



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY JUNE 14, 2022
1ST FLOOR CITY HALL – COURT ROOM
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. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MAY 31, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 22-05 A REQUEST TO ALLOW FOR A DEVIATION FROM THE DENSITY REQUIREMENTS FOR A PROPOSED RENOVATION OF HAVEN 12 APARTMENTS AT 904 HIGHWAY 12 EAST IN A C ZONING DISTRICT.
- VIII. PLANNER'S REPORT
 - A. REMINDER OF A SPECIAL CALL MEETING AT 5:30PM ON MONDAY, JUNE 20TH IN THE COURTROOM ON THE 1ST FLOOR OF CITY HALL AT 110 WEST MAIN STREET TO DISCUSS UPDATING THE PLACETYPE MAPS OF THE COMPREHENSIVE PLAN AND THE ESTABLISHMENT OF ZONING DISTRICTS TO THE ANNEXATION AREA
- IX. ADJOURN

**APPROVED MINUTES OF THE SPECIAL CALL MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 31, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a special call meeting on May 31, 2022 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present were Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, Chairman Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Commissioner Alexis Gregory was not present when the meeting was called to order, but arrived shortly thereafter, during the discussion and consideration of the minutes from 5-10-22. Physically present attending the Commissioners were Assistant City Planner Odie Avery and Assistant City Attorney Jason Sharp.

Chairman Dumas opened the meeting with the Pledge of Allegiance followed by a moment of silence.

IV. CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the Official Agenda of the Planning and Zoning Commission of May 31, 2022 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL MEETING OF TUESDAY MAY 31, 2022
1ST FLOOR CITY HALL – COURT ROOM
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. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MAY 10, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 22-03 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW “MINI-STORAGE” AT 605 S. JACKSON STREET IN A C ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 22-04 A REQUEST FOR A SPECIAL EXCEPTION TO DEVIATE FROM REQUIREMENTS FOR “SPECIAL EVENT FACILITIES” AT 525 ACADEMY ROAD IN A CN ZONING DISTRICT.
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for May 31, 2022 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MAY 10, 2022

After discussion and noted corrections for missing punctuation and a missing word on page (3), and upon the motion of Commissioner Smith, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for May 10, 2022 received unanimous approval. Commissioner Gregory arrived to the meeting as the commission considered the minutes from the 5-10-22 meeting.

VI. CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments.

Ms. Machaunda Bush of 721 Vine St., Starkville, MS came forward at this time to speak to her concerns of how the lot behind the Sonic Drive In at 302 Highway 12 East was being utilized for employee parking and deliveries and how these activities block the street and create hazards at certain times. She also discussed a utility service pole and how a wall on the northwest corner of the Annabelle Condominiums block her view as she exists her property on vine street, creating a hazard. Commissioner Gregory suggested Ms. Bush complete a code enforcement request through the City website and MyGov software so that a formal complaint is entered and can be followed up on.

Calling for and receiving no comments, the Commission moved to New Business.

VII. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF SE 22-03 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW "MINI-STORAGE" AT 605 S. JACKSON ST. IN A (C) ZONING DISTRICT.

Assistant City Planner Odie Avery presented the Special Exception request by Larry Tabor on behalf of L&M Properties to allow for allow for an indoor, climate controlled sixty (60) unit Mini-Storage facility located inside the existing structure at 605 S. Jackson St. in a (C) Commercial zoning district with the property #102A-00-221.00.

The applicant is seeking a Special Exception to utilize the existing building (formerly Fred's Department Store) to house an indoor, climate controlled sixty (60) unit mini-storage facility. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for

“Mini-Storage” in a commercial zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

- 21 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
- A legal ad was published in the Starkville Daily News on May 6, 2022.
- A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received 1 email in favor of this request (email was shown as an attachment to the staff report and in the presentation to the commission).

In the opinion of the Planning Department the proposed special exception request could meet the criteria for review and approval.

Chairman Dumas opened the public hearing to citizen comments.

