-1 and 5-2 below:*

*Table 5-1. Minimum Standards for Landscape Strips along Roadways*

<i>Area of Site</i>	<i>Width of Landscape Strip</i>	<i>Plant Units Required per 100 Linear Feet of Roadway Frontage</i>
<i>0—2 acres</i>	<i>5 feet</i>	<i>60*</i>
<i>More than 2 acres</i>	<i>10 feet</i>	<i>90*</i>

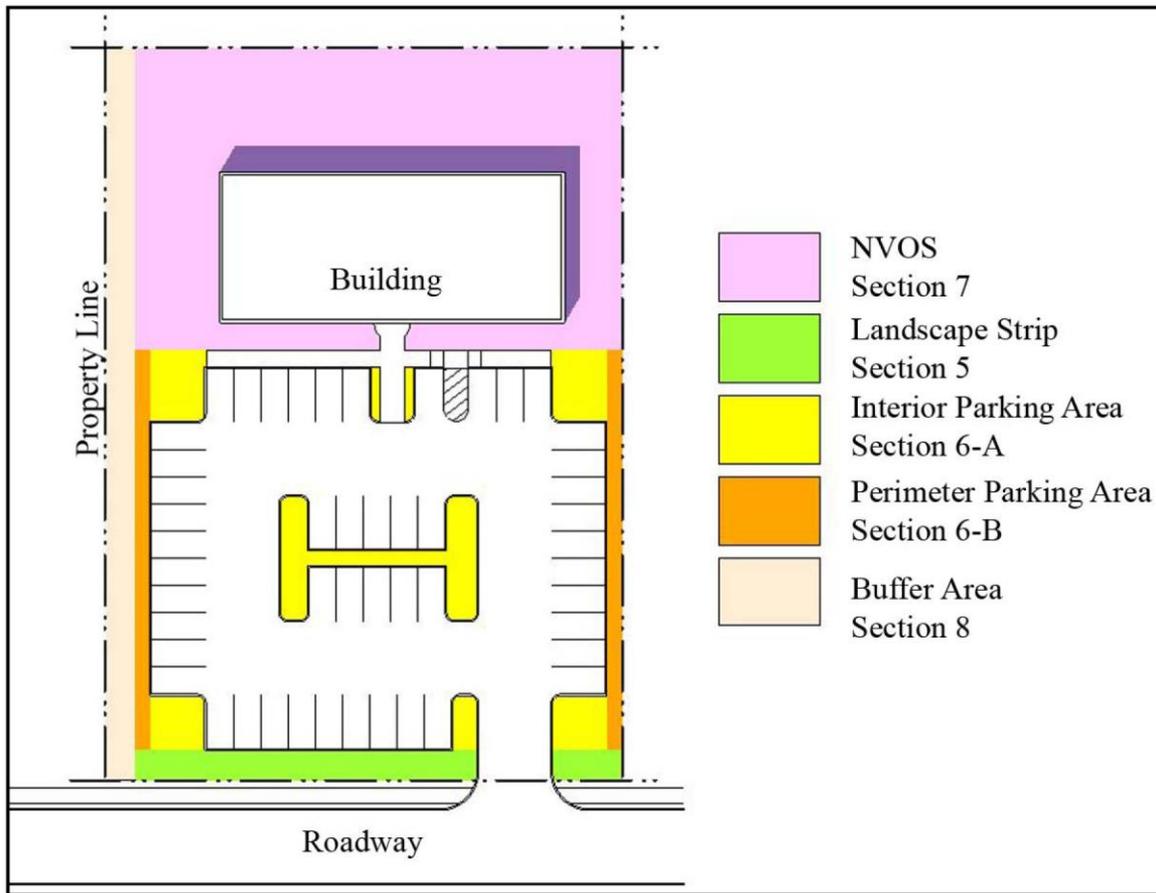
*Accessways from public rights-of-way are not included in calculation.*

*\* Canopy Trees shall be planted every 30'.*

*Table 5-2. Plant Unit Value*

<i>Type of Plant Material</i>	<i>Plant Units</i>
<i>Canopy Tree</i>	<i>15</i>
<i>Small Tree</i>	<i>8</i>
<i>Shrub</i>	<i>1</i>

