



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF THURSDAY, NOVEMBER 16, 2017
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT
110 WEST MAIN STREET AT 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. FP 17-08 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING +-224.30-ACRE PARCEL INTO 4 LOTS AS PART OF PHASE I OF CORNERSTONE PARK LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MS HWY 12 W AND MS HWY 25 BYPASS IN A M-1/C-2 ZONE
 - B. DISCUSSION AND CONSIDERATION OF MAKING A RECOMMENDATION TO THE BOARD OF ALDERMEN TO ADD AN ARCHITECT TO THE REVIEW PROCESS OF THE DEVELOPMENT REVIEW COMMITTEE.
- VII. ADJOURN



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
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)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: FP 17-08 Request for Final Plat approval for subdividing +-224.30-acre parcel into 4 lots as part of Phase I of Cornerstone Park located on the southwest corner of the intersection of MS Hwy 12 W and MS Hwy 25 Bypass in a M-1/C-2 zone
Date: November 16, 2017

The purpose of this report is to provide information regarding the request by Clyde L. Pritchard on behalf of Oktibbeha County Economic Development Authority for Final Plat approval for subdividing a +-224.30 parcel into 4 lots as part of Phase I. The proposed subdivision is named "Cornerstone Industrial Park- Phase 1". The proposed subdivision is located in an M-1/C-2 zone. The proposed subdivision is located on the southwest corner of the intersection of MS Hwy 12 W and MS Hwy 25 Bypass. The Preliminary plat was approved by the Board of Alderman on August 21, 2007. The plat was reviewed at a special call Development Review Committee meeting on November 7, 2017. Please see attachments 1-4.

Below is information pertaining to M-1 manufacturing (light industry) and C-2 General Business Zones:

Sec. N. - M-1 manufacturing (light industry) zoning district regulations.

These [M-1 industrial] districts are intended to be composed of land and structures suitable for light manufacturing, wholesaling and/or distribution, along with similar services industries. The district regulations are designed to allow a wide range of industrial activities subject to yard, area, and other limitations designed to protect other more restrictive nearby districts. [The following regulations apply to the M-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 enterprise.*
- 4. Minimum yard size: Front yard, 30 feet, except where existing establishments, other than residential, are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within 100 feet on each side thereof. Side yards: 20 feet, excepting a lot adjoining its side lot lines to another lot which is in a residential zoning district, in which case there shall be a side yard of not less than 30 feet wide. Rear yard: 15 feet.*
- 5. Maximum height of buildings or structures: 60 feet (see article VI, section G, for exceptions).*
- 6. Off-street parking: Parking spaces shall be provided at the ratio of 0.75 space per worker, and one space for each company vehicle incidental to the operation of the industry or use. See article VIII for requirements for other uses.*

7. *Off-street loading and unloading: Adequate space shall be provided for loading and unloading all vehicles or trucks incidental to the operation of the industry or use inside the established building lines.*
8. *Screening of junkyards, open storage areas and certain industrial facilities: Visual screening of all junkyards and open storage areas, as set forth in the schedule of land use regulations, consisting of fencing, earthen berms, landscape materials or any combination thereof, with sufficient density and height to block the view of such facilities from all public roads, is required.*

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.*

(Ord. No. 2014-4, 9-16-14)

PLAT PROPOSAL:

General Information

The Industrial Park has a gross acreage of +/- 224.30. Phase I is +/-38.69 acres with a total of 4 lots.

Easements and Dedications

All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The Applicant has requested that existing boulevard be accepted in its current condition due to the time lapse since construction and final plat application. Electrical service is currently provided by 4 County. Potable water and sanitary sewer utility services are currently provided by the City. Street numbers have been assigned for construction permitting and utility assignments.

Findings and Comments

The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. This subdivision is not part of any previously platted subdivision, therefore no adversely effected parties..

REQUESTED CONDITIONS:

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The final plat shall meet the minimum requirements for M-1 and C-2 dimensions.
3. Erosion control vegetation shall be established on all disturbed areas.
4. The applicant shall provide one paper copy of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
5. 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 design professional, guaranteeing accuracy.


6. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.
7. Approval to vary from the City of Starkville's Code of Ordinances, Chapter 98, Article IV, Section 98-83, Paving and Street Construction which requires the developer provide a bond and maintain the public roadways as part of the Subdivision until 85% of the lots have received a certificate of occupancy. It is proposed to revise the 85% threshold to 17% which would allow the developer to turn the public roadways over to the City for ownership and maintenance after the final plat is executed.

