



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, April 12, 2016
CITY HALL - COURT ROOM,
110 West Main Street, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the unapproved December 8, 2015 minutes
 - B. Consideration of the unapproved January 12, 2016 minutes
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 16-01 Request for Conditional Use to for a “Dwelling, 2 Family” duplex on one parcel zoned R-2 Single Family/Duplex on South Lafayette Street with the parcel number 102A-00-095.00PP
 - B. PP 16-05 Request for Preliminary Plat approval for subdividing a +/- 20.7 acre parcel into two lots. The parcel is located directly south of Starkville Christian School on Lynn Lane in an R-5 Zone with the parcel number 102O-00-004.00.
- VIII. PLANNER REPORT
- IX. ADJOURN

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi January 12, 2016**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on January 12, 2016 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Tom Walker, Ward 3, Commissioners Jason Camp, Ward 1, Ward 5 Jim McReynolds, Ward 2, Ira Loveless, Ward 6, and John Moore, Ward 7. Absent was Patrick Miller, Ward 5. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA AS PRESENTED

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of December 8, 2015 as presented.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. **FP 16-01** Request for Final Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00
 - B. **PP 16-02** Request for Preliminary Plat approval for platting the final 45 lots of Phase 8 of Huntington Park Subdivision with the parcel number 105 -15-003.04.
 - C. **RZ 16-01** Request for Rezoning by Dan Camp Real Estate to rezone five parcels located along University Drive from T-6 to T-5 with the parcel numbers 117M-00-194.00, 117M-00-193.00, 101D-00-116.00, 101D-00-143.00, and 101 D-00-005.00.
- VII. PLANNER REPORT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Moore, duly seconded by Commissioner Loveless, the motion to approve the Official Agenda of the Planning and Zoning Commission for January 12, 2016, as presented, received unanimous approval by the members present and voting.

CITIZEN COMMENTS

None

2. A MOTION TO APPROVE FP 16-01 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND REPLATTING FOUR PARCELS INTO THREE LOCATED ON HWY 12 WEST ON THE WEST SIDE OF THE STARK ROAD INTERSECTION WITH THE PARCEL NUMBERS 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, AND 103I-00-004.00

There came for consideration, the matter of the approval of the motion to approve FP 16-01 Request for Final Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00.

After discussion, and upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve FP 16-01 Request for Final Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00 with the condition that a bond for any infrastructure be in place prior to consideration by the Board of Aldermen, was unanimously approved by the members present and voting.

3. A MOTION TO APPROVE PP 16-02 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR PLATTING THE FINAL 45 LOTS OF PHASE 8 OF HUNTINGTON PARK SUBDIVISION WITH THE PARCEL NUMBER 105 -15-003.04.

There came for consideration, the matter of the approval of the motion to approve PP 16-02 Request for Preliminary Plat approval for platting the final 45 lots of Phase 8 of Huntington Park Subdivision with the parcel number 105 -15-003.04.

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Moore, the motion to approve PP 16-02 Request for Preliminary Plat approval for platting the final 45 lots of Phase 8 of Huntington Park Subdivision with the parcel number 105 -15-003.04, was unanimously approved by the members present and voting.

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Mr. Robert and Mr. Bon Camp, representatives of the Camp Family Real Estate Company, addressed the Commissioners et al and gave a video presentation relative to their requested rezoning.

Attorney John Moore stated that he represented Mr. Russel Gains, Harry Bell and his mother. Mr. Moore, spoke in opposition to all of the proposed rezoning of all the properties on behalf of his clients.

The City Attorney clarified for the record that the Supreme Court Opinions regardless of the City's Ordinance, always talk about a "mistake" in the zoning ordinance, that the Supreme Court opinions do not go all the way to the "manifest error", and that his (the City Attorney's) opinion was, that the legal standard was "mistake and not "manifest error".

Mr. Dan Camp, the proposed rezoning property owner addressed the Commissioners et al, in support of his rezoning request. Mr. Camp stated that he and his family's real estate company have always had the best interest with the planning of all of their properties and that through their development, the properties adjacent to his developments have appreciated in value.

