



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, SEPTEMBER 13, 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. Reconsideration of the Unapproved minutes for February 9, 2016
 - B. Consideration of the Unapproved minutes for April 12, 2016
 - C. Consideration of the Unapproved minutes for May 10, 2016
 - D. Consideration of the Unapproved minutes for June 14, 2016
 - E. Consideration of the Unapproved minutes for July 12, 2016
 - F. Consideration of the Unapproved minutes for August 9, 2016
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. FP 16-06 Request for Final 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
 - B. FP 16-10 Request for Final Plat approval for subdividing one parcel into two located on the northwest corner of Lynn Lane and South Montgomery with the parent parcel number 102I-00-003.00
 - C. PP 16-14 Request for Preliminary Plat approval for subdividing a +/- 2.64-acre parcel into eight lots. The parcel is located at 705 University Drive in a T-5 Zoning districts with the parcel numbers 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, 101D-00-004.00
 - D. PP 16-15 Request for Preliminary Plat approval for a four lot subdivision of a 9.59 acre parcel on the southeast corner of the intersection of Lynn Lane and Louisville Street in an C-2 zone with the parent parcel number 102I-00-013.00
- VIII. PLANNER'S REPORT
- IX. ADJOURN

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi August 9, 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 August 9, 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, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6 and John Moore, Ward 7. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, Community Development Director Buddy Sanders, 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.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of August 9, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 9, 2016
CITY HALL - COURT ROOM,
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 minutes for February 9, 2016
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 16-05 Request for Conditional Use to allow a wireless communication tower in a C-2 zone located at 602.5 Martin Luther King Jr Drive West with the parcel number 118N-00-0097.03
 - B. PP 16-10 Request for Preliminary Plat approval for a four lot subdivision of a 32.13-acre parcel on the south side of Lynn Lane just north of Starkville Academy in an C-2 zone with the parent parcel number 102I-00-013.00

- C. P 16-13 Request for Preliminary Plat approval subdividing and replatting four parcels into five lots located on the north side of Hwy 12 West between Stark Road and Crossgate Street with the parcel numbers 103I-00-003, 103I-00-003.1, 103I-00-004 and 103H-00-016
- D. FP 16-09 Request for Final Plat approval subdividing and replatting four parcels into five lots located on the north side of Hwy 12 West between Stark Road and Crossgate Street with the parcel numbers 103I-00-003, 103I-00-003.1, 103I-00-004 and 103H-00-016
- E. RZ 16-07 Request to Rezone a portion of Lot #1 of the Bay Meadows Subdivision located on Rose Perkins Drive from a split zone of R-1/C-1 to B-1 with the property # 117C-00-145.00
- F. Discussion on policy for continuance when an applicant does not attend meeting.

VIII. PLANNER'S REPORT

- A. Discussion with Buddy Sanders about creating a regularly scheduled work session prior to Commission meetings
- B. Update on status of Minutes for Commission

IX. ADJOURN

After discussion and upon the motion of Commissioner Moore, duly seconded by Commissioner Miller, the motion to approve the Official Agenda of the Planning and Zoning Commission for August 9, 2016, as presented, received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 9, 2016

After discussion and upon the motion of Commissioner Loveless, duly seconded by Commissioner Moore, the motion to approve the Minutes as amended of the February 9, 2016 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Seeing there were none, the Commission moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF CU 16-05 REQUEST FOR CONDITIONAL USE TO ALLOW A WIRELESS COMMUNICATION TOWER IN A C-2 ZONE LOCATED AT 602.5 MARTIN LUTHER KING JR DRIVE WEST WITH THE PARCEL NUMBER 118N-00-0097.03

Assistant City Planner Emily Corban presented CU 16-05, a request by GST Capital Partners, LLC for Conditional Use to operate a "Wireless Communication Tower" on one parcel zoned C-2 General Business. The property is zoned C-2 and according to the chart of permitted uses, "Wireless Communication Towers" would require a conditional use. 16 property owners were notified directly by mail of the request. A public hearing

notice was published in the Starkville Daily News on July 25, 2016. The City has received one letter for and one against the request. On July 27, 2016 the Board of Adjustments and Appeals recommended approval of 2 requests for variance from setback requirements for the proposed tower. After presenting the five criteria for conditional use, Ms. Corban ended the presentation. The staff recommended 3 conditions for approval.

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

James Peatty, applicant's attorney, spoke on the request.

Guy Smith, applicant, spoke on the request.

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 Walker, duly seconded by Commissioner McReynolds, the motion to approve RZ 16-06 was approved with Commissioners voting 4 to 2 subject to the staff requested conditions:

1. The applicant shall submit a complete site plan package with landscaping of the 75' x 75' equipment compound to the City's Development Review Committee and receive approval within one-hundred-eighty (180) days of approval of the conditional use request by the Mayor and Board of Aldermen.
2. The applicant shall gain approval by the City's Mayor and Board of Alderman of the Board of Adjustments & Appeals recommendation for approval of (2) two variances requested to grant a 250-foot setback distance in lieu of the required 300-foot setback distance and a +-380-foot setback radius in lieu of the required 2,640-foot radius from a residential district
3. The applicant shall obtain a building permit (for tower and antenna) and begin construction within ninety (90) days of the approval of the site plan by the City's Development Review Committee.

B. CONSIDERATION OF PP 16-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A FOUR LOT SUBDIVISION OF A 32.13-ACRE PARCEL ON THE SOUTH SIDE OF LYNN LANE JUST NORTH OF STARKVILLE ACADEMY IN AN C-2 ZONE WITH THE PARENT PARCEL NUMBER 102I-00-013.00

City Planner, Daniel Havelin, presented the request PP 16-10, a request by 4J-I LP for Preliminary Plat approval for subdividing a +/- 32.13-acre parcel into 5 lots. The parcel

is located on the south side of Lynn Lane and the north side of Academy Road directly north and east of Starkville Academy in an C-2 zone. The commission chair called for comments regarding the above request. Comments were received from the following individuals:

David Josey, the applicant, spoke on the request.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Camp, the motion to approve PP 16-10 was unanimously approved.

C. CONSIDERATION OF PP 16-13 REQUEST FOR PRELIMINARY PLAT APPROVAL SUBDIVIDING AND REPLATTING FOUR PARCELS INTO FIVE LOTS LOCATED ON THE NORTH SIDE OF HWY 12 WEST BETWEEN STARK ROAD AND CROSSGATE STREET WITH THE PARCEL NUMBERS 103I-00-003, 103I-00-003.1, 103I-00-004 AND 103H-00-016

D. CONSIDERATION OF FP 16-09 REQUEST FOR FINAL PLAT APPROVAL SUBDIVIDING AND REPLATTING FOUR PARCELS INTO FIVE LOTS LOCATED ON THE NORTH SIDE OF HWY 12 WEST BETWEEN STARK ROAD AND CROSSGATE STREET WITH THE PARCEL NUMBERS 103I-00-003, 103I-00-003.1, 103I-00-004 AND 103H-00-016

City Planner Daniel Havelin presented together the request for Preliminary Plat 16-13 and Final Plat 16-09 approval for subdividing and replatting four parcels into five lots located on the north side of Hwy 12 West between Stark Road and Crossgate Street with the parcel numbers 103I-00-003, 103I-00-003.1, 103I-00-004 and 103H-00-016. The City's requested conditions are that: 1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site. 2. Bond in the amount of 200% of the engineering cost estimate which will be based on an approved set of infrastructure plans. The bond must meet the standards set forth in the City of Starkville's subdivision ordinance and must meet the City Attorney's approval. The bond is to be approved and executed prior to the case going before the Board of Aldermen for Final Plat approval. 3. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances. The commission chair called for comments regarding the above request. Comments were received from the following individuals:

Jason Pepper, representing the applicant, spoke on the request.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Camp, the motion to approve FP 16-09 was unanimously approved with staff requested conditions:

1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
2. Bond in the amount of 200% of the engineering cost estimate which will be based on an approved set of infrastructure plans. The bond must meet the standards set forth in the City of Starkville's subdivision ordinance and must meet the City Attorney's approval. The bond is to be approved and executed prior to the case going before the Board of Aldermen for Final Plat approval.
3. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.

E. CONSIDERATION OF RZ 16-07 REQUEST TO REZONE A PORTION OF LOT #1 OF THE BAY MEADOWS SUBDIVISION LOCATED ON ROSE PERKINS DRIVE FROM A SPLIT ZONE OF R-1/C-1 TO B-1 WITH THE PROPERTY # 117C-00-145.00

City Planner, Daniel Havelin, presented the request RZ 16-07, a request by Providence Hill LLC to rezone a portion of Lot 1 of the Bay Meadows Subdivision from a split zone of C-1/R-1 to B-1. This portion of Lot 1 was a part of the Preliminary Plat PP 16-06 that was approved by the Board of Aldermen on June 21, 2016 with the condition that "Before consideration of Final Plat, the portions of the property shown a C-1 and R-1 shall be rezoned to the same zoning designation as the rest of the property". 16 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 July 25th 2016 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls against.