*Figure 5-1*



*(b) Screening material in landscape strip requirements.*

- (1) Any combination of decorative masonry walls, shrubs, or landscaped berms shall be planted or installed along the entire length of each required landscape strip if landscape strip abuts parking area.*
- (2) Decorative masonry walls, if used, shall be minimum of three feet off property line with landscaping on the road side of wall.*
- (3) For berms and decorative masonry walls see section 112-36(b) of this article.*
- (4) Masonry walls must meet Appendix A, Zoning, Article VI General Provisions, Section A of the Starkville Code of Ordinance.*

*Table 5-3. Screening Material Requirements by District*

<i>Districts</i>	<i>Zones</i>	<i>Minimum Height of Screen</i>
<i>Residential</i>	<i>R-3, R-3-A, R-4-A, R-5, R-6</i>	<i>4 feet</i>
<i>Commercial</i>	<i>C-1, C-2, C-3</i>	<i>3 feet</i>
<i>Manufacturing</i>	<i>M-1</i>	<i>5 feet</i>

*See Table 4-2 for Screen Hedge Requirements.*

*(Ord. No. 2014-1, § 5, 9-16-14)*

APPLICANT STATEMENT:

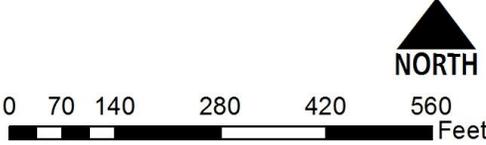
Landscape Ordinance Section 5 Landscape strips required along roadway frontage.

We request a waiver of the requirement that the landscape strip be placed within the MDOT right of way due to the narrow nature of the property. In designing adequate vehicular circulation and building expansion, the site restricts the required landscape strip along Highway 12. MDOT has been contacted regarding this issue and has issued an email stating that once the property is purchased (see attachment 3), we will be able to install plant material per the City of Starkville's landscape ordinance

