



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 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. CITIZEN COMMENTS
- VI. OLD BUSINESS
 - A. RZ 16-06 Request for Rezoning one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road from R-1/R-3 to C-1 with the parcel number 118J-00-028.00
- VII. NEW BUSINESS
 - A. PP 16-11 Request for Preliminary Plat approval for a three lot subdivision on the northeast corner of the intersection of Lynn Lane and Louisville Street in a C-2 zone with the parent parcel number 102J-00-114.00
- VIII. ADJOURN



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: Carlos B White
SUBJECT: RZ 16-06 Request for Rezoning one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road from R-1/R-3 to C-1 with the parcel number 118J-00-028.00
DATE: July 12, 2016

The purpose of this report is to provide information regarding the request by Carlos B. White to rezone one parcels located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road. The parcel is currently zoned currently split zoned R-1 Single Family and R-3 Multi-Family. The applicant is seeking to rezone to C-1. Please see attachments 1-6. This item was tabled at the June 14, 2016 meeting of the Planning and Zoning Commission due to lack of representation by the applicant.

BACKGROUND INFORMATION

The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject property as being zoned C-1. The 1982-1990 zoning map has the property as being split zoned R-1/R-3 as it currently is today. The applicant is seeking the rezoning to allow for expansion of the medical uses currently located on the eastern portion of Hospital Road. The current split zoning of the property also creates challenges to developing the property.

Zoning Change Subject Property				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-137.00	C-1	R-1/R-3	R-1/R-3	R-1/R-3
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-1	R-1	R-1	R-1
East	C-1	C-1	C-1	C-1
South	C-1	R-3	R-3	R-3
West	C-1	R-1/R-3	R-1/R-3	R-1/R-3
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-1	Single Family		
East	C-1	Commercial- Nursing Home		
South	R-3	Single Family		
West	R-1/R-3	Church		

NOTIFICATION

25 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 May 27th 2016 and a placard was posted on the property concurrent with publication of the notice. A second public hearing notice was published in the Starkville Daily News June 22nd 2016. As of this date, the Planning Office has received one phone calls and one email letter (attachment 7) against this request.

REZONING REQUEST

The subject rezoning requests are from R-1/R-3 to C-1. Differences between zones are:

Current Zoning District

Sec. C. - R-1 residence zoning district regulations.

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 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: 10,000 square feet.*
 - (b) Minimum lot width at the building line: 75 feet.*
 - (c) Minimum depth of front yard: 30 feet.*
 - (d) Minimum depth of rear yard: 35 feet.*
 - (e) Minimum width of each side yard: Ten feet.*
 - (f) Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Sec. E. - R-3 residential zoning regulations.

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 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, one-family dwelling: 5,000 square feet.*
 - (b) *Minimum lot area, duplex dwelling: 7,000 square feet.*
 - (c) *Minimum lot area, triplex dwelling: 9,000 square feet.*
 - (d) *Minimum lot area, fourplex dwelling: 11,000 square feet.*
 - (e) *Minimum lot width at the building line:*
 - One-family dwelling: 50 feet.*
 - Duplex, triplex or fourplex: 70 feet.*
 - (f) *Minimum depth of front yard: 25 feet.*
 - (g) *Minimum depth of rear yard: 20 feet.*
 - (h) *Minimum width of each side yard: Five feet.*
 - (i) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Proposed Zoning District

Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-1 districts:]

- 1. *See chart for uses permitted.*
- 2. *See chart for uses which may be permitted as an exception.*
- 3. *Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.*
- 4. *Minimum yard size: Front, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.*
- 5. *Maximum height of building or structures: 35 feet.*
- 6. *Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.*
- 7. *Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.*
- 8. *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.*
9. *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. 2014-3, 9-16-14)

STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - No error
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

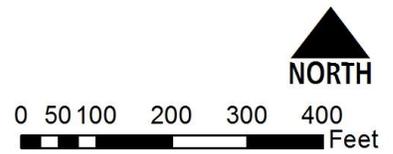
With $\frac{3}{4}$ miles of the subject property, two Rezoning changes from residential to commercial have occurred since 2013:

- On April 2, 2013, 1011 Evergreen Street was rezoned from R-3 to C-1.
- On December 2, 2014, Lot 32, 34, 37 and 39 of Plantation Homes Subdivision along North Jackson Street was rezoned from R-E to C-2