Becca Andol came forward to speak on behalf of L&M properties and answer questions of the commission. Commissioners Verdell and Gregory questioned the applicant on their plans to address dead end corridors and required emergency exits inside the proposed mini-storage. Chairman Dumas added that those issues would be addressed by the building and fire departments as the project moves through permitting and that the Planning and Zoning Commission would only be considering the request for the special exception. Commissioner Gregory also questioned whether this should be a “Special Exception” or a “Use exception” and whether a future tenant would have to seek a special exception should they decide to remove the mini-storage. After a discussion on the topic, it was suggested by Assistant City attorney Sharp, Chairman Dumas, and Assistant Planner Avery that removal of the mini-storage at a future date would not require a special exception and the proposed future use at that time would determine whether a special or use exception may be required.

Chairman Dumas opened the public hearing for citizen comments. Ms. Machaunda Bush again came forward to inquire how the applicant would address the access lane on the north side of the property and if the applicant would be controlling the traffic flow through this area. The applicant stated that the drive would remain as it has been, allowing pass through traffic to connect from Jackson Street on the West to Vine Street on the East.

Calling for and receiving no additional comments, Chairman Dumas closed the public hearing and opened the item up for discussion amongst the Commissioners.

After discussion and upon the motion to approve by Commissioner Verdell, duly seconded by Commissioner Prather, the motion was unanimous approved.

B. PUBLIC HEARING AND CONSIDERATION OF SE 22-04 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM REQUIREMENTS FOR "SPECIAL EVENT FACILITIES" AT 525 ACADEMY ROAD IN A CN ZONING DISTRICT.

Assistant City Planner Odie Avery presented the Special Exception request by Harold Mashburn on behalf of Grace Presbyterian to allow for a deviation from requirements for a "Special Event Facility" at 525 Academy Road in a CN Zoning District.

The applicant is seeking a Special Exception to deviate from the setback requirements for Special Event Facilities. Grace Presbyterian is proposing the construction of a Special Event Facility (Pavilion) on the north side of the property at 525 Academy Rd. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for a "Special Event Facility" in a commercial zoning district. Section 13.9.8.F of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

Additional standards as related to Special Event Facilities in the UDC state that: "No event facilities shall be located closer than fifty (50) feet from a property line of a single detached residential neighborhood, unless a greater distance is required under the zoning requirement or a greater distance is identified as being necessary as a part of the special use request to ensure compatibility with surrounding sensitive areas."

The applicant is requesting a reduction in the required set back from fifty (50) feet to thirty (30) feet.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

- Seven (7) property owners of record within 160 feet of the subject property were notified directly by mail of the request.
- A legal ad was published in the Starkville Daily News on May 6, 2022.
- A sign was posted on the property in a conspicuous location.

In the opinion of the Planning Department the proposed use associated with the Special Exception request could meet the criteria for special exception review and approval.

Chairman Dumas opened the public hearing to citizen comments.

Calling for and receiving no additional comments, Chairman Dumas closed the public hearing and opened the item up for discussion amongst the Commissioners.

Commissioners discussed the proposed facility and questioned the requirements for a landscape buffer along the north property line to screen the facility from the adjacent residential parcels. The

applicant has been informed and the site plan will need to include a vegetative buffer along the north border.

After discussion and upon the motion to approve by Commissioner Verdell, duly seconded by Commissioner Prather, the motion was unanimous approved.

VIII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 14, 2022, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion and upon the motion to adjourn until 5:30 p.m. on June 14, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Prather, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Odie Avery, Assistant City Planner



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)
Subject: Public hearing and consideration of SE 22-05 a request to allow for a deviation from the density requirements for a proposed renovation of Haven 12 apartments at 904 Highway 12 East in a C zoning district.
Date: June 14, 2022

The purpose of this report is to provide information regarding a Special Exception request by Christopher Barnes on behalf of CREI – Starkville LLC for a deviation from the dwelling density requirements of the use standards for a proposed renovation of an existing apartment complex in a C zoning district with the property # 117K-00-001.01. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is proposing to convert some of the existing 4 bedroom apartment units into 1 and 2 bedroom units. The overall number of bedrooms will be reduced from 536 to 448. However, the total number of individual units will be increase from 152 to 272 dwelling units. Section 13.5.7.D.5 of the Unified Development Codes restricts apartments in C zoning districts to a maximum of 60 bedrooms and 20 dwelling units per acre. The proposed conversion would create a dwelling density of 26 units per acre. In Accordance with the Unified Development Code, Section 3.4.1 requires a Special Exception to deviate from the use standards.