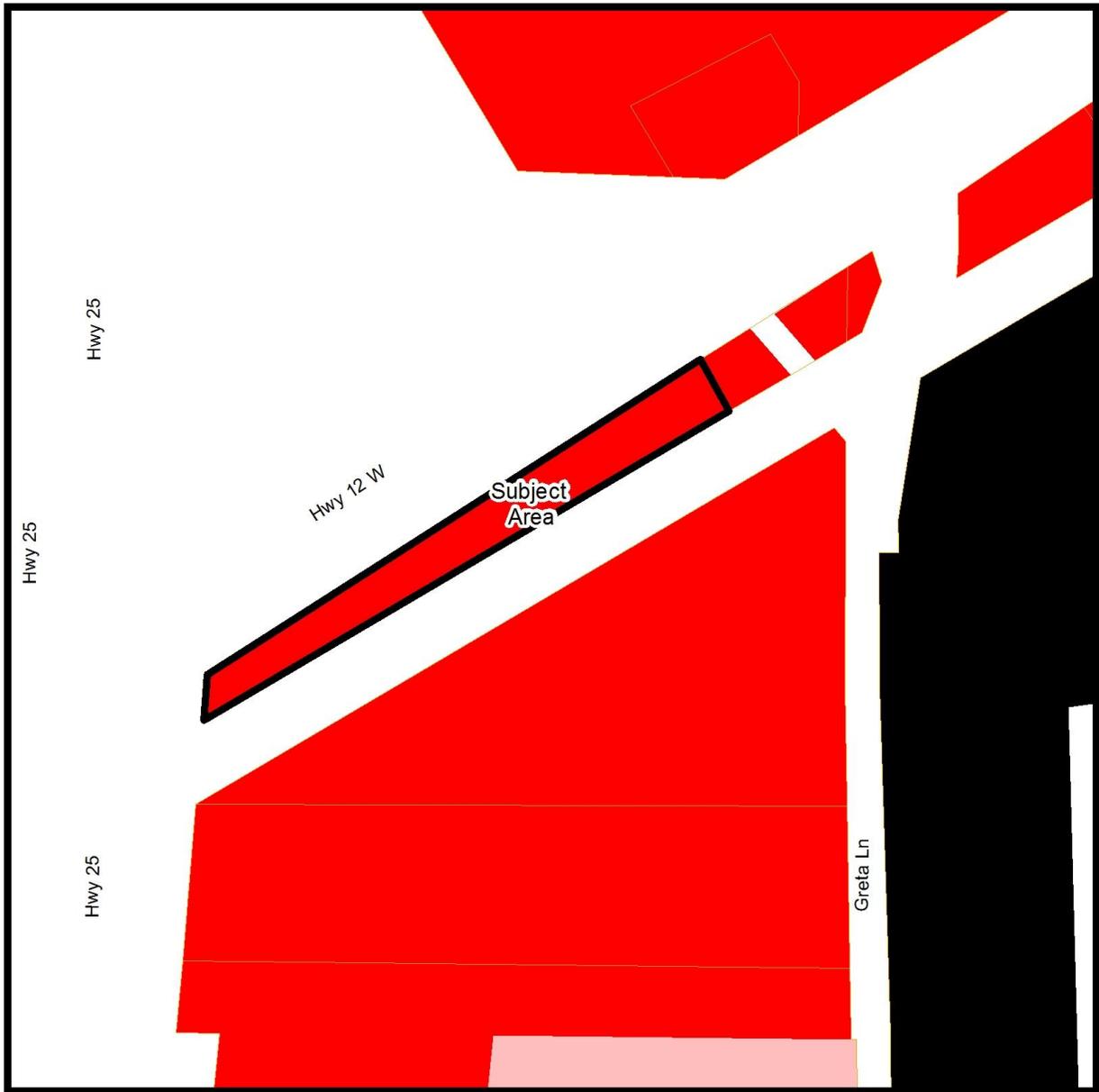
Attachment 1  
LW 16-01 Aerial



**Legend**  
 Property

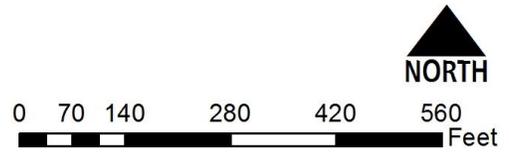


Attachment 2  
LW 16-01 Zoning



**Legend**

- Property
- C-2 General Business
- M-1 Manufacturing
- R-5 Multi-Family, High-Density



Attachment 3  
Email to Applicant from MDOT



Neil Couvillion <neil@couvilliondesignbuild.com>

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**RE: Landscaping at old KIA**

1 message

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**Holley, Mark** <SHolley@mdot.ms.gov>

Thu, Feb 18, 2016 at 9:50 AM

To: Neil Couvillion <neil@couvilliondesignbuild.com>, "russell\_winston1@bellsouth.net" <russell\_winston1@bellsouth.net>

Cc: "Knight, Kelly W." <kknight@mdot.ms.gov>

Russell,

This email is to confirm our conversation concerning a potential future application for a permit to landscape on MDOT Right of Way in front of the vacant old KIA dealership near the intersection of HWY 12 and Hwy 25 in Starkville.

Based on our conversation I do not see any issues with the landscaping you have proposed. I have copied in this email our permit officer Kelly Knight, when the property is acquired please contact him at 662-842-1122 to get the application process started.

If you have any additional questions please let me know.