Mr. Robert Camp, a representative of the Camp Family Real Estate Company, requested that the rezoning requests for properties located at 513, 515, 517, be removed from the agenda for consideration for rezoning. Leaving the remaining properties requested for rezoning, 513 University Drive-Parcel Number 117M-00-194.00 and 515-517 University Drive- Parcel Number 117M-00-193.00.

Calling for and hearing no additional comments, the Commission Chair closed the Public hearing portion of the meeting.

4. A MOTION TO APPROVE RZ 16-01, A REQUEST FOR REZONING BY DAN CAMP REAL ESTATE OF THE PROPERTIES LOCATED AT 513 UNIVERSITY DRIVE-PARCEL NUMBER 117M-00-194.00 AND 515-517 UNIVERSITY DRIVE-PARCEL NUMBER 117M-00-193.00.

There came for consideration, the matter of the approval of the motion to approve RZ 16-01, a request for rezoning from T-6 to T-5, (due to an error in the original zoning), of the properties located at 513 University Drive-Parcel Number 117M-00-194.00 and 515-517 University Drive- Parcel Number 117M-00-193.00.

After discussion, and upon the motion of Commissioner Walker, duly seconded by Commissioner Loveless, the motion to approve RZ 16-01, a request for rezoning from T-6 to T-5, (due to an error in the original zoning), of the properties located at 513 University Drive-Parcel Number 117M-00-194.00 and 515-517 University Drive- Parcel Number 117M-00-193.00, was unanimously approved by the members present and voting.

Attachment 3



513 University Drive-Parcel Number 117M-00-194.00

Attachment 4



515-517 University Drive- Parcel Number 117M-00-193.00

5. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on February 9, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Walker, duly seconded by Commissioner Moore, the motion to adjourn until 5:30 p.m. on February 9, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

DRAFT

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi December 8, 2015**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on December 8, 2015 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Commissioners Jason Camp, Ward 1, Jim McReynolds, Ward 2, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. Absent was, Tom Walker, Ward 3. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA AS PRESENTED

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of December 8, 2015 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 8, 2015
CITY HALL - COURT ROOM,
110 West Main Street, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS

- A. CU 15-14 Request for Conditional Use to allow an “Accessory Dwelling Unit” on a proposed parcel located in an R-2 zone at 506 South Jackson Street property numbers of 102A-00-168.00 and 102A-00-169.00CU 15-13
- B. EX 15-08 Use by Exception request for two nonconforming signs at Red Roof Inn located at 410 Dr MLK Jr Drive East in a T-5 zoned parcel with the parcel number 117M-00-138.00
- C. PP 15-18 Request for Preliminary Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00
- D. RZ 15-07 Rezoning request by Ramsey Partners to rezone part of a parcel from A-1 to R-4A located on South Montgomery Street north of The Claiborne at Adelaide with the parcel number 105-15-007.01.

VII. PLANNER REPORT

VIII. ADJOURN

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Miller, the motion to approve the Official Agenda of the Planning and Zoning Commission for December 8, 2015, as presented, received unanimous approval.

CITIZEN COMMENTS

None

2. A MOTION TO APPROVE CU 15-14 REQUEST FOR CONDITIONAL USE TO ALLOW AN “ACCESSORY DWELLING UNIT” ON A PROPOSED PARCEL LOCATED IN AN R-2 ZONE AT 506 SOUTH JACKSON STREET

There came for consideration, the matter of the approval of the motion to approve CU 15-14 Request for Conditional Use to allow an “Accessory Dwelling Unit” on a proposed parcel located in an R-2 zone at 506 South Jackson Street property numbers of 102A-00-168.00 and 102A-00-169.00CU 15-13.

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Patrick Lindley, Patrick Nordeen and Sandra Poe.

Calling for and hearing no further comments. The Commission Chair closed the Public hearing portion of the meeting.

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to approve CU 15-14 Request for Conditional Use to allow an “Accessory Dwelling Unit”, on a proposed parcel located in an R-2 zone at 506 South Jackson Street property numbers of 102A-00-168.00 and 102A-00-169.00CU 15-13, with the condition that the newly created combined parcel will be limited to 2 dwelling units, was unanimously approved.