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 applicant, spoke on the request.

After discussion and upon the motion to approve RZ 16-07 based on error in map by Commissioner Walker, duly seconded by Commissioner Camp, was unanimously approved.

F. CONSIDERATION OF DISCUSSION ON POLICY FOR CONTINUANCE WHEN AN APPLICANT DOES NOT ATTEND MEETING.

Commissioner Walker discussed a policy for tabling an item if an applicant does not show up to a scheduled meeting. Commissioner Walker moved to have the Commission enact a policy that in the first instance that a petitioner does not show up the petitioner gets a continuance as a matter of right, but after that the board decides whether to hear it or give a continuance again which was duly seconded by Commissioner McReynolds. The commission unanimously approved the motion.

PLANNERS REPORT

Community Development Director Buddy Sanders led a discussion about creating a regularly scheduled work session prior to Commission meetings to allow staff to brief the Commission on cases. The meeting would have to be noticed in the paper. Mr. Sanders suggested that the meeting be held the Wednesday before the Tuesday Commission meeting at noon in the City Hall's upstairs conference room. The board agreed to try it on a trial basis starting in October. Mr. Sanders reported that Ms. Corban is working to update the minutes and that they should be ready for review before the next meeting.

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on September 13, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to adjourn until 5:30 p.m. on September 13, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi July 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 July 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, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, and John Moore, Ward 7. Commissioners Jason Camp, Ward 1 and Ira Loveless, Ward 6 were absent. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, Assistant City Planner Emily Corban, 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.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of July 12, 2015 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 12, 2016
CITY HALL - COURT ROOM,
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
- NEW BUSINESS

- B. 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

VII. ADJOURN

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

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. See there were none, the Commission moved to Old Business.

OLD BUSINESS

2. A MOTION TO LIFT OLD BUSINESS ITEM RZ 16-06 FROM THE TABLE TO NEW BUSINESS

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Moore, the motion to lift old business item RZ 16-06 from the table received unanimous approval.

A. CONSIDERATION OF 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 WITH THE LIMITATIONS OF MEDICAL BUSINESS OFFICE ONLY AND A 20-FT BUFFER ALONG HOSPITAL DRIVE.

City Planner, Daniel Havelin, presented the request RZ 16-06, a request by applicant Carlos B. White to rezone one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road. The parcel is currently split zoned R-1 Single Family and R-3 Multi-Family. 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 on June 22, 2016 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call against, one email against and a petition with 69 signatures against. Mr. Havelin presented two cases in which parcels have been rezoned from residential to commercial within $\frac{3}{4}$ mile from the subject property and have occurred since 2013. After presenting the conditions for a rezoning to take place, Mr. Havelin ended the presentation.

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

Buren Blankenship, Angela Pannell, Tom Ritter, Elizabeth Ritter, Milo Burnham, Edwin Ellis, Alice Carol Caldwell and Pinks Dudley spoke against the request.

The Commissioner Chair gave the applicant Carlos B. White a chance to speak and rebut any comments made.

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

After discussion, a motion to approve RZ-16-06 was made by Commissioner Walker. The motion died for lack of second.

After more discussion, and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to deny RZ 16-06, was denied with Commissioners voting 3 to 1.

B. CONSIDERATION OF PP 16-11 A 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

City Planner, Daniel Havelin, presented the request PP 16-11, a request by 4J-I LP for preliminary approval for a three lot subdivision located 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. The commission chair called for comments regarding the above request. Comments were received from the following individuals:

The applicant David Josey spoke on the request.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Moore duly seconded by Commissioner McReynolds, the motion to approve PP 16-11 was unanimously approved.

PLANNERS REPORT

City Planner Daniel Havelin gave a brief report to the Commissioners about the upcoming third draft of the city's Comprehensive Plan that will be ready for review in the coming weeks.

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 8, 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 McReynolds, the motion to adjourn until 5:30 p.m. on August 8, 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 June 14, 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 June 14, 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, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, Assistant City Planner Emily Corban, 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 June 14, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 14, 2016
CITY HALL - COURT ROOM,
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. PP 16-06- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.4 ACRE PARCEL AND A +/-0.3 ACRES PORTION OF LOT 1 OF THE BAY MEADOWS SUBDIVISION INTO SEVEN LOTS. THE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND ROSE PERKINS EVANS DRIVE IN A B-1, C-1 AND R-1 ZONING DISTRICTS WITH THE PARCEL NUMBERS 101D-00-042.00 AND 117M-00-179.00

- B. PP 16-07- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.8 ACRE PARCEL INTO TEN LOTS. THE PARCEL IS LOCATED AT THE SOUTH OF THE INTERSECTION OF YELLOW JACKET ROAD AND VINE STREET IN A R-3 ZONING DISTRICTS WITH THE PARCEL NUMBER 102H-00-191.07
- C. PP 15-18- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND REPLATTING TWO PARCELS INTO THREE LOTS LOCATED ON HWY 12 WEST ON THE WEST SIDE OF THE STARK ROAD INTERSECTION WITH THE PARCEL NUMBERS 103I-00-003.00, AND 103I-00-004.00
- D. RZ 16-05- REQUEST FOR REZONING ONE PARCEL AT 116 NORTH MONTGOMERY STREET FROM C-2 TO T-5 WITH THE PARCEL NUMBER 117M-00-137.00
- E. 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. PLANNER REPORT

- A. ANNOUNCEMENT OF PUBLIC MEETING DATES FOR THE HIGHWAY 182 CORRIDOR REDEVELOPMENT PLAN (SEE PAGE 3)

VIII. ADJOURN

AFTER DISCUSSION AND UPON THE MOTION OF COMMISSIONER XX, DULY SECONDED BY COMMISSIONER XX, THE MOTION TO APPROVE THE OFFICIAL AGENDA OF THE PLANNING AND ZONING COMMISSION FOR JUNE 14, 2016, AS PRESENTED, RECEIVED UNANIMOUS APPROVAL.

CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments. Seeing there were none, the Commission moved to new business.

NEW BUSINESS

- A. CONSIDERATION OF PP 16-06 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.4 ACRE PARCEL AND A +/-0.3 ACRES PORTION OF LOT 1 OF THE BAY MEADOWS SUBDIVISION INTO SEVEN LOTS. THE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND ROSE PERKINS EVANS DRIVE IN A B-1, C-1 AND R-1 ZONING DISTRICTS WITH THE PARCEL NUMBERS 101D-00-042.00 AND 117M-00-179.00**

City Planner Daniel Havelin presented the case PP 16-06, a request by Jason Pepper on behalf of Providence Hill LLC for Preliminary Plat approval for subdividing a +/- 1.4 acre parcel and a +/-0.3 acres portion of Lot 1 of the Bay Meadows Subdivision into seven lots. The parcel is located at the southwest corner of the intersection of Old West Point Road

and Rose Perkins Evans Drive in a B-1, C-1 and R-1 Zoning districts. The commission chair called for comments regarding the above request.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve PP 16-06 was approved 5 to 1 with staff requested conditions:

1. that the portions property shown as C-1 and R-1 shall be rezoned to the same zoning designation as the rest of the property.

B. CONSIDERATION FOR PP 16-07, A REQUEST PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.8 ACRE PARCEL INTO TEN LOTS. THE PARCEL IS LOCATED AT THE SOUTH OF THE INTERSECTION OF YELLOW JACKET ROAD AND VINE STREET IN A R-3 ZONING DISTRICTS WITH THE PARCEL NUMBER 102H-00-191.07

City Planner Daniel Havelin presented the request PP 16-07, a request by Jason Pepper on behalf of Neil Heitzmann for Preliminary Plat approval for subdividing a +/- 1.8 acre parcel into ten lots. The parcel is located due south of the intersection of Vine Street and Yellow Jacket Road in an R-3 Residential Zone. The commission chair called for comments regarding the above request.

Calling for and hearing no further comments, the Commission deliberated.

After discussion, a motion to approve PP 16-07 was made by Commissioner McReynolds which was seconded by Commissioner Miller. The Commission voted unanimously to approve the request.

