



**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, DECEMBER 20, 2023
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 4:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR AUGUST 23, 2023
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 23-12 A REQUEST FOR A VARIANCE FROM WALL SIGN SIZE REQUIREMENTS FOR WALMART LOCATED AT 1010 MISSISSIPPI HIGHWAY 12 WEST IN A C ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF VA 23-13 A REQUEST FOR A VARIANCE FROM SEVERAL REQUIREMENTS OF THE ACCESS MANAGEMENT POLICY FOR WALMART LOCATED AT 1010 MISSISSIPPI HIGHWAY 12 WEST IN A C ZONING DISTRICT.
 - C. DISCUSSION AND CONSIDERATION OF THE 2024 BOARD OF ADJUSTMENTS AND APPEALS MEETING SCHEDULE AND SUBMISSION DEADLINES.
- VI. PLANNER'S REPORT
- VII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
AUGUST 23, 2023**

Be it remembered that the members of the Board of Adjustments & Appeals of the City of Starkville held their regularly scheduled meeting on August 23, 2023, at 4:00 p.m. in the conference room on the 2nd floor of City Hall located at 110 West Main Street, Starkville, MS.

There being physically present were Bill Webb, Chairman, Ward 6, Marco Nicovich, Vice Chairman, Ward 5, Kurt Gaude, Ward 2, Bo Richardson, Ward 3, George Sills, Ward 4, and Shawn Sullivan, Ward 7. George Ford, Ward 1 was absent from the meeting. Physically present attending the Commissioners was City Planner Daniel Havelin.

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, AUGUST 23, 2023
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 4:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR JULY 26, 2023
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 23-09 A REQUEST FOR A VARIANCE FROM STORMWATER REQUIREMENTS FOR STARKVILLE HIGH SCHOOL LOCATED AT 603 YELLOW JACKET DRIVE IN AN S-E ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF VA 23-10 A REQUEST FOR A VARIANCE FROM SETBACK REQUIREMENTS LOCATED AT 204 SOUTH WASHINGTON STREET IN A TN-E ZONING DISTRICT.
 - C. PUBLIC HEARING AND CONSIDERATION OF VA 23-11 A REQUEST FOR A VARIANCE FROM SIDEWALK REQUIREMENTS LOCATED AT 100 BRANDON ROAD IN AN S-M ZONING DISTRICT.
- VI. PLANNER'S REPORT
- VII. ADJOURN

The Board considered the matter of the approval of the written agenda dated August 23, 2023. Upon the motion of Mr. Nicovich, seconded by Mr. Gaude, the Board voted unanimously to approve the written agenda.

IV. APPROVAL OF THE MINUTES

A. APPROVAL OF THE UNAPPROVED MINUTES FOR June 28, 2023

The Board considered approving the June 28, 2023, Board of Adjustments and Appeals meeting minutes. Upon Mr. Nicovich's motion, seconded by Mr. Richardson, the Board voted unanimously to approve the minutes.

V. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF VA 23-09 A REQUEST FOR A VARIANCE FROM STORMWATER REQUIREMENTS FOR STARKVILLE HIGH SCHOOL LOCATED AT 603 YELLOW JACKET DRIVE IN AN S-E ZONING DISTRICT.

Mr. Havelin presented Thomas Stewart's request on behalf of Starkville Oktibbeha Consolidated School District for a variance from stormwater requirements on the Starkville High School campus located at 603 Yellow Jacket Drive. The applicant is currently designing a new classroom and locker room for the Starkville High School softball team. The proposed structure will be approximately 2,400 square feet. A site plan review is required since the structure is over 1,000 square feet. During the site plan review, it was determined that stormwater detention was required. The applicant states that the increase in stormwater is insignificant compared to the runoff from the entire parcel and is requesting relief from this requirement.

The request was noticed in accordance with Section 3.7.3.E. 44 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on August 6, 2023. A sign was posted on the property. As of this date, the Planning Office has received no response from the notifications.

Chairman Webb opened the public hearing to citizen comments.

Thomas Stewart spoke in favor of the request.

Calling for and receiving no comments, Chairman Webb closed the public hearing and opened the item up for discussion.

After a discussion and upon the motion of Mr. Sills, duly seconded by Mr. Nicovich, the Board voted 4-0 to recommend approval, with Mr. Sullivan abstaining.

B. PUBLIC HEARING AND CONSIDERATION OF VA 23-10 A REQUEST FOR A VARIANCE FROM SETBACK REQUIREMENTS LOCATED AT 204 SOUTH WASHINGTON STREET IN A TN-E ZONING DISTRICT.

Mr. Havelin presented Jeff Hosford's request for a variance from setback requirements located at 204 South Washington Street. The applicant is seeking approval to build within the side setback of the property. The previous structure was destroyed by fire in June of 2022. The applicant proposes to build a new structure back in the same footprint as the previous one. The previous structure was classified as a non-conforming structure due to not meeting the current setback requirements. A site plan was submitted as part of the building permit on May 9, 2023. The proposed structure was shown within the side setbacks and within 10' of the adjacent structure to the south. Another site plan was submitted on June 16, 2023. On the new site plan, the property line dimensions had changed, as well as the location of adjacent structures. After comparing the two site plans and reviewing the boundary description in the warranty deed, it became apparent that determining if the setback requirements are being met would not be possible with the submitted site plans. The request is to build the proposed structure in the same location as the previous one, which was destroyed by fire in June 2022.

The request was noticed in accordance with Section 3.7.3.E. 11 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on August 6, 2023. A sign was posted on the property. As of this date, the Planning Office has received no response from the notifications.