Attachment 1
FP 17-08 Aerial



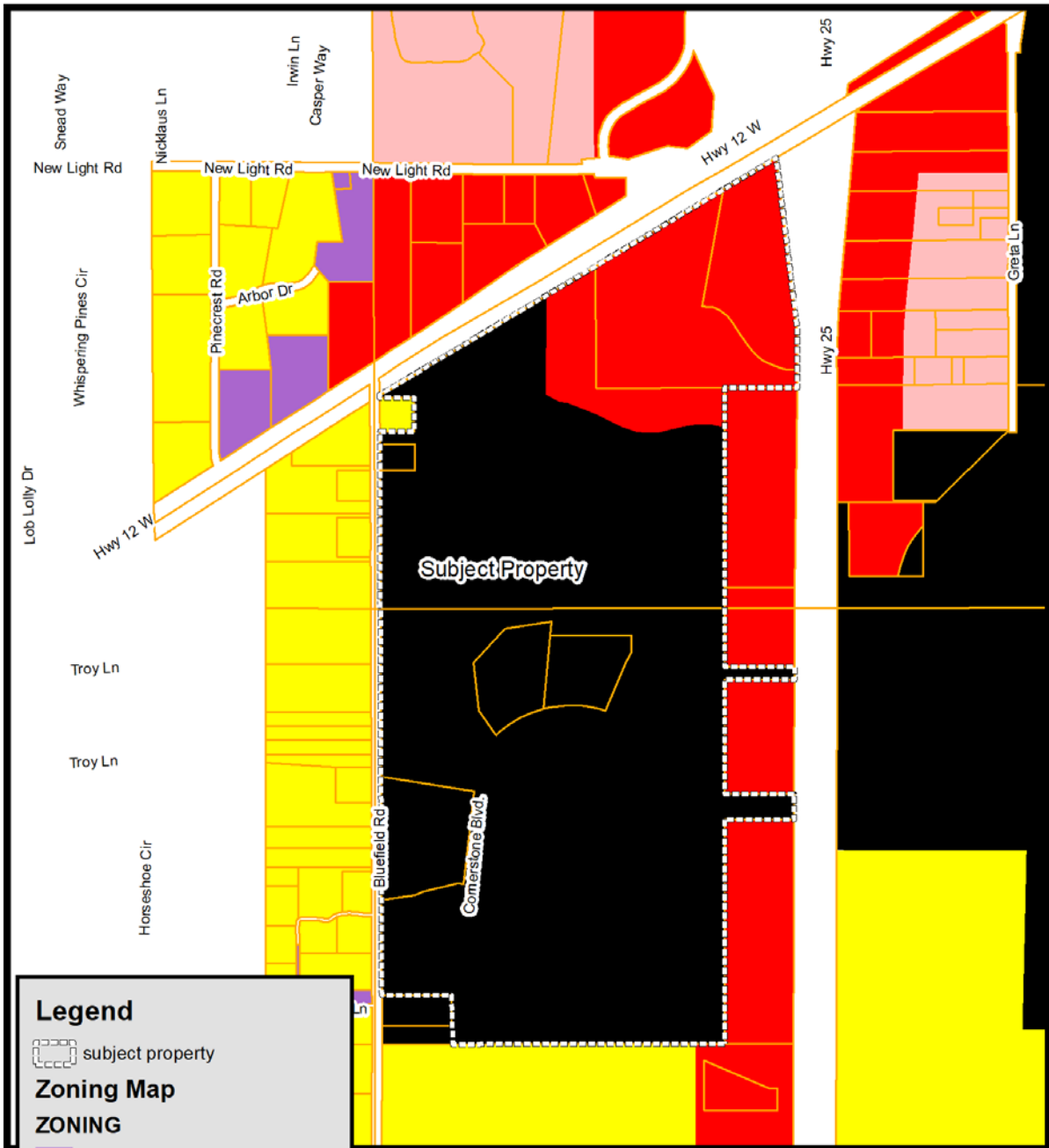
Legend

 subject property

 **NORTH**

0 400 800 1,600 2,400
Feet

Attachment 2 FP 17-08 Zoning



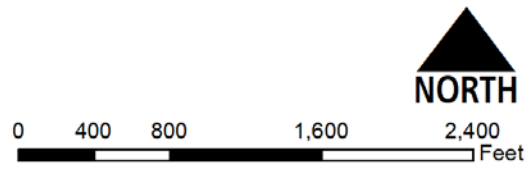
Legend

subject property

Zoning Map

ZONING

- B-1 Buffer District
- C-2 General Business
- M-1 Manufacturing
- R-1 Single Family
- R-5 Multi-Family, High-Density