SPECIAL EXCEPTION REQUEST TO DEVIATE FROM

The requested Special Exception is to deviate from Section 13.5.7.D.5.

Section 13.5.7.D.5. Apartment developments in CN, C, and O zoning districts are subject to the density restriction of twenty (20) units per acre and a maximum of sixty (60) bedrooms per acre.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1.)

- 1. Site suitability. The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. Traffic. There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. Immediate neighborhood impact. The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. Availability of public services. The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. Site Plan. A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if

elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.

6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 2 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on May 27, 2022.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has received no response to the notification.

ANALYSIS

In the opinion of the Planning Department the proposed variance request could meet the criteria for variance review and approval.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 22-05 Aerial



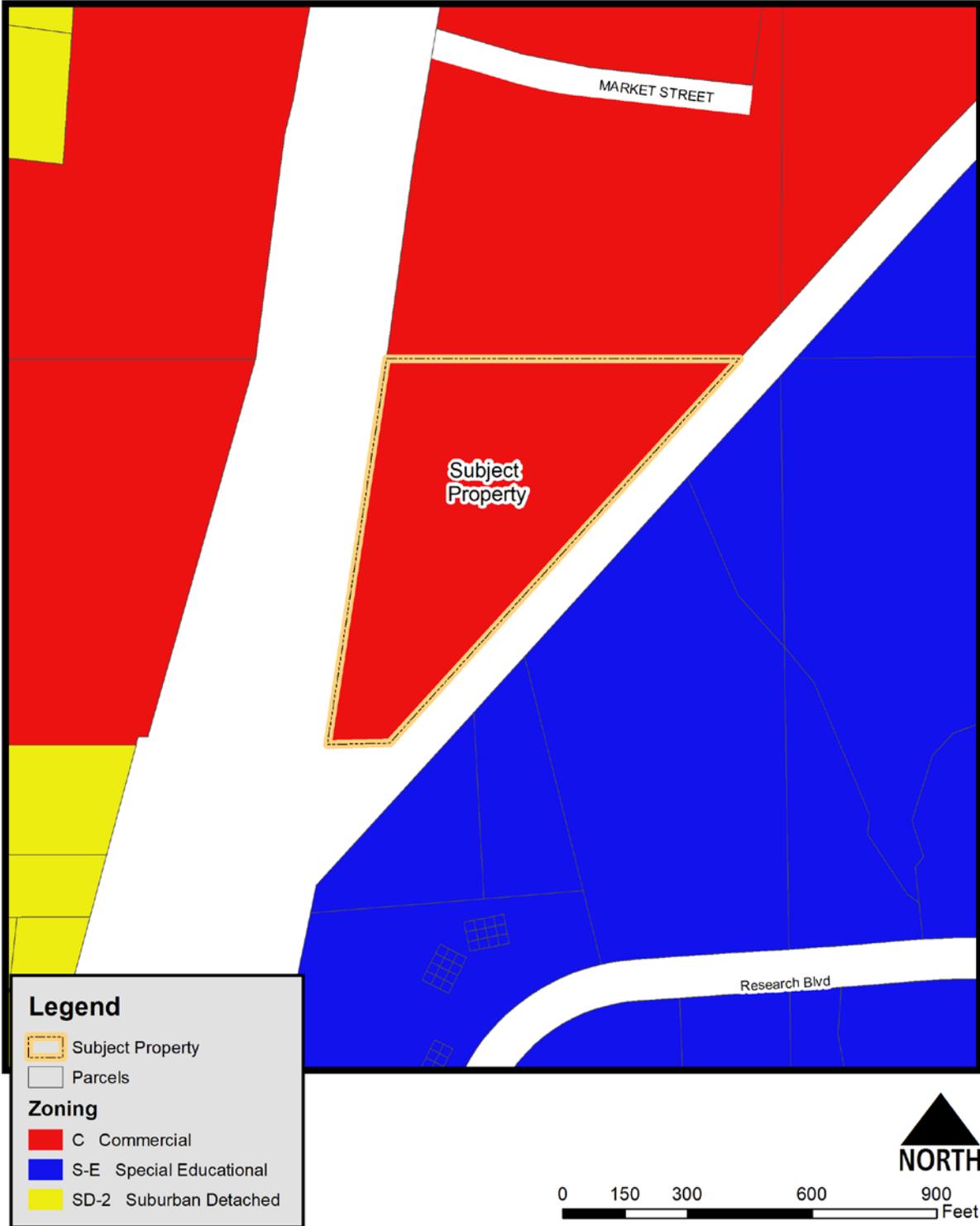
Legend

-  Subject Property
-  Parcels


NORTH

0 150 300 600 900
Feet

Attachment 2
SE 22-05 Zoning



Attachment 3- Applicant Statement

Owner Statement for Special Exception:

In an effort to better diversify the unit matrix of Haven 12 apartments in the Starkville student housing market, CREI – Starkville, LLC is seeking a Special Exception to increase the number of units per acre allowed on the property.

Our proven de-densification process increases the number of units within the site but reduces the number of bedrooms the property has to offer. We do this by taking one four-bedroom unit and either bifurcating or trifurcating the existing space which results in a one bedroom and a two-bedroom unit or three one-bedroom units, all of which are entirely independent of each other. **SEE EXHIBIT A**

The Use Standards Section 13.5.7.D.5 of the Unified Development Code states that **“Apartment developments in CN, C and O zoning districts are subject to the density restriction of twenty (20) units per acre and a maximum of sixty (60) bedrooms per acre”**

Haven 12 sits on 10.46 acres which would allow for 209 total units and 627 bedrooms. Capstone is seeking a Special Exception to the allowable units per acre portion of this code. The bedrooms per acre are and will remain compliant post renovation.

Currently, Haven 12 consists of:

32 - 2-bedroom units
8 - 3-bedroom units
112 - 4-bedroom units.

Total of 152 units and 536 beds