C. CONSIDERATION OF PP 15-18, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND REPLATTING TWO PARCELS INTO THREE LOTS LOCATED ON HWY 12 WEST ON THE WEST SIDE OF THE STARK ROAD INTERSECTION WITH THE PARCEL NUMBERS 103I-00-003.00, AND 103I-00-004.00

City Planner Daniel Havelin presented the request PP 15-18, a request by Jason Pepper on behalf of Mike Rozier Construction for Preliminary Plat approval for subdividing and replatting two lots into three. The parcels have a combined acreage of +/- 10.64 acres. The parcels are located on the north side of Hwy 12 West between Stark Road and Crossgate Street in a C-2 Commercial Zone. The Commission Chair called for comments regarding the above request.

Calling for and hearing no further comments, the Commission deliberated.

After discussion, a motion to approve PP 15-18 was made by Commissioner XX which was duly seconded by Commissioner McReynolds, received unanimously approval.

D. CONSIDERATION OF RZ 16-05, A REQUEST FOR REZONING ONE PARCEL AT 116 NORTH MONTGOMERY STREET FROM C-2 TO T-5 WITH THE PARCEL NUMBER 117M-00-137.005.

City Planner, Daniel Havelin, presented the request RZ 16-05, a request by Saunders Ramsey on behalf of the Kane Overstreet to rezone one parcels located at 116 North Montgomery Street from C-2 General Business to T-5. 21 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. As of this date, the Planning Office has received no phone calls against and one call requesting information about this request.

The Commission Chair opened a public hearing and called for comments regarding the above request.

Calling for and hearing no further comments, the Commission Chair closed the public hearing.

After discussion, a motion to approve RZ 16-05 because of change in condition was made by Commissioner Walker which was duly seconded by Commissioner McReynolds, received unanimous approval.

E. 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

City Planner Daniel Havelin presented the request RZ 16-06, a request by Carlos B. White to rezone one parcels located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road to C-1. The property is currently split zoned R-3/R-1. 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. As of this date, the Planning Office has received one phone calls against.

After staff discussion of the requested RZ 16-06, the Commission Chair opened a public hearing and called for comments regarding the above request.

Comments were received from the following individuals:

Angela Pannell spoke against the request.

Buren Blankenship spoke against the request.

The applicant was not present for the public meeting. Commissioner Walker made a motion to table the item until the next meeting which was seconded by Commissioner Moore. The Commission voted 5-1 to table the item until the next meeting.

PLANNERS REPORT

City Planner Daniel Havelin introduced the new Assistant City planner, Emily Corban. He also announced the public meeting dates for the upcoming Highway 182 Corridor Redevelopment Plan. The meetings will be in the second floor of city hall the dates being: Monday June 20 Open Presentation and Visions Design Workshop from 6 pm – 8 pm, Tuesday June 21 Concept Plan Presentation from 6 pm to 7:30 pm, Wednesday June 22, daylong input session, and Thursday June 23 closing presentation at 6 pm.

Commissioner Brooks inquired as to when they would be receiving backed up Planning and Zoning minutes. Mr. Havelin responded that staff is working to update minutes.

6. A MOTION TO ADJOURN

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

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING
COMMISSION
City of Starkville, Mississippi May 10, 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 May 10, 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, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. 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 May 10, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 10, 2016
CITY HALL - COURT ROOM,
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. EX 16-03 Request for Exception for a nonconforming band sign at 200 South Montgomery located in a T-5 zoned with the parcel number 118P-00-365.00
- B. FP 16-04 Request for Final 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.
- C. RZ 16-04 Request for Rezoning one parcel at 300 Yellow Jacket Drive from R-1 Single Family to B-1 Buffer with the parcel number 102H-00-043.00

- D. CU 16-04 Request for a Conditional Use for a “Institutional and Health Care Facilities” on one parcel at 300 Yellow Jacket Drive currently zoned R-1 Single Family with the parcel number 102H-00-043.00

VII. ADJOURN

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to approve the Official Agenda of the Planning and Zoning Commission for May 10, 2016, as presented, received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments. Seeing there were none, the Commission moved to new business.

NEW BUSINESS

A. CONSIDERATION OF EX 16-03, A REQUEST FOR EXCEPTION FOR A NONCONFORMING BAND SIGN AT 200 SOUTH MONTGOMERY LOCATED IN A T-5 ZONED WITH THE PARCEL NUMBER 118P-00-365.00

City Planner Daniel Havelin presented the request EX 16-03, an exception request by applicant Tabor Construction & Development to allow a nonconforming wall sign to be placed on the elevator tower on the north side of the Central Station building. The proposed sign will exceed the size requirement for a band sign in a T-5 zoned areas. The proposed sign is shown at 9'-6" wide and 15' tall. After discussion of the requested EX 16-03, the Commission Chair opened a public hearing and called for comments regarding the above request.

The Commission Chair opened a public hearing and called for comments regarding the above request.

The applicant, Jeremy Tabor came forward to speak on the request.

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

After discussion, a motion to Approve EX16-03 was made by Commissioner Walker which was duly seconded by Commissioner McReynolds. The Commission voted 4 to 2 to approve the request.

B. CONSIDERATION OF FP 16-04 REQUEST FOR FINAL 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 1020-00-004.00

City Planner Daniel Havelin presented FP 16-04, a request by Jason Pepper on behalf of Ruth Vickers Living Trust for Final 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. This request is part of a proposed purchase by Starkville Christian School for future expansion. The School is in the process of purchasing 5 acres from Ruth Vickers Living Trust. After the parcel has been subdivided, the school will aggregate the 5 acres into their existing property for future expansion. The Board of Aldermen approved the Preliminary Plat on April 19, 2016. The commission chair called for comments regarding the above request.

The applicant, Jason Pepper, spoke on the request.

After discussion, a motion to approve PP-16-04 was made by Commissioner Walker which was seconded by Commissioner Camp. The Commission voted unanimously to approve the request.

C. CONSIDERATION OF RZ 16-04, A REQUEST FOR REZONING ONE PARCEL AT 300 YELLOW JACKET DRIVE FROM R-1 SINGLE FAMILY TO B-1 BUFFER WITH THE PARCEL NUMBER 102H-00-043.00

City Planner Daniel Havelin presented the request RZ 16-04, a request by Wendi Woods on behalf of the Estate of Betty and David Josey to rezone one parcels located at 300 Yellow Jacket Drive from R-1 Single Family to B-1 Buffer. 44 Property owners were noticed by mail, an ad was placed in Starkville daily news on April 18, 2016 and a sign was posted on the property. As of this date, the Planning Office has received three phone calls and four letters against the request. Five letters supporting this request were included in the Applicant's Statement.

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

Julie Brown, the attorney representing Wendi Woods and the Josey Family, spoke on the request.

Robert Boyd spoke against the request.

Kristen Dechert spoke against the request.

Jerry McBride spoke against the request.

Ed Dechert spoke against the request.

David Josey, the owner, spoke in favor of the request.

Wendi Woods, spoke in favor of the request.

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

After discussion, a motion to deny RZ-16-04 based on a lack of change in the neighborhood was made by Commissioner Loveless which was duly seconded by Commissioner Miller. The Commission voted 4 to 3 to deny the request. Chairman Brooks was the tie breaking vote.

D. CONSIDERATION OF CU 16-04, A REQUEST FOR A CONDITIONAL USE FOR A “INSTITUTIONAL AND HEALTH CARE FACILITIES” ON ONE PARCEL AT 300 YELLOW JACKET DRIVE CURRENTLY ZONED R-1 SINGLE FAMILY WITH THE PARCEL NUMBER 102H-00-043.00

CU 16-04 was not heard due to lack of approval of RZ 16-04.

PLANNERS REPORT

Community Development Director Buddy Sanders announced the hire of Emily Corban as Assistant City Planner.

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 14, 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 McReynolds, the motion to adjourn until 5:30 p.m. on June 14, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING
COMMISSION
City of Starkville, Mississippi April 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 April 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, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Ira Loveless, Ward 6, and John Moore, Ward 7. Commissioner Patrick Miller, Ward 5 was absent. 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 April 12, 2016 as presented.

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 16-03 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 1020-00-004.00.

VIII. PLANNER REPORT

IX. ADJOURN

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

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 8, 2015

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve the Minutes as amended of the December 8, 2015 Planning and Zoning Commission received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 12, 2016

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Walker, the motion to approve the Minutes as amended of the January 12, 2016 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments. Seeing there were none, the Commission moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF CU 16-03 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-00-095.00P

City Planner Daniel Havelin presented the request CU 16-03, a request by Jim Defoe for a Conditional Use for a "Dwelling, 2 Family" duplex on one parcel zoned R-2 Single Family/Duplex. 28 property owners were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on March 10, 2016. The City has received no phone calls against this request and one phone call for information on the request. Mr. Defoe is currently in the process of purchasing the property. He is planning on building a duplex for his personal and family use for extended stays in Starkville. The property is located within a flood plain. To avoid having to heavily grade the lot, Mr. Defoe is proposing that the duplex be elevated above the flood plain.