3. A MOTION TO DENY EX 15-08 USE BY EXCEPTION REQUEST FOR TWO NONCONFORMING SIGNS AT RED ROOF INN LOCATED AT 410 DR MLK JR DRIVE EAST IN A T-5 ZONED PARCEL WITH THE PARCEL NUMBER 117M-00-138.00

There came for consideration, the matter of the approval of the motion to approve EX 15-08 Use by Exception request for two nonconforming signs at Red Roof Inn located at 410 Dr MLK Jr Drive East in a T-5 zoned parcel with the parcel number 117M-00-138.00

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

None

Calling for and hearing no further comments. The Commission Chair closed the Public hearing portion of the meeting.

After discussion and upon the motion of Commissioner Loveless, duly seconded by Commissioner Moore, the motion to deny EX 15-08 Use by Exception request for two nonconforming signs at Red Roof Inn located at 410 Dr MLK Jr Drive East in a T-5 zoned parcel with the parcel number 117M-00-138.00, was approved with four in favor of denial and Commissioner Camp dissenting.

4. A MOTION TO APPROVE PP 15-18 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND REPLATTING FOUR PARCELS INTO THREE LOCATED ON HWY 12 WEST ON THE WEST SIDE OF THE STARK ROAD INTERSECTION WITH THE PARCEL NUMBERS 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, AND 103I-00-004.00.

There came for consideration, the matter of the approval of the motion to approve PP 15-18 Request for Preliminary Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Jason Pepper representing the proposed project.

Calling for and hearing no further comments. The Commission Chair closed the Public hearing portion of the meeting.

After discussion and upon the motion of Commissioner Miller , duly seconded by Commissioner McReynolds, the motion to approve PP 15-18 Request for Preliminary Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00, was approved with four in favor of denial and Commissioner Loveless dissenting.

5. A MOTION APPROVE RZ 15-07 REZONING REQUEST BY RAMSEY PARTNERS TO REZONE PART OF A PARCEL FROM A-1 TO R-4A LOCATED ON SOUTH MONTGOMERY STREET NORTH OF THE CLAIBORNE AT ADELAIDE WITH THE PARCEL NUMBER 105-15-007.01

There came for consideration, the matter of the approval of the motion to approve RZ 15-07 Rezoning request by Ramsey Partners to rezone part of a parcel from A-1 to R-4A located on South Montgomery Street north of The Claiborne at Adelaide with the parcel number 105-15-007.01

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Saunders Ramsey representing the proposed project.

Calling for and hearing no further comments. The Commission Chair closed the Public hearing portion of the meeting.

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner McReynolds, the motion to approve RZ 15-07 Rezoning request by Ramsey Partners to rezone part of a parcel from A-1 to R-4A located on South Montgomery Street north of The Claiborne at Adelaide with the parcel number 105-15-007.01, was unanimously approved.

12. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on January 12, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Moore, duly seconded by Commissioner Miller, the motion to adjourn until 5:30 p.m. on January 12, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.



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

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525)
CC: Applicant: Jim Defoe Owners: Edward Buckner
SUBJECT: CU 16-01 Request for Conditional Use to for a “Dwelling, 2 Family” duplex on one parcel zoned R-2 Single Family/Duplex on South Lafayette Street with the parcel number 102A-00-095.00
DATE: April 12, 2016

The purpose of this report is to provide information regarding the request by Jim Defoe on behalf of Edward Buckner A United Credit for a “Dwelling, 2 Family” duplex on one parcel zoned R-2. The parcels is located +/- 360’ south of the intersection of the railroad tracks and South Lafayette Street on the west side of the street with a lot size of approximately +/- 0.55 acres. Please see attachments 1-6

BACKGROUND INFORMATION

The applicant is in the process of purchasing the property to build a duplex for his family’s use. The applicant would like to use the property for extended stays in Starkville. The applicant’s representative attended a Development Review Committee on March 23rd and received comments. Due to Flood Plain conditions on the property, the applicant is proposing to elevate the finish floor of the house and have parking underneath to avoid the flood plain.

Scale and intensity of use.

The proposed duplex will be larger than most of the homes on the street, but the lot frontage is also greater than most homes on the street. To avoid the flood plain as much as possible, the house will run parallel to the street.

On- or off-site improvement needs.

