



OFFICIAL AGENDA

SPECIAL CALL

**PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, SEPTEMBER 28, 2016
2ND FLOOR CITY HALL ROOM 211,
110 West Main Street, 12:30 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 Cotton Mill Market Place located on Mill Street in a C-2 zone
 - B. FP 16-11 Request for Final Plat approval for Cotton Mill Market Place located on Mill Street in a C-2 zone
- VII. PLANNER'S REPORT
- 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: Buddy Sanders, Community Development Director (662-323-2525 ext. 3119)
CC: Applicant: Clyde Pritchard, Thomas Allen; Owner: Nicholas Properties LLC
SUBJECT: PP 16-17 and FP 16-11, Preliminary and Final Plat, Mill Street, Zoned C-2, Ward 4.
DATE: SEPTEMBER 28, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Clyde Pritchard, on behalf of Nicholas Properties, LLC, for approval of a Preliminary Plat and Final Plat for one parcel (Property Number 1010-00-337.00). The subject property is zoned C-2. The properties to the north are zoned C-2. The properties to the east are zoned T-6 and C-2. The properties to the south and west are zoned C-2 and University. The property, known as Cotton Mill Market Place, is currently used as retail. Please see attachments 1-2.

Below is information pertaining to C-2 General Business Zoning 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

Easements and Dedications

Easements and Dedications are shown on the plat.

Findings and Comments

CONCLUSIONS

Attachment 1
PP 16-17 and FP 16-11 Aerial



Legend

	Property
	Parcels


NORTH

0 62.5 125 250 375 Feet



Attachment 2
PP 16-17 and FP 16-11 Zoning