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.

The Commission Chair opened a public hearing and called for comments regarding the above request.

The applicant Jason Pepper, representing Jim Defoe, spoke on the request.

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

After discussion, a motion to Approve CU 16-03 made by Commissioner Walker which was duly seconded by Commissioner Loveless. The Commission voted unanimously to approve the request with one condition:

1. The drive way and parking areas are to be concrete or brick pavers.

B. CONSIDERATION OF 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 1020-00-004.00.

City Planner Daniel Havelin presented PP 16-05, a request by Jason Pepper on behalf of Ruth Vickers Living Trust 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. The request is part of a proposed purchase by Starkville Christian School for future expansion. The School is in the process of purchasing 5 acres from Ruth Vickers Living Trust. After the parcel has been subdivided, the school will aggregate the 5 acres into their existing property for future expansion. The applicant, Jason Pepper, gave information on the request. The Commission Chair called for comments regarding the above request. Comments were received from the following individuals:

The applicant, Jason Pepper spoke on the request.

After discussion, a motion to approve PP-16-05 was made by Commissioner Camp which was seconded by Commissioner Walker. The Commission voted unanimously to approve the request.

PLANNERS REPORT

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on May 10, 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 McReynolds, the motion to adjourn until 5:30 p.m. on May 10, 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 February 9, 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 February 9, 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, Commissioners Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. 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.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of February 9, 2015 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY 9, 2016
CITY HALL - COURT ROOM,
West Main Street, 5:30 PM

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- C. ROLL CALL
- D. CONSIDERATION OF THE OFFICIAL AGENDA
- E. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the unapproved November 10, 2015 minutes
- F. CITIZEN COMMENTS
- G. NEW BUSINESS
 - A. CU 16-01 Request for Conditional Use to operate a "Vehicular Sales & Service" business on two parcels zoned C-1 Neighborhood Commercial with the parcel numbers 102G-00-160.01 and 102G-00-160.00
 - B. PP 16-01 Request for Preliminary Plat for an 18 lot subdivision named Adelaide Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4a

(pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00

- C. PP 16-03 Request for Preliminary Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01
 - D. FP 16-02 Request for Final Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01
 - E. PP 16-04 Request for Preliminary Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03
 - F. FP 16-03 Request for Final Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03
 - G. RZ 16-02 Request for Rezoning one parcel at 99 Hartness Street from R-3 to T-5 with the parcel number 117M-00-195.00
 - H. RZ 16-03 Request for Rezoning one parcel on the north side of Garrard Road +/-750 feet west of Old West Point Road from R-1 to R-3A with the parcel number 117C-00-036.01
- H. PLANNER REPORT
- A. Copies of the Draft of the Starkville Comprehensive Plan will be disturbed to Commissioners for review and comments.
- I. ADJOURN

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner McReynolds, the motion to approve the Official Agenda of the Planning and Zoning Commission for February 9, 2016, as presented, received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 10, 2015

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Walker, the motion to approve the Minutes of the November 10, 2015 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Seeing there were none, the Commission move to New Business.

NEW BUSINESS

- A. **CONSIDERATION OF CU 16-01, A REQUEST FOR CONDITIONAL USE TO OPERATE A "VEHICULAR SALES & SERVICE" BUSINESS ON TWO PARCELS**

**ZONED C-1 NEIGHBORHOOD COMMERCIAL WITH THE PARCEL NUMBERS
102G-00-160.01 AND 102G-00-160.00**

City Planner, Daniel Havelin, presented the request CU 16-01, a request by Action Auto LLC for Conditional Use to operate a "Vehicular Sales & Service" business on two parcels zoned C-1 Neighborhood Commercial. The properties are zoned C-1 and according to the chart of permitted uses, "Vehicular Sales & Service" business would require a Conditional Use. 25 property owners were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on January 25, 2016. City Staff received no phone calls against this request. After presenting the five criteria for Conditional Use, Mr. Havelin ended the presentation.

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

Louis Sharp, spoke in support of the request.

Calling for further comments and hearing none, the Commission Chair closed the Public hearing portion of the meeting.

After a discussion by the Commissioners and upon the motion to approve CU 16-01 by Commissioner Walker, duly seconded by Commissioner Camp, the motion was unanimously approved with staff requested condition:

1. All signage shall be compliant with current sign ordinance.

B. CONSIDERATION OF PP 16-01, A REQUEST FOR PRELIMINARY PLAT FOR AN 18 LOT SUBDIVISION NAMED ADELAIDE PHASE I LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET DIRECTLY NORTH OF THE CLAIBORNE AT ADELAIDE RETIREMENT COMMUNITY IN A R-4A (PENDING) ZONE WITH THE PARENT PARCEL NUMBERS 105 -15-007.00 AND 105 -22-001.00.

City Planner, Daniel Havelin, presented the request PP 16-01, a request for Preliminary Plat for an 18 lot subdivision named Adelaide Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4A (pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00, the Commission Chair called for comments regarding the above request. Comments were received from the following individuals:

Saunders Ramsey spoke on the request.

Calling for and hearing no further comments. The Commission deliberated.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner McReynolds, the motion to approve PP 16-01, was unanimously approved.

C. CONSIDERATION OF PP 16-03, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR AN 11 LOT SUBDIVISION NAMED EAST CREEK SUBDIVISION LOCATED ON THE NORTHWEST CORNER OF GARRARD ROAD AND OLD WEST POINT ROAD IN A B-1 ZONE WITH THE PARENT PARCEL NUMBER 117C-00-036.01

City Planner, Daniel Havelin, presented the request PP 16-03 and FP 16-02, a request by Michael Kraker for Preliminary and Final Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01, the Commission Chair called for comments regarding the above request. Comments were received from the following individuals:

Jason Pepper, spoke on the request.

Michael Kraker, spoke on the request.

Lucy Senter, voiced her concern regarding the bridge near the intersection of Garrard Road and Old West Point road and the increase of the traffic.

Maggie Wood, voiced her concern regarding an increase in the traffic specifically once the car dealership opens.

John Moore spoke in reference to the bridge and the dealership, noting that, most individuals visiting the dealership would be using the by-pass and that the local residents who are already affiliated with the area will continue to travel in that area and that, an increase in traffic is not likely and therefore the “danger” level is not likely to increase either.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Moore, the motion to approve PP 16-03 was unanimously approved.

The Planning and Zoning Commission noted for the record that the city engineer should review the bridge near the intersection of Garrard road and Old West Point Road. City Engineer should determine if the increase of the traffic in the area would affect the existing bridge to the detriment of the citizenry as a result of the car dealership’s presence.

D. CONSIDERATION OF FP 16-02 REQUEST FOR FINAL PLAT APPROVAL FOR AN 11 LOT SUBDIVISION NAMED EAST CREEK SUBDIVISION LOCATED ON THE NORTHWEST CORNER OF GARRARD ROAD AND OLD WEST POINT ROAD IN A B-1 ZONE WITH THE PARENT PARCEL NUMBER 117C-00-036.01

City Planner, Daniel Havelin, presented the request FP 16-02, a request for final plat approval for an 11 lot subdivision named East Eagle Creek subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01. The Commission Chair called for comments regarding the above request. No comments were received.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Miller, the motion to approve FP 16-02 was unanimously approved.

E. CONSIDERATION OF PP 16-04, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A 4 LOT SUBDIVISION ON THE WEST SIDE OF BLUEFIELD ROAD +/-0.4 MILES SOUTH OF HIGHWAY 12 WEST IN AN R-1 ZONE WITH THE PARENT PARCEL NUMBERS 104-18-001.00 AND 104-18-001.03

City Planner, Daniel Havelin, presented the request PP 16-04, a request for preliminary plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of highway 12 west in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03, the Commission Chair called for comments regarding the above request. No comments were received.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Moore, the motion to approve PP 16-04 was unanimously approved.

F. CONSIDERATION OF FP 16-03, A REQUEST FOR FINAL PLAT APPROVAL FOR A 4 LOT SUBDIVISION ON THE WEST SIDE OF BLUEFIELD ROAD +/-0.4 MILES SOUTH OF HIGHWAY 12 WEST IN AN R-1 ZONE WITH THE PARENT PARCEL NUMBERS 104-18-001.00 AND 104-18- 001.03

City Planner, Daniel Havelin, presented the request FP 16-03, a request for Final Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03. The Commission Chair called for comments regarding the above request.

No comments were received.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Moore, the motion to approve FP 16-03 was unanimously approved.