The house and driveway will be the only on-site improvements. A sidewalk within the right-of-way will be the only off-site improvement.

On-site amenities proposed to enhance the site.

No amenities proposed as part of this request

Site issues.

No know site issues would be created by this request

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	C2	Residential
East	R2	Residential
South	R2	Residential
West	R2	Residential

28 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on March 10, 2016 and a placard was posted on the property. As of this date, the Planning Office has received no phone calls against this request.

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

Land use compatibility.

The adjacent property is currently residential.

Sufficient site size and adequate site specifications to accommodate the proposed use.

The site is adequately sized to accommodate the proposed use.

Proper use of mitigative techniques.

None proposed

Hazardous waste.

No hazardous wastes or materials would be generated, used or stored at the site.

Compliance with applicable laws and ordinances.

Building permits shall be required prior to start of construction.

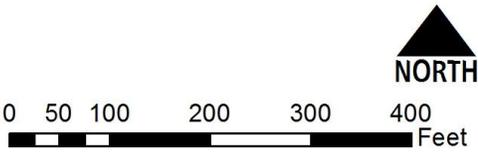
REQUESTED CONDITIONS

1. Bottom level of the house to have a wall facing the street with garage doors.
2. The drive way and parking areas are to be concrete or brick pavers.

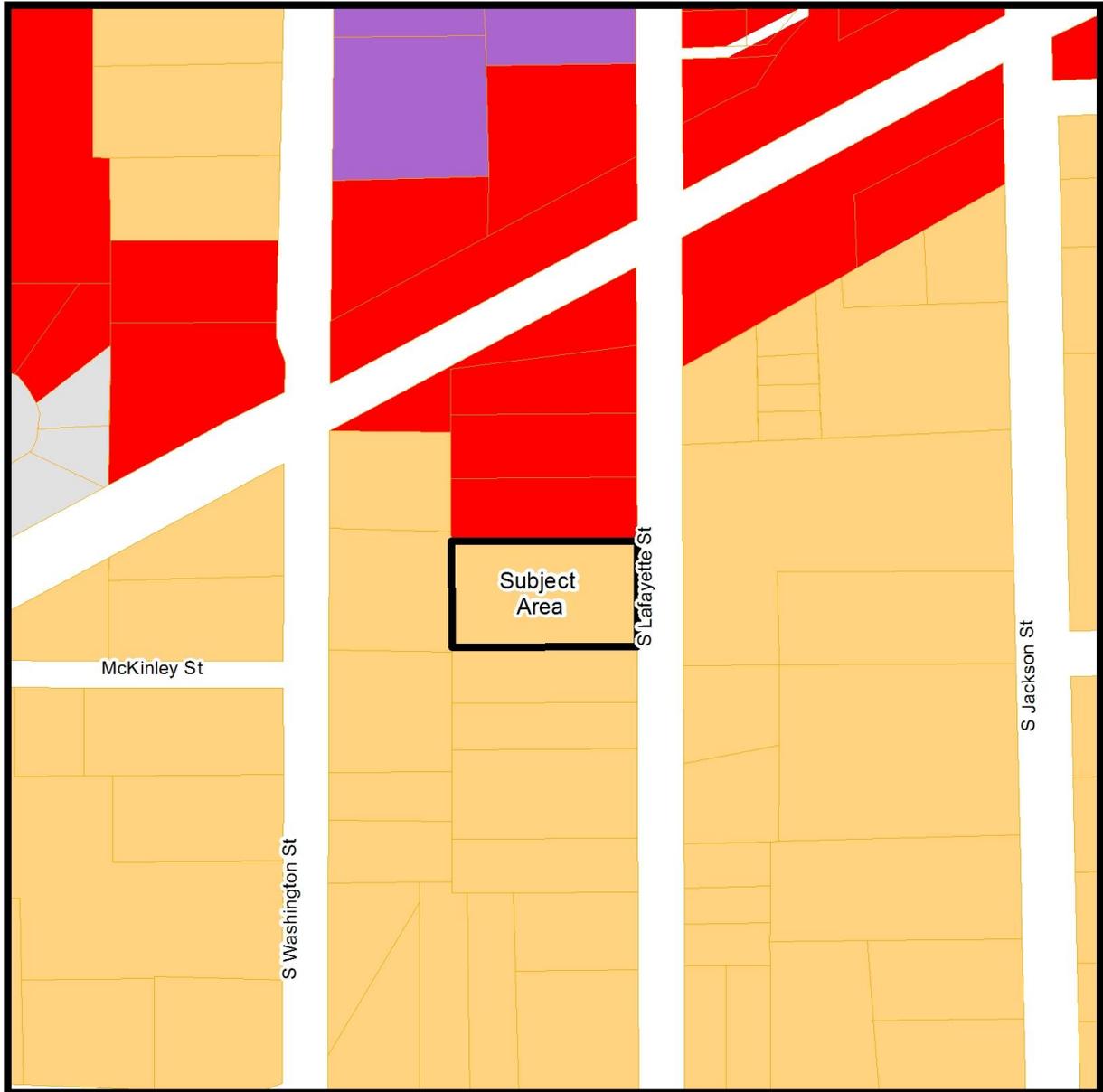
Attachment 1
CU 16-03 Aerial



Legend
 Property



Attachment 2
CU 16-03 Zoning



Legend

- Property
- B-1 Buffer District
- C-2 General Business
- PUD Planned Unit Development
- R-2 Single Family/Duplex