With the approval of a Special Exception through the Board of Alderman, Haven 12 will undergo major renovations altering the unit mix of the property resulting in the following:

152 - 1-bedroom units
88 - 2-bedroom units
8 - 3-bedroom units
24 - 4-bedroom units.

Total of 272 units and 448 bedrooms

As you can see, this change in unit mix will result in a reduction of 88 bedrooms (residents).

Furthermore, it will deliver a unit mix that is more in line with market needs.

There are several benefits that result from this type of renovation.

- Reducing the number of residents will reduce the burden on city infrastructure and utility usage.
- Reduction of 88 bedrooms will closer align parking ratio with current city requirements of 1.25/bed.
 - Current Parking Ratio is .98/bed
 - Post Renovations Parking Ratio will be 1.18/bed.
- Re-configured unit plans and mix appeals to a broader tenant base.
- Eliminate 6% of the 4BR units from the student housing market which will help close the supply-demand gap. **SEE EXHIBIT B**

- Substantially increase the under supplied 1-bedroom units in the student market by 75%.
- Increase privacy by reducing the number of bedrooms per dwelling unit.

Haven 12 went into bankruptcy, in large part, due to having 'more of the same' from a floorplan perspective. CREI is extremely confident it can replicate the success of our proven strategy and turn lemons into lemonade by removing surplus and delivering something in demand while benefiting the off-campus student housing market and, in turn, the City of Starkville.

As laid out in the Unified Development Code, Special Exception review and approval criteria must align with or improve the following:

Site Suitability: There is adequate space for additional units because the new units will be created within the footprint of the existing buildings.

Traffic: There will be a reduction in traffic as a result of fewer residents.

Immediate Neighborhood Impact: From this de-densification plan there will be no adverse effect on the surrounding neighborhood.

Availability of Public Services: A reduction in public services burden due to fewer residents.

Impact on property values: Through a capital injection for the renovation and property upgrades and subsequently, improved rental rates, the changes will not cause surrounding property value to decline.

Consistent with the overall comprehensive plan: We feel the proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.

By approving this special exception, there will be a positive impact or improved alignment of values in all these criteria.

We are hopeful the city will see the benefit to our plan and approve a Special Exception to Section 13.5.7.D.5 of the Unified Development Code.