G. CONSIDERATION OF RZ 16-02 REQUEST FOR REZONING ONE PARCEL AT 99 HARTNESS STREET FROM R-3 TO T-5 WITH THE PARCEL NUMBER 117M-00-195.00

City Planner, Daniel Havelin, presented the request RZ 16-02, a request by Jeremy Tabor on behalf of Joe & Mary Tkach, Tkach Properties, LLC, and Food Group, Inc. for rezoning one parcel at 99 Hartness street from R-3 to T-5 with the parcel number 117m-00-195.00. 65 Property owners were noticed by mail, an ad was placed in Starkville Daily News on January 25th, 2016 and a sign was posted on the property. As of this date, the Planning Office has received two phone calls requesting information and one letter expressing concern over the rezoning.

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

Jeremy Tabor, and Joe Savage addressed the Commission regarding parking concerns associated with the project.

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

There came for consideration, the matter of the approval of the motion to approve RZ 16-02 request for rezoning one parcel at 99 Hartness street from R-3 to T-5 with the parcel number 117M-00-195.00.

After discussion and upon the motion to approve rezoning based on change in conditions by Commissioner Camp, duly seconded by Commissioner Walker was unanimously approved.

H. CONSIDERATION OF RZ 16-03 REQUEST FOR REZONING ONE PARCEL ON THE NORTH SIDE OF GARRARD ROAD +/-750 FEET WEST OF OLD WEST POINT ROAD FROM R-1 TO R-3A WITH THE PARCEL NUMBER 117C-00-036.01

City Planner, Daniel Havelin, presented the request RZ 16-03, a request for rezoning one parcel on the north side of Garrard road +/-750 feet west of Old West Point Road from R-1 to R-3a with the parcel number 117c-00-036.01. The commission chair opened a public

hearing and called for comments regarding the above request, comments were received from the following individuals:

Michael Kraker addressed the Commission's concerns associated with the size of the cottages of the project.

Commissioner Mc Reynolds left the meeting.

Deb Middleton addressed the Commission regarding her concerns associated with safety and possible liability of the pond on her property.

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 Camp, duly seconded by Commissioner Walker, the motion to approve RZ 16-03 was unanimously approved by those members present and voting with conditions.

1. No individual driveway curb cuts allowed on Garrard Road.
2. Landscape Buffer, with dimensions stated in the City ordinance, will be required along the northern property line.
3. Six foot solid fence along northern property line adjacent to Southern Crossway property (Parcel #117-26-001.02)

10. A MOTION TO ADJOURN

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

After discussion, and upon the motion of Commissioner Camp, duly seconded by Commissioner Miller, the motion to adjourn until 5:30 p.m. on April 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 ext. 3136)
CC: Owner: 4J-I LP
SUBJECT: FP 16-06 Request for Final 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: September 13, 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 have been approved by the Development Review Committee. All of the proposed lots will require sidewalks to be built to City standards or have a form of surety in place to prior to Final Plat approval.

REQUESTED CONDITIONS

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.
2. Any utility infrastructure not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction. All infrastructure shall be required to be installed, inspected, tested and approved by City staff prior to the issuance of a building permit for any individual lot.
3. A letter from the Applicant to the City Engineer addressing the handling of all future stormwater requirements (lot by lot detention or regional detention) shall be accepted prior to Final Plat approval. If the lot-by-lot approach is selected, the applicant understands and will communicate to all future lot owners that mitigation of excess stormwater will be required no matter the lot size. If a regional approach is selected, the applicant will be required to provide the engineering calculations and construction plans for the facility as a part of the infrastructure drawings.

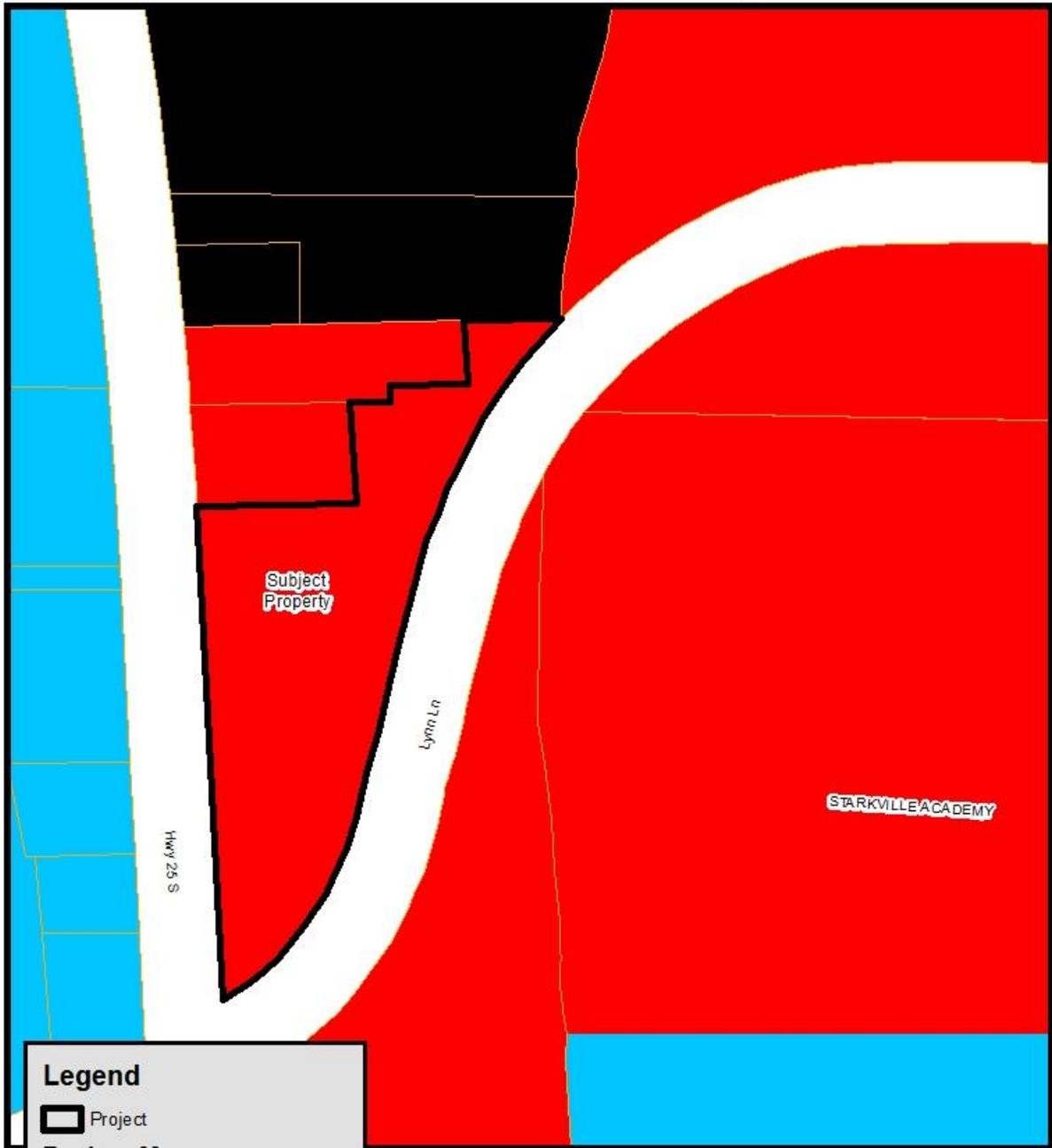
Attachment 1
PP 16-11 FP 16-06 Aerial



Legend
Project



Attachment 2
PP 16-11 FP 16-06 Zoning



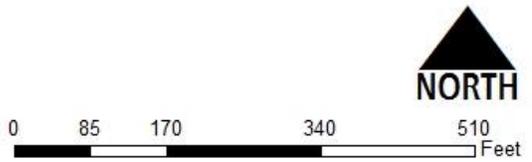
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 Project

Zoning_Map

ZONING

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





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: Riddle Run LLC
SUBJECT: FP 16-10 Request for Preliminary Plat approval for subdividing one parcel into two located on the northwest corner of Lynn Lane and South Montgomery. Parent Parcel #102I-00-003.00
DATE: September 13, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Riddle Run LLC for approval of a Final Plat for subdividing one parcel into two. The proposed lot would be located on Lynn Lane and was rezoned R-3 by the Board of Aldermen on July 7, 2015. The developer is currently building duplex style homes for sale on the property. The property is also currently going through the Condominium Plating process with the City. Please see attachments 1-4.

Below is information pertaining to R-3 Multi-Family Zoning District

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.*

PLAT PROPOSAL

General Information

The proposed parcel is +/-2.00 acre. The parcel is located within an R-3 Residential Zoning District

Easements and Dedications

No easements or dedications shown

Findings and Comments

All utilities are currently available for proposed parcel.