NORTH

0 50 100 200 300 400 Feet

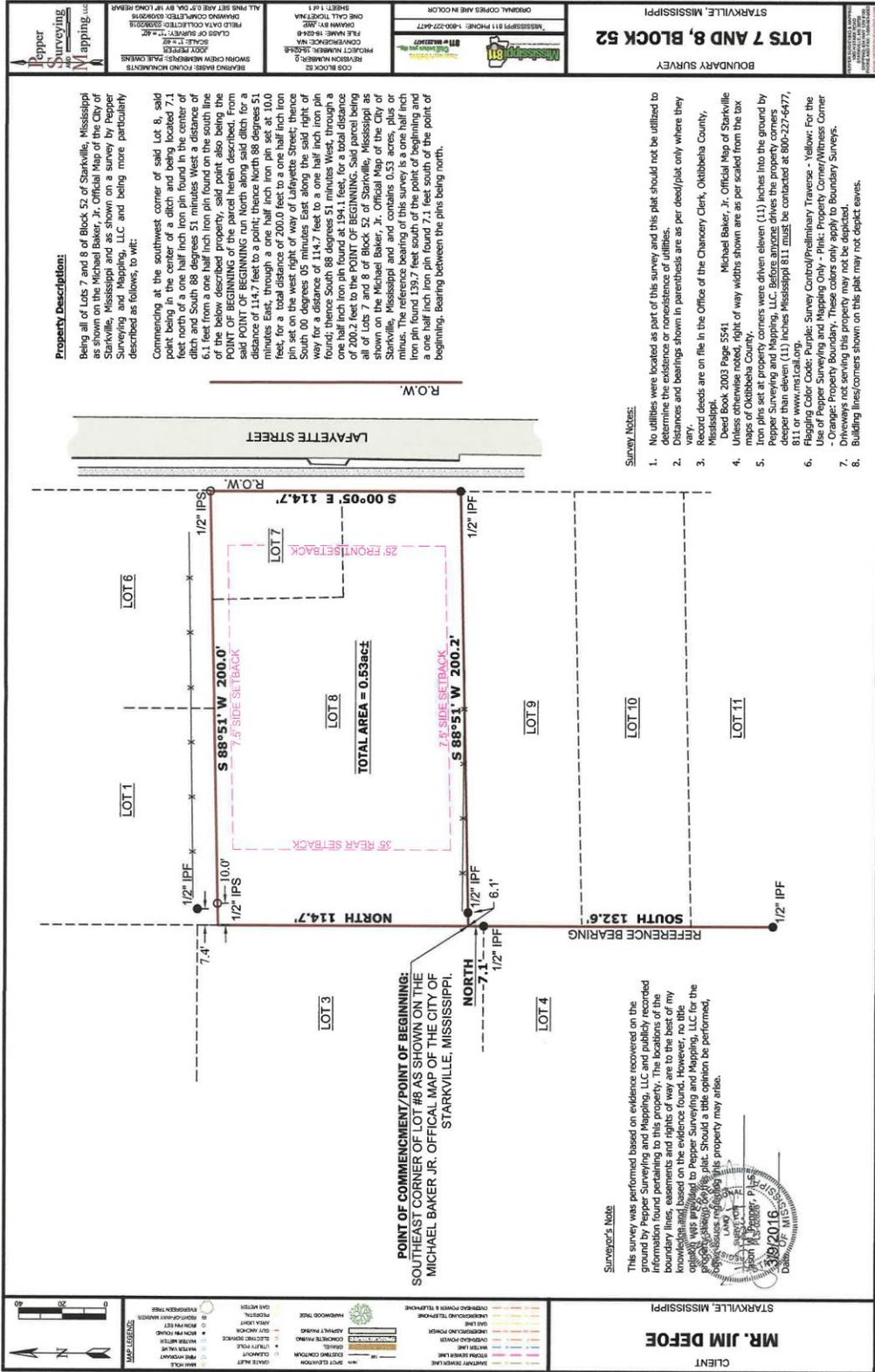
Attachment 3- House Elevation



*Conceptual Front Elevation - Lot #7 and #8, Block 52
Lafayette Street - Starkville, Mississippi
FFE Approximately 8' above Existing Grade*

RICH PERSPECTIVES LLC
4500 I-55 NORTH, STE 258
JACKSON, MS 39211
601-954-7413
INFO@RICHPERSPECTIVES.COM

Attachment 4- Survey



Property Description:

Being all of Lots 7 and 8 of Block 52 of Starkville, Mississippi as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi and as shown on a survey by Pepper Surveying and Mapping, LLC and being more particularly described as follows, to wit:

Connecting at the southwest corner of said Lot 8, said point being in the center of a ditch and being located 7.1 feet north of a one half inch iron pin found in the center of ditch and South 88 degrees 51 minutes West a distance of 6.1 feet from a one half inch iron pin found on the south line of the below described property, said point also being the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run North along said ditch for a distance to a one half inch iron pin set at 10.0 minutes East, through a one half inch iron pin set at 10.0 feet, for a total distance of 200.0 feet to a one half inch iron pin set on the west right of way of Lafayette Street; thence South 00 degrees 05 minutes East along the said right of way for a distance of 114.7 feet to a one half inch iron pin found; thence South 88 degrees 51 minutes West, through a one half inch iron pin found at 194.1 feet, for a total distance of 194.1 feet to a POINT OF BEGINNING. Said parcel being shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi and contains 0.53 acres, plus or minus. The reference bearing of this survey is a one half inch iron pin found 139.7 feet south of the point of beginning and a one half inch iron pin found 7.1 feet south of the point of beginning. Bearing between the pins being north.

Survey Notes:

1. No utilities were located as part of this survey and this plat should not be utilized to determine the existence or nonexistence of utilities.
2. Distances and bearings shown in parentheses are as per deed/plat only where they vary.
3. Mississippi deeds are on file in the Office of the Chancery Clerk, Oktibbeha County, Mississippi.
4. Deed Book 2003 Page 5541 Michael Baker, Jr. Official Map of Starkville maps of Oktibbeha County.
5. Unless otherwise noted, right of way widths shown are as per scaled from the tax maps of Oktibbeha County.
6. Iron pins set at property corners were driven eleven (11) inches into the ground by Pepper Surveying and Mapping, LLC. Before anyone drives the property corners more than eleven (11) inches Mississippi 611 must be contacted at 606-227-6477.
7. Flooding Color Codes: Survey Control/Preliminary Traverse - Yellow; For the Use of Pepper Surveying and Mapping Only - Pink; Property Corner/Witness Corner - Orange; Property Boundary. These colors only apply to Boundary Surveys.
8. Driveways not serving this property may not be depicted.
9. Building lines/corner shown on this plat may not depict eaves.

POINT OF COMMENCEMENT/POINT OF BEGINNING:
SOUTHEAST CORNER OF LOT #8 AS SHOWN ON THE
MICHAEL BAKER JR. OFFICIAL MAP OF THE CITY OF
STARKVILLE, MISSISSIPPI.