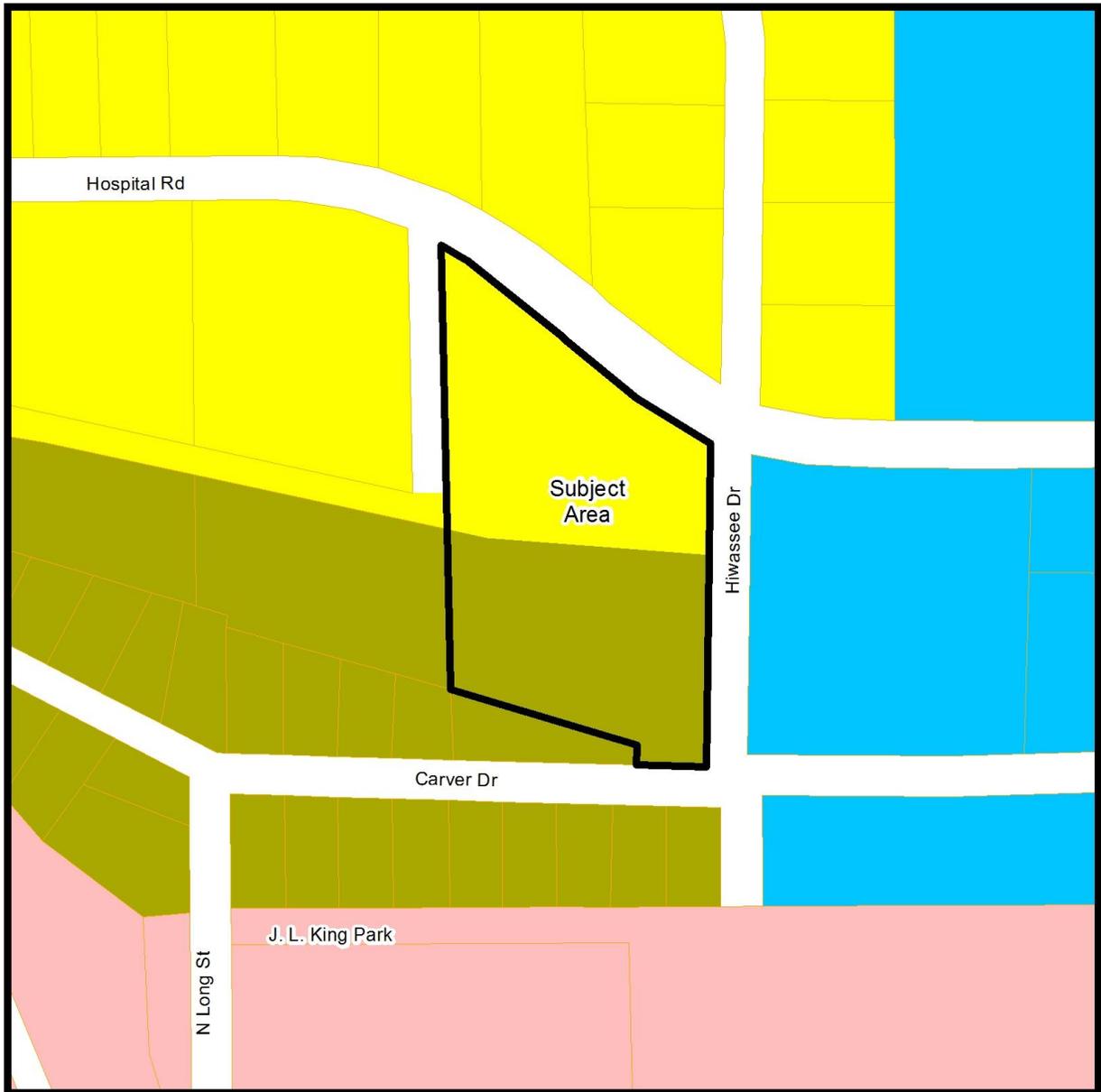
Attachment 1
RZ 16-06 Aerial



Legend
 Property



Attachment 2
RZ 16-06 Zoning



Legend

- Property
- C-1 Neighborhood Commercial
- R-1 Single Family
- R-3 Multi-Family
- R-5 Multi-Family, High-Density



Attachment 3



View of adjacent property to the north

Attachment 4



View of adjacent property to the west

Attachment 5



View of adjacent property to the east

Attachment 6



View of adjacent property to the south

Attachment 7

Daniel Havelin

From: Angela PANNELL <pannellcpa@bellsouth.net>
Sent: Tuesday, June 21, 2016 11:20 AM
To: d.havelin@cityofstarkville.org
Subject: We OBJECT to the rezoning

Mr. Havelin,

Please consider this email to be a formal objection by both residents (& property owners) of 604 Hospital Road against the rezoning of RZ 16-06 which is the southwest corner of the intersection of Hiawassee Drive and Hospital Road. The neighborhood has not changed, Hiawasee remains to dividing line between the residential neighborhood and the commercial areas on the east end of Hospital Road. In addition, there is ample commercial property still available on the eastern side of that dividing line that is ALREADY ZONED COMMERCIAL.

We expect this objection to be reflected in the statistics quoted as opposing at the public hearing on 7/12/16.

I may be reached via return email or on my cell at 228-342-0293.

Thanks,

Randy & Angela Pannell
604 Hospital Road



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: Owner: 4J-I LP
SUBJECT: PP 16-11 Request for Preliminary Plat approval for a three lot subdivision of a +- 3.28 acre parcel on the northeast corner of the intersection of Lynn Lane and Louisville Street in a C-2 zone with the parent parcel number 102J-00-114.00
DATE: July 12, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by 4J-I LP for Preliminary approval for 3 lot subdivision on the northeast corner of the intersection of Lynn Lane and Louisville Street. The Subdivision consists of 3 lots on +/- 3.28 acres in a C-2 zone. Please see attachments 1-4.