CONCLUSIONS

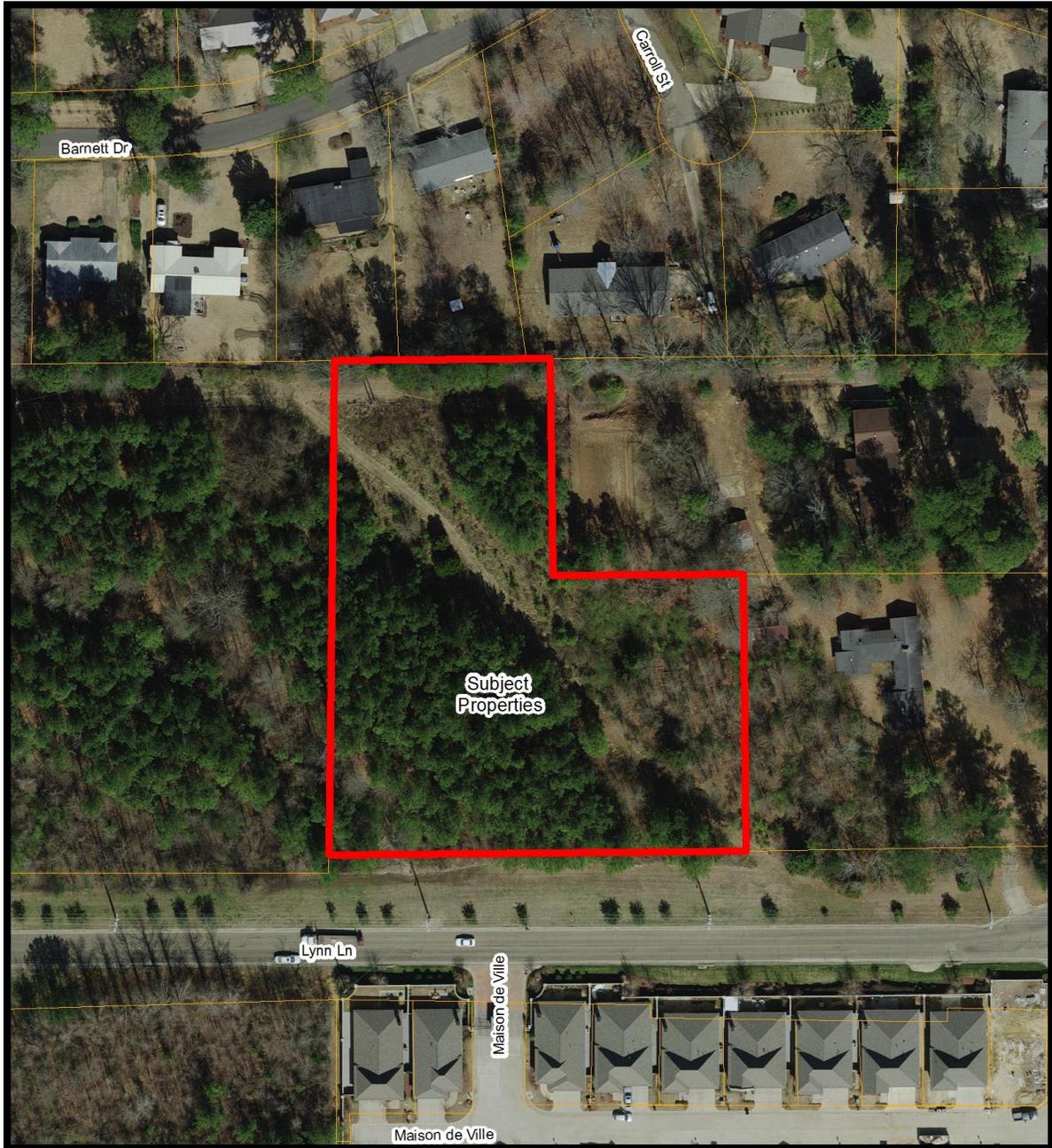
If the Planning and Zoning Commission decides to approve the Applicant's request for a Final Plat for a lot subdivision, the following conditions approved by the Board of Aldermen July 7, 2015 will still be in affect:

- 1. Rezoning contingent upon subdividing proposed rezoned area from the rest of the parcel within 90 days of the approval for rezoning.*
- 2. Each unit shall be single family owner occupied*
- 3. No more than 12 dwelling units*
- 4. Buffer per Section 8 of the Landscape Ordinance required adjacent to R-1 zoned parcels*
- 5. Require adherence to HOA Covenants*
- 6. Requiring a privacy screen on average height between 7 and 8 feet with a maximum of 20% transparency along the northern boundary adjacent to Pleasant Acreage and along the boundary of the Guyton property.*

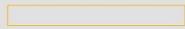
REQUESTED CONDITIONS

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.