Surveyor's Note:
This survey was performed based on evidence recovered on the property. The surveyor is not responsible for any boundary lines, easements and rights of way are to the best of my knowledge and based on the evidence found. However, no title opinion was provided by Pepper Surveying and Mapping, LLC for the purpose of this plat. Should a title opinion be performed, the surveyor will be notified and the property may arise.



CLIENT
MR. JIM DEFOE
STARKVILLE, MISSISSIPPI

Pepper Surveying and Mapping, LLC
1111 N. STATE ST. SUITE 100
STARKVILLE, MISSISSIPPI 39201
PHONE: 662-227-6477
FAX: 662-227-6478
WWW.PEPPER-SURVEYING.COM

STARBUCKS
1111 N. STATE ST. SUITE 100
STARKVILLE, MISSISSIPPI 39201
PHONE: 662-227-6477
FAX: 662-227-6478
WWW.STARBUCKS.COM

STARBUCKS
1111 N. STATE ST. SUITE 100
STARKVILLE, MISSISSIPPI 39201
PHONE: 662-227-6477
FAX: 662-227-6478
WWW.STARBUCKS.COM

Attachment 6



View face west at the Subject Property



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

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
CC: Applicant: Jason Pepper, Owner: Ruth Vickers Living Trust
SUBJECT: PP 16-05 Request for Preliminary Plat approval for subdividing a +/- 20.7 acre parcel into two lots. The parcel is located directly south of Starkville Christian School on Lynn Lane in an R-5 Zone with the parcel number 102O-00-004.00.
DATE: April 12, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Ruth Vickers Living Trust for Preliminary Plat approval for subdividing one +/- 20.7 acres parcel into two lot of +/-15.7 acres and +/- 5.0 acres located directly behind Starkville Christian School and directly east of the softball fields at the Sportsplex on Lynn Lane in an R-5 Multi-Family, High-Density zone. This request is part of a proposed purchase by Starkville Christian School for future expansion. If the lot subdivision is approved, the +/- 5.0 acre lot will be aggregated into the School's parcel. All future development plans for the property will require Site Plan Approval from the Development Review Committee. Please see attachments 1-5.

Below is information pertaining to R-5 Multi-Family, High-Density zone

Sec. G. - R-5 residential zoning regulations.

These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 districts:]

1. *See chart for permitted uses.*
2. *See chart for uses which may be permitted as a special exception.*
3. *Required lot area and width, yards, building areas and height for residences:*
 - a) *Minimum lot area, per unit: 1,800 square feet.*
 - b) *Minimum lot width at building line:*
Single-family and multifamily dwelling of less than eight units: 50 feet.

Townhouse dwelling: 16 feet.

Multifamily dwelling of eight units or more: 100 feet.

- c) Minimum depth of front yard: 25 feet.*
- d) Minimum width of side yard: 5 feet.*
- e) Minimum depth of rear yard: 20 feet.*
- f) Maximum height of structure: 45 feet.*

Mobile homes on individual lots shall comply with the provisions of article VII, section E. Mobile home parks and mobile home subdivisions shall comply with provisions of article VII, section H.

- 4. Off-street parking requirements: See article VII of this ordinance for requirements for other uses.*
- 5. All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.*
 - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.*
 - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
 - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*
- 6. All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period of no longer than twelve months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

(Ord. No. 2007-5, § 1, 4-17-07; Ord. No. 2014-5, 9-16-14).

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-20.7 acres with a total of 2 lots. Lot 1 has the proposed acreage of +/-15.7 acres. Lot 2 has the proposed acreage of +/-5.0 acres

Easements and Dedications

No easements or dedications required.

Findings and Comments

Utility connections from Lynn Lane will be available for the +/- 5 acre lot through the existing Starkville Christian School. It is unknown if the +/- 15 acre lot currently has or will have available utilities.