EXHIBIT A

4BR Bifurcation Plan (Two units, Three Residents)

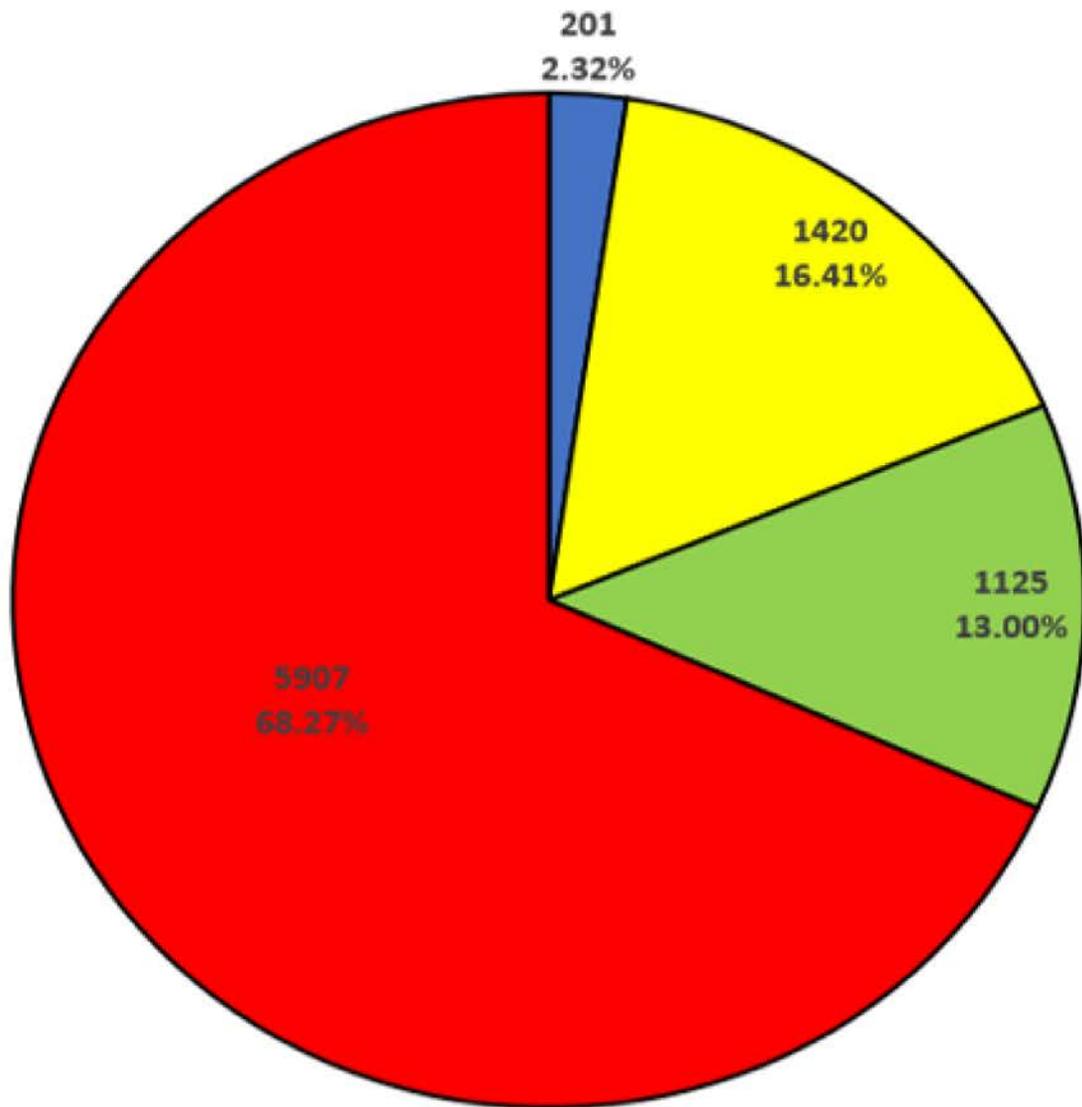


4BR Trifurcation Plan (Three Units, Three Residents)



EXHIBIT B
Student Housing Market
Starkville, MS

8,653 Total Beds



■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom ■ 4 Bedroom