Attachment 1
FP 16-10 Aerial

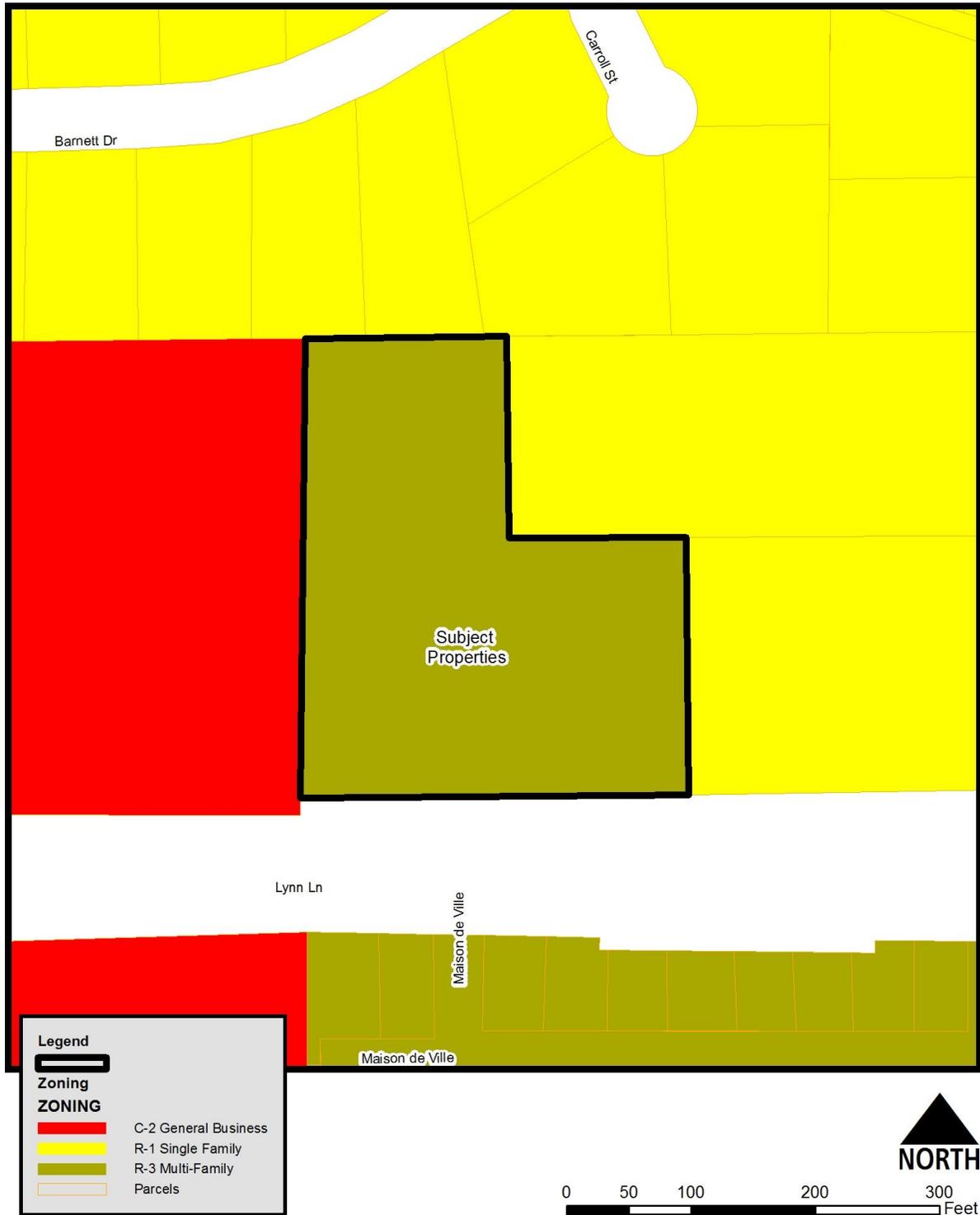


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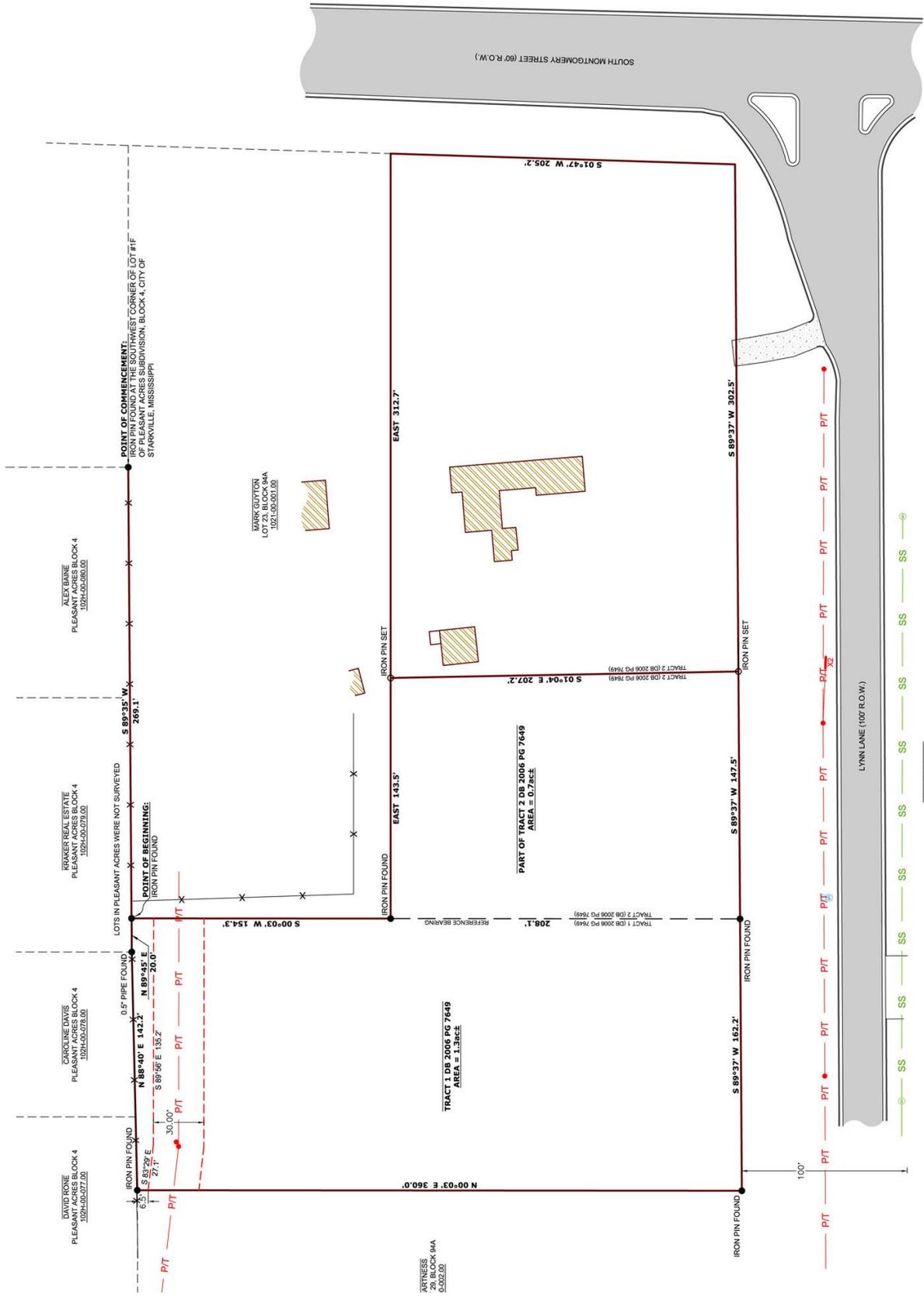
	Property
	Parcels



Attachment 2 FP 16-10 Zoning



Attachment 3- Enlarged Plat



I, _____, Notary Public in and for said County, in said State, hereby certify that the plat, _____, State of Mississippi, County of Oktobech.

I, _____, hereby certify that this plat correctly represents a survey completed by me or under my supervision on November 11, 2013; and is a true and correct representation of _____, and that all monuments which were found or placed on the monument site correctly described and located.



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: Capital Growth Buchalter Inc., Owner: Mary Ann & Hal Fuller
SUBJECT: PP 16-14 Request for Preliminary Plat approval for subdividing a +/- 2.64-acre parcel into eight lots. The parcel is located at 705 University Drive in a T-5 Zoning district with the parcel numbers 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, 101D-00-004.00.
DATE: September 13, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Capital Growth Buchalter, Inc. of behalf of Mary Ann and Hal Fuller for Preliminary Plat approval for subdividing a +/- 2.64-acre parcel into eight lots. The proposed subdivision is located in a T-5 Residential zone. The proposed subdivision will have 8 lots, with 2 that front University Drive and 6 that front a new proposed street and are rear loaded. The new proposed street will connect to University Drive. All future development plans for the property will require Site Plan Approval from the Development Review Committee. Please see attachments 1-3.

Below is information pertaining to T-5 Transect Zoning

§ 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 LOTS

- (a) *Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

7.2 LOT OCCUPATION

- (a) *For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.*
- (b) *Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.*
- (c) *Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)*
- (d) *Lot coverage by buildings shall be a maximum of 90% of the Lot area.*
- (e) *Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.*

7.3 BUILDING FORM

- (a) *The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.*
- (b) *The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.*
- (c) *The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.*
- (d) *The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.*
- (e) *Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.*
- (f) *Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.*
- (g) *A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.*
- (h) *Loading docks and service areas shall be permitted on Frontages by Exception.*
- (i) *In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.*
- (j) *Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.*
- (k) *Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.*

7.4 BUILDING USE

- (a) *Buildings may combine two (2) or more Uses listed on Table 5.*
- (b) *The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).*
- (c) *The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.*
- (d) *The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.*
- (e) *The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.*
- (f) *Retail Uses under 1,500 square feet shall be exempt from parking requirements.*

7.5 PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 12. T5 BUILDING SETBACKS		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
<i>Front Setback (Principal)</i>	<i>2 ft. min. 15 ft. max.</i>	<i>40 ft. max. from rear</i>
<i>Front Setback (Secondary)</i>	<i>2 ft. min. 15 ft. max.</i>	<i>n/a</i>
<i>Side Setback</i>	<i>0 ft. min. 24 ft. max.</i>	<i>0 ft. or 3 ft. at corner</i>
<i>Rear Setback</i>	<i>3 ft. min.</i>	<i>3 ft. min.</i>

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-2.64 acres with a total of 8 lots. Lots 1-6 are designed as Townhouse. Lots 7-8 are designed as mixed use with Commercial on the first floor and Residential above. Common Areas are located in the rear of each lot and will be maintained by the Homeowner’s Association.

Easements and Dedications

The proposal includes one new road with right-of-way that varies in width from 60-76’. Utility easements are shown on the plat. All parking spaces in the proposed City right-of-way will be public in perpetuity and cannot be reserved, metered, or otherwise saved for occupants or visitors of the proposed development.