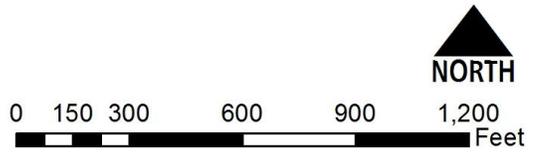
Recommended Conditions

1. Lot 2 shall be aggregated into the existing lot of Starkville Christian School within 6 months of approval.

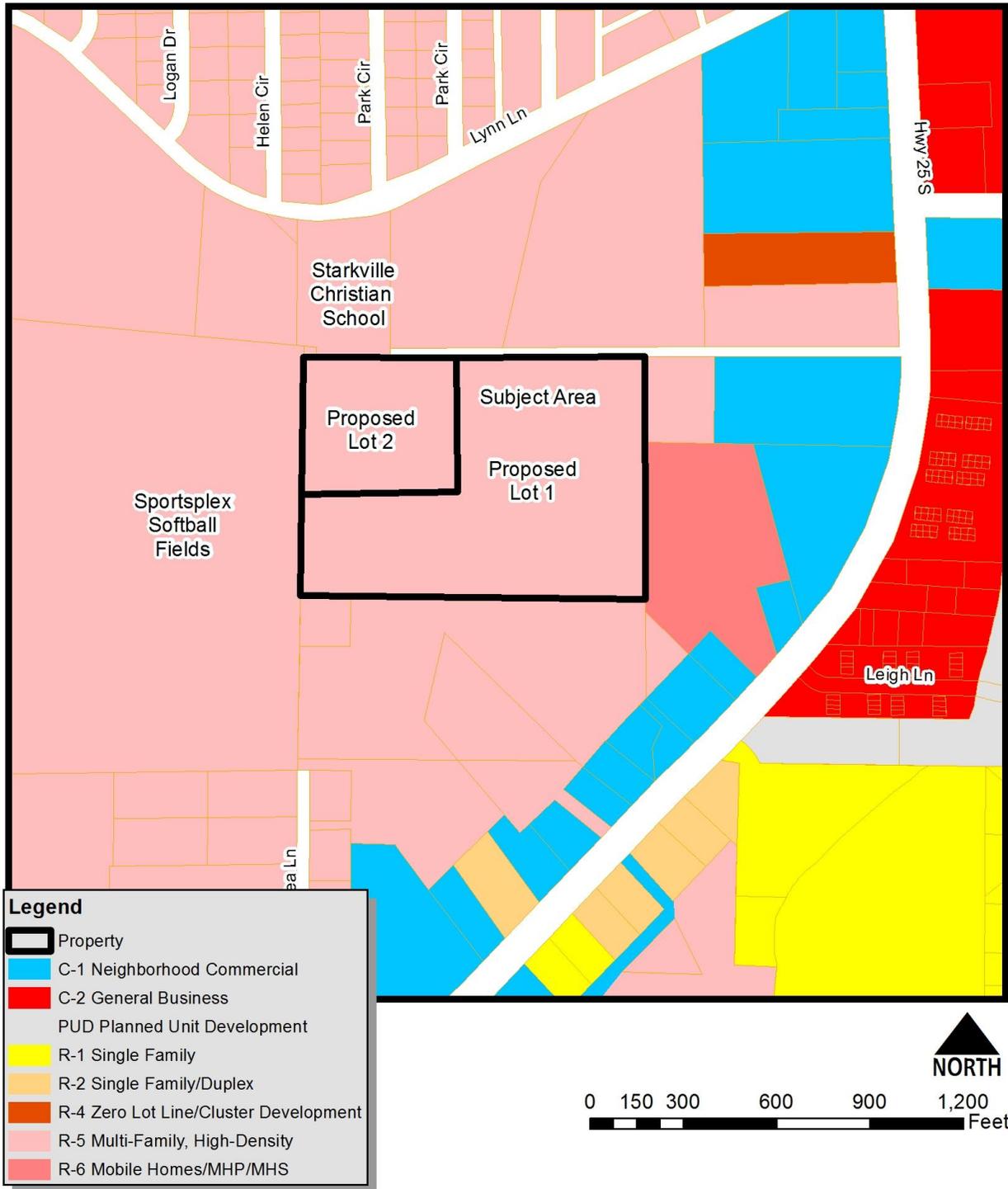
Attachment 1
PP 16-05 Aerial



Legend
 Property



Attachment 2
 PP 16-05 Zoning



Attachment 4



View looking north at subject property

Attachment 5



View looking north at subject property

Attachment 5