Sincerely,

Mark Holley

District Engineer, District 1

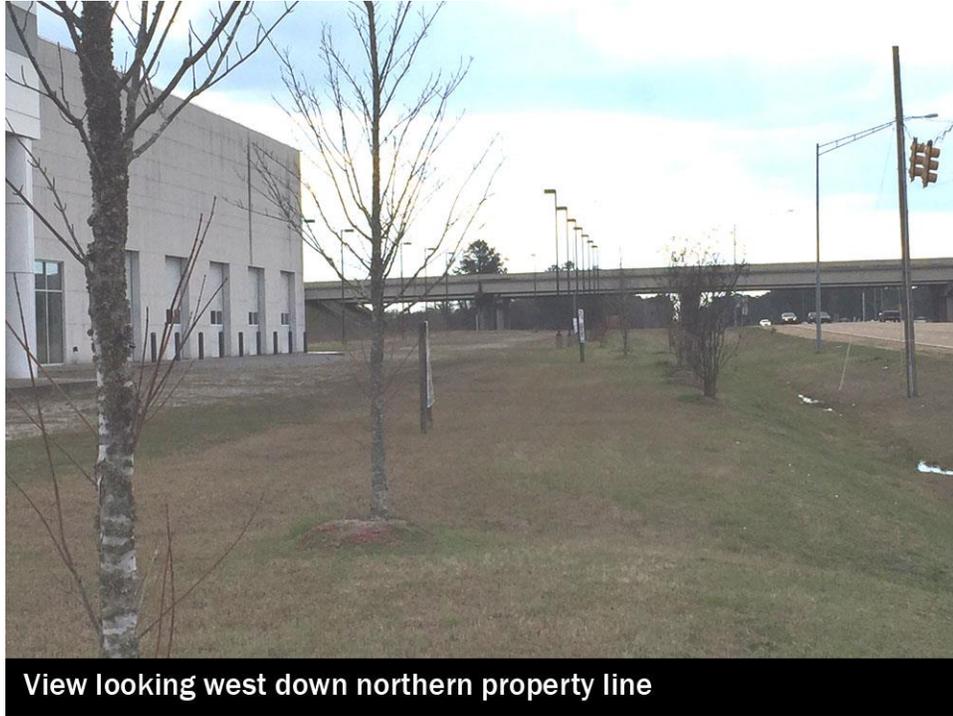
Office Phone 662-842-1122

Fax 662-844-5731

**CONFIDENTIALITY NOTICE** This e-mail and any files or attachments may contain confidential and privileged information.

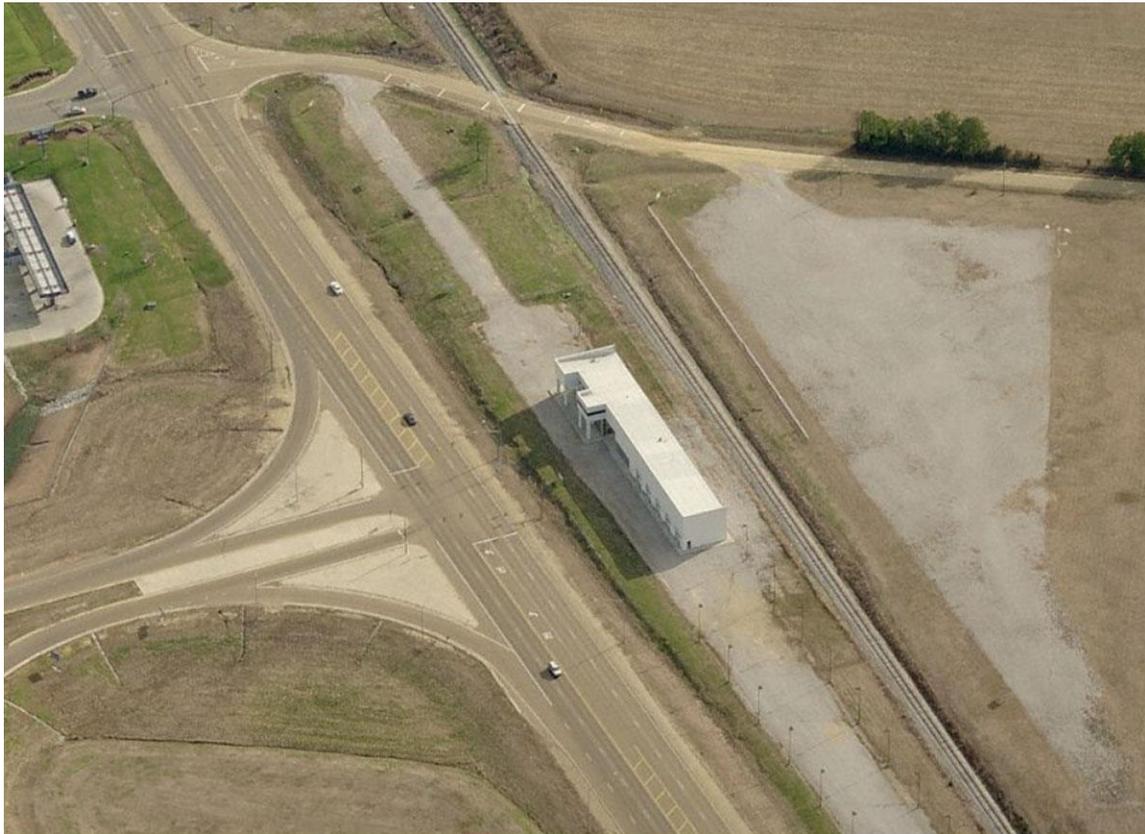
If you have received this message in error, please notify the sender at the above e-mail address and delete it and all copies from your system.

Attachment 4



View looking west down northern property line

Attachment 5



Birdseye view looking southeast at subject property