Attachment 3- Applicant Letter



P.O. Box 2523
Starkville, MS 39760
Phone: 662.324.2205
Fax: 662.324.2092

NOVEMBER 1, 2017

CITY OF STARKVILLE
MR. BUDDY SANDERS
110 WEST MAIN STREET
STARKVILLE, MS 39759

VIA: HAND DELIVERY

RE: REQUEST FOR FINAL ACCEPTANCE
SUBDIVISION PLAT
CORNERSTONE INDUSTRIAL PARK – PHASE 1
STARKVILLE, MISSISSIPPI

Dear Mr. Sanders:

Submitted herewith are five (5) copies of the final plat for Phase 1 – Cornerstone Industrial Park. As you are aware, construction of the park and related infrastructure occurred in 2004. In response to prior discussion between the City of Starkville and OCEDA be advised:

- OCEDA retained a local contractor to address sanitary sewer line infiltration which has been accomplished and the lines subsequently flushed.
- Given the time lapsed since construction, the current condition of the pavement, and limited tenant occupancy, OCEDA respectfully requests Cornerstone Boulevard be accepted in it's current condition.

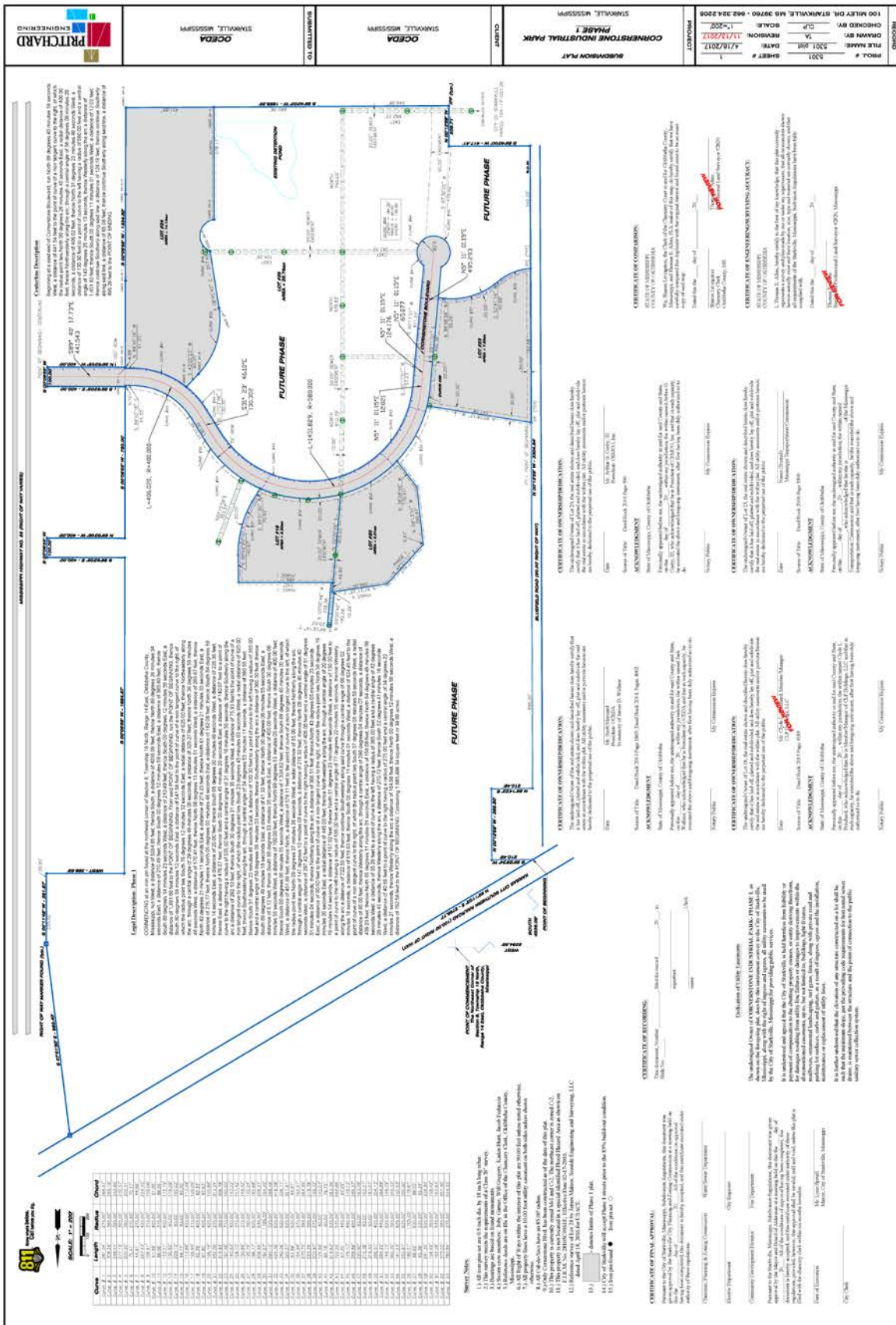
Feel free to contact us if we may be of assistance in securing this plat approval.