Findings and Comments

Utility connections are available

Attachment 1
PP 16-14 Aerial



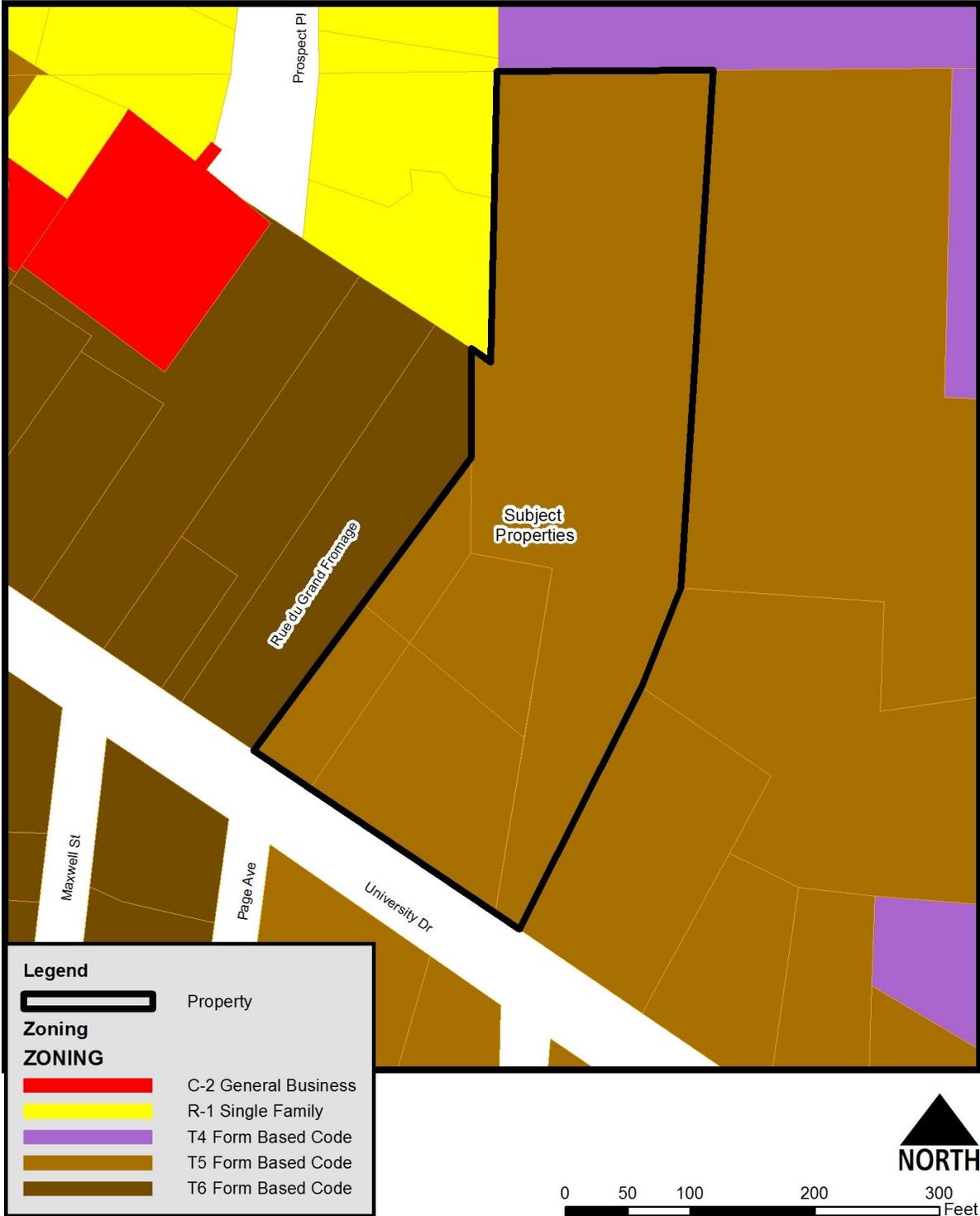
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 Property

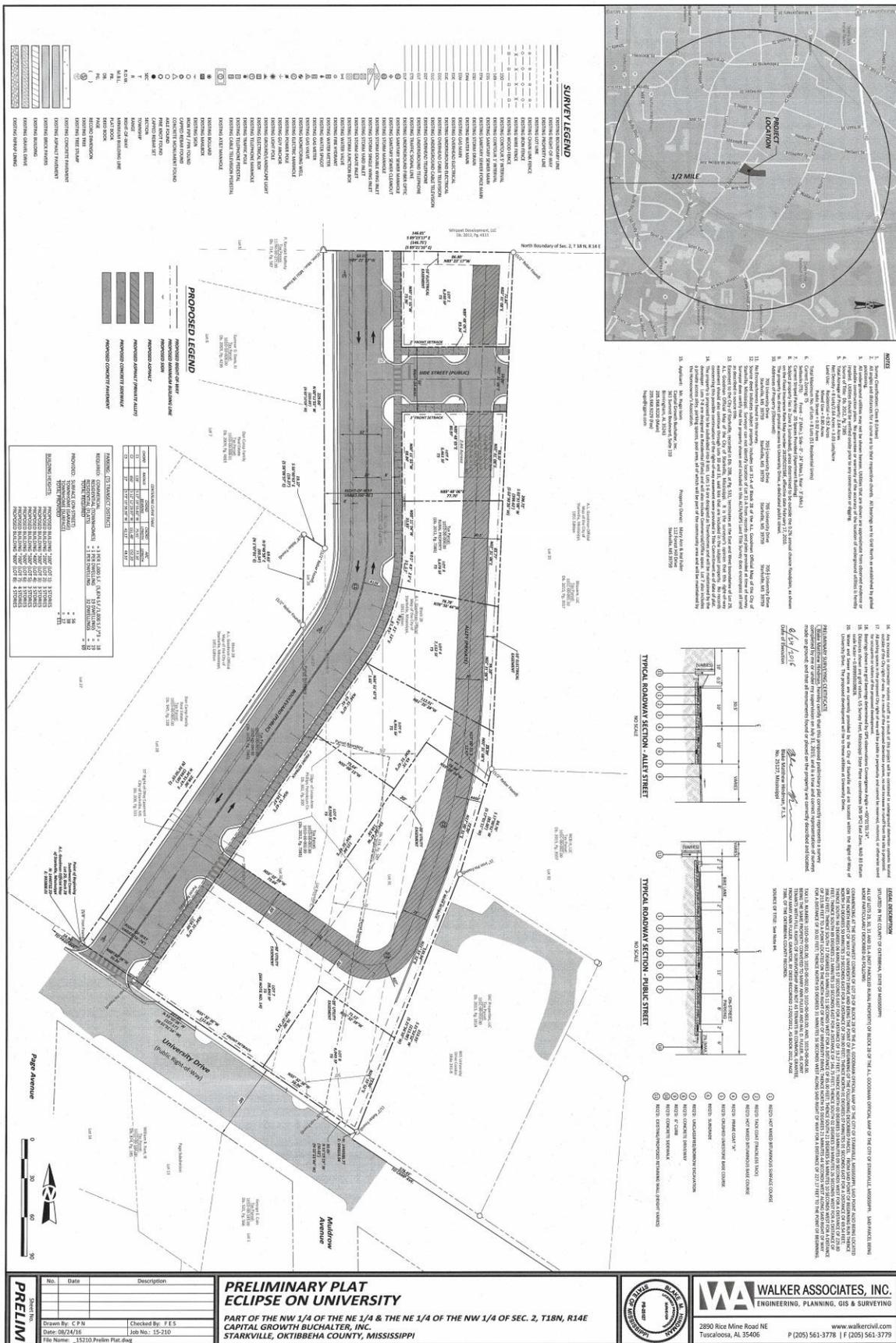

NORTH

0 50 100 200 300
Feet

Attachment 2 PP 16-14 Zoning



Attachment 3- Preliminary Plat



No.	Date	Description

PRELIMINARY PLAT
ECLIPSE ON UNIVERSITY
 PART OF THE NW 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE NW 1/4 OF SEC. 2, T18N, R14E
 CAPITAL GROWTH BUCHALTER, INC.
 STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI

Drawn By: C.P.N. Checked By: F.E.S.
 Date: 08/24/16 Job No.: 15-210
 File Name: 15110 Prelim Plat.dwg



WALKER ASSOCIATES, INC.
 ENGINEERING, PLANNING, GIS & SURVEYING

2890 Rice Mine Road NE
 Tuscaloosa, AL 35406

www.walkervill.com
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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: Saunders Ramsey Owner: 4J-I LP
SUBJECT: PP 16-15 Request for Preliminary Plat approval for a three lot subdivision of a 9.59 acre parcel on the southeast corner of the intersection of Lynn Lane and Louisville Street in an C-2 zone with the parent parcel number 02J-00-113.00
DATE: September 13, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by 4J-I LP for Preliminary approval for three lot subdivision on the southeast corner of the intersection of Lynn Lane and Louisville Street. The lots that are part of this subdivision are shown on the proposed plat as Lot 3, Lot 4 and Lot 5. Lot 2 as shown on the proposed plat was a part of a previous proper subdivision. Lot 3, Dollar General, has been previous sold, but has not be properly subdivided. The Subdivision consist of 3 lots on +/- 9.59 acres in a C-2 zone. Please see attachments 1-6.

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 +/-9.59 acres with a total of three lots. Portion of all three lots are within the boundary of designated flood zone. Portion of Lot 4 is within the Flood Way.

Easements and Dedications

Existing and proposed easements are shown on the plat.

Findings and Comments

All utilities are available for each proposed lot. Sidewalks will be required along all roadway frontages that do not have existing sidewalks.

REQUESTED CONDITIONS

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.
2. Any utility infrastructure not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction. All infrastructure shall be required to be installed, inspected, tested and approved by City staff prior to the issuance of a building permit for any individual lot.
3. A letter from the Applicant to the City Engineer addressing the handling of all future stormwater requirements (lot by lot detention or regional detention) shall be accepted prior to Final Plat approval. If the lot-by-lot approach is selected, the applicant understands and will communicate to all future lot owners that mitigation of excess stormwater will be required no matter the lot size. If a regional approach is selected, the applicant will be required to provide the engineering calculations and construction plans for the facility as a part of the infrastructure drawings.

Attachment 1
PP 16-15 Aerial



Legend

	Property
	Parcels



Attachment 2 PP 16-15 Zoning