Below is information pertaining to C-2 General Business District

Sec. L. - C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.*
- 4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot*

[in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.

5. *Maximum height of building or structures: 45 feet.*
6. *Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.*
7. *Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.*
8. *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.*
9. *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 on no longer than 12 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.*

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-3.28 acres with a total of 3 lots. The eastern side of all 3 lots is located in a Zone AE flood area.

Easements and Dedications

Existing and proposed easements are shown on the plat.

Findings and Comments

Sewer will need to be provided to both Lots 1 and 2. Infrastructure drawings approved by the Development Review Committee are required prior to the installation of any utilities. All of the proposed lots will require sidewalks to be built to City standards are be bonded prior to Final Plat.

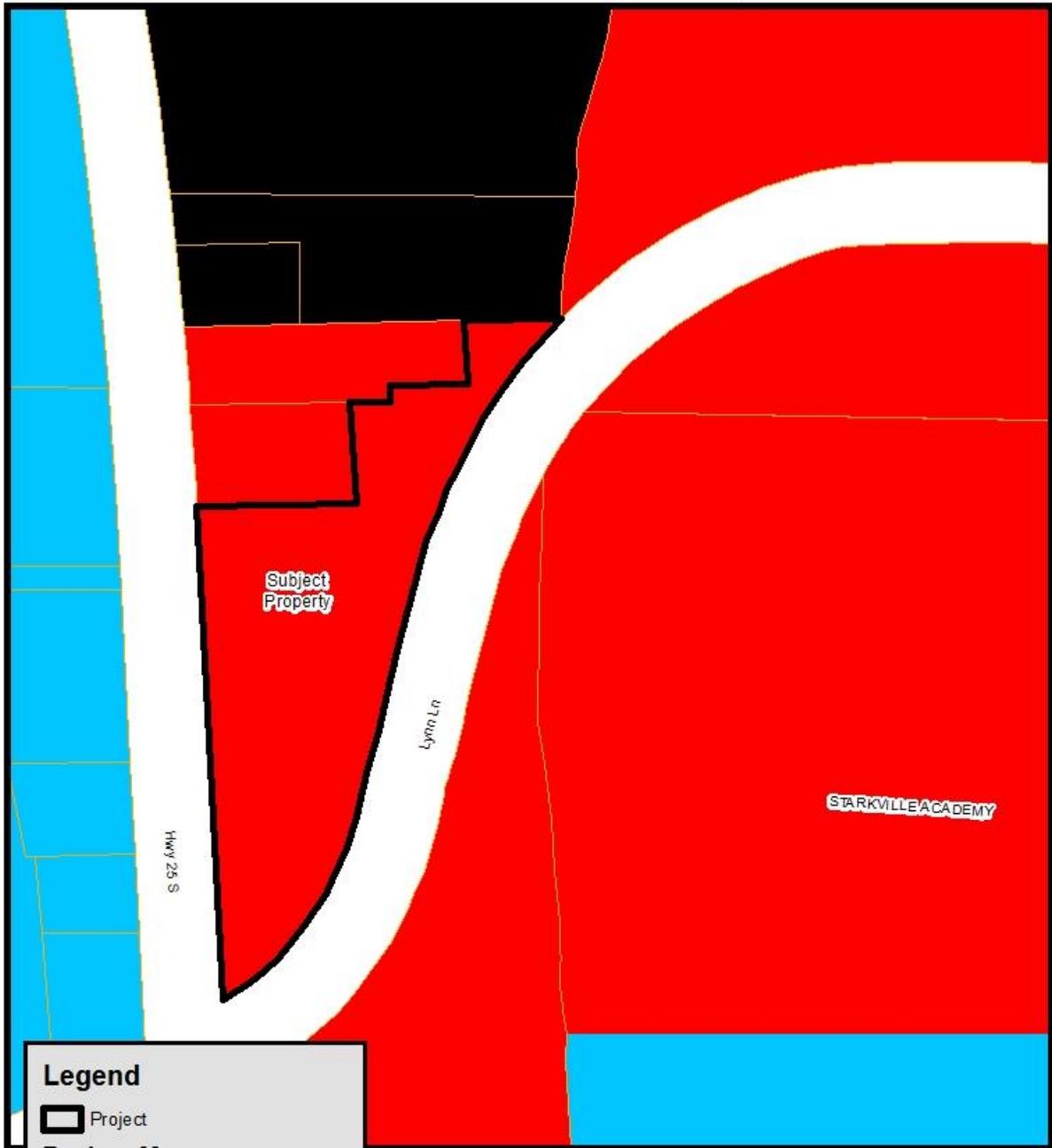
Attachment 1
PP 16-11 FP 16-06 Aerial



Legend
Project



Attachment 2
PP 16-11 FP 16-06 Zoning



Legend

 Project

Zoning_Map

ZONING

-  C-1 Neighborhood Commercial
-  C-2 General Business
-  M-1 Manufacturing