Respectfully,



Clyde L. Pritchard, P.E.
Pritchard Engineering, Inc.

Attachment 4- Final Plat



SHEET NOTES:

- This plat is subject to the terms of the final plat for the adjacent parcels, including but not limited to:
- Reference is made to the final plat for the adjacent parcels, including but not limited to:
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- Reference is made to the final plat for the adjacent parcels, including but not limited to:

Owner	Length	Width	Area
Lot 1	143.00	120.00	17160.00
Lot 2	143.00	120.00	17160.00
Lot 3	143.00	120.00	17160.00
Lot 4	143.00	120.00	17160.00
Lot 5	143.00	120.00	17160.00
Lot 6	143.00	120.00	17160.00
Lot 7	143.00	120.00	17160.00
Lot 8	143.00	120.00	17160.00
Lot 9	143.00	120.00	17160.00
Lot 10	143.00	120.00	17160.00

CERTIFICATE OF RETURNS:
The return on investment for this project is estimated to be 15.2% per annum.

CERTIFICATE OF PUBLIC INTEREST:
The public interest in this project is estimated to be 15.2% per annum.

CERTIFICATE OF BENEFITS:
The benefits of this project to the community are estimated to be 15.2% per annum.

CERTIFICATE OF ECONOMIC DEVELOPMENT:
The economic development benefits of this project are estimated to be 15.2% per annum.

CERTIFICATE OF ENVIRONMENTAL IMPACT:
The environmental impact of this project is estimated to be 15.2% per annum.

CERTIFICATE OF LAND USE:
The land use of this project is estimated to be 15.2% per annum.

CERTIFICATE OF FINANCIAL VIABILITY:
The financial viability of this project is estimated to be 15.2% per annum.

CERTIFICATE OF ENVIRONMENTAL IMPACT:
The environmental impact of this project is estimated to be 15.2% per annum.

CERTIFICATE OF LAND USE:
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ENGINEERING
PRITCHARD
Pritchard Engineering
1000 North Main Street
Birmingham, AL 35202
Phone: (205) 382-5555
Fax: (205) 382-5556
www.pritchard-engineering.com

CLIENT
CONNERSTON INDUSTRIAL PARK PHASE I
BROWNHAWK PARTNERS
100 MILLER DR. STANNVILLE, MISSISSIPPI 39762
Phone: (662) 942-2200

PROJECT
CONNERSTON INDUSTRIAL PARK PHASE I
BROWNHAWK PARTNERS
100 MILLER DR. STANNVILLE, MISSISSIPPI 39762
Phone: (662) 942-2200

DATE 11/27/2024
SCALE 1/8" = 1'-0"
PROJECT 100 MILLER DR. STANNVILLE, MISSISSIPPI 39762
PHONE 662-942-2200

PLAT # 5501
FILE NAME 11/27/24
DATE 11/27/24
DRAWN BY JLM
SCALE 1/8" = 1'-0"
PROJECT 100 MILLER DR. STANNVILLE, MISSISSIPPI 39762
PHONE 662-942-2200

CERTIFICATE OF COMPARISON:
COUNTY OF OGDEN
STATE OF MISSISSIPPI
I, the undersigned, County Clerk of Ogdren County, Mississippi, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the date hereon.

CERTIFICATE OF ENVIRONMENTAL IMPACT:
COUNTY OF OGDEN
STATE OF MISSISSIPPI
I, the undersigned, County Clerk of Ogdren County, Mississippi, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the date hereon.

CERTIFICATE OF LAND USE:
COUNTY OF OGDEN
STATE OF MISSISSIPPI
I, the undersigned, County Clerk of Ogdren County, Mississippi, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the date hereon.

CERTIFICATE OF FINANCIAL VIABILITY:
COUNTY OF OGDEN
STATE OF MISSISSIPPI
I, the undersigned, County Clerk of Ogdren County, Mississippi, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the date hereon.

Small vertical text at the bottom of the page, likely a reference to a specific ordinance or regulation.