Chairman Webb opened the public hearing to citizen comments.

Jeff Hosford spoke in favor of the request

Calling for and receiving no comments, Chairman Webb closed the public hearing and opened the item up for discussion.

After a discussion about determining the amount of the dimensional variance and upon the motion of Mr. Richardson, duly seconded by Mr. Gaude, the Board voted unanimously to recommend approval with one condition.

1. A variance from side setbacks up to a maximum of 2'6" as verified by a survey.

**C. PUBLIC HEARING AND CONSIDERATION OF VA 23-11 A REQUEST FOR
A VARIANCE FROM SIDEWALK REQUIREMENTS LOCATED AT 100
BRANDON ROAD IN AN S-M ZONING DISTRICT.**

Mr. Havelin presented the request by the Physicians and Surgeons Clinic for a variance from sidewalk requirements located at 100 Brandon Road. The applicant's contractor recently renovated the clinic at 100 Brandon Road. The cost of the improvements was approximately \$300,000. Due to the estimated cost of the improvements, the requirements of Section 14.11.3 of the Unified Development Code apply. The request is to pay a fee in lieu of constructing the required sidewalks along Brandon Road and Carver Drive.

The request was noticed in accordance with Section 3.7.3.E. 9 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on August 8, 2023. A sign was posted on the property. As of this date, the Planning Office has received no response from the notifications.

Chairman Webb opened the public hearing to citizen comments.

Dr. Donald Livingston spoke in favor of the request

Calling for and receiving no comments, Chairman Webb closed the public hearing and opened the item up for discussion.

After a discussion and upon the motion of Mr. Richardson, duly seconded by Mr. Sullivan, the Board voted unanimously to recommend approval.

VI. PLANNER'S REPORT

No report

VII. ADJOURNMENT

After discussion, Mr. Webb moved to adjourn, which was seconded by Mr. Sullivan, and the Board voted unanimously to adjourn until 4:00 p.m. on September 27, 2023, in the second-floor conference room located at 110 West Main Street, Starkville, MS.

Bill Webb, Chairman

Daniel Havelin, City Planner

STAFF REPORT

To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 23-12 a request for a variance from wall sign size requirements for Walmart located at 1010 Mississippi Highway 12 West in a C zoning district.
Date: December 20, 2023

The purpose of this report is to provide information regarding a variance request by Jen Paquin on behalf of Walmart Inc. for a variance from wall sign size requirements for a Walmart located at 1010 Mississippi Highway 12 West in a C (commercial) zoning district with the property #103I-00-005.00. Please see attachments 1- 5.

SUMMARY

The applicant proposes replacing six existing wall signs on the façades of the building with seven new wall signs (see attachment #3). The total area of proposed wall signage for the front façade of the building is 331 square feet for a total of +/- 81 square feet above the permitted amount, with the structure being located more than 200 feet from the nearest adjacent street. The applicant requests relief from section 14.7.8.A-4.3 of the Unified Development Code, which limits the maximum square footage for wall signage to 250 square feet. If the request for Variance is recommended for approval or denial, the Board of Aldermen will hear the requests at the recessed meeting on January 16, 2024.

VARIANCE REQUEST FROM

Unified Development Code Section 14.7.8.A Wall Sign



Fig 14.7-3

1. Description

1. A wall sign is a sign attached flat to, painted on, or mounted away from but parallel to the building wall.

2. A sign permit is required for a wall sign.
2. **Size Requirements**
 1. The copy area or sign area, whichever is greater, of a wall sign shall not exceed fifty percent (50%) of the square footage of the facade face of the building and not to exceed one hundred fifty (150) square feet in size.
 2. The sign area of a wall sign in Form-based districts shall not exceed three (3) feet in height and ninety percent (90%) of the width of the facade face.
 3. The sign area of a wall sign in TN-N, TN-E, MU-9, and MU-20 districts shall not exceed three (3) feet in height and fifty percent (50%) of the width of the facade face up to a maximum of fifty (50) square feet in size.
 4. Wall signs shall not extend out more than twelve (12) inches from the building wall.
3. **Location**
 1. No portion of a wall sign may extend above the roof line of a building without a parapet wall. No portion of a wall sign shall extend above the parapet without a use exception being granted.
 2. No wall sign may extend above the lower eave line of a building with a pitched roof.
 3. The minimum clearance above a walkway or public sidewalk from the bottom of a wall sign shall be eight (8) feet.
4. **Additional Standards**
 1. The font height of wall signs in the TN-N, TN-E, and Form-based Districts shall not exceed eighteen (18) inches.
 2. Wall signs in the TN-N, TN-E, and Form-based Districts shall not be internally illuminated. Halo-type or backlit illumination is not considered internally illuminated. Push thru letters with an opaque letter face are allowed.
 3. If the primary structure is located more than two hundred (200) feet from the nearest adjacent street, the square footage of a wall sign may be increased to two hundred and fifty (250) square feet in a Commercial, Industrial, Optional- Commercial use district, or Optional- Industrial use district.
 4. Painted wall signs shall meet all size and location requirements in addition to being painted in a professional and contextually complementary manner. An artistic mural that is not related to the use of the building or site is not considered a wall sign and is not regulated by this section.
 5. This sign type is only allowed in RN and O-E zoning districts with an approved commercial or multi-dwelling unit residential use.
 6. This sign type is only allowed in TN-N and TN-E zoning districts with an approved commercial use or use exception for existing use.

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. **Literal Interpretation.** That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

- C. **Hardship.** That the hardship has not resulted from the actions of the applicant.
- D. **Special Privilege.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. **Minimum Variance.** That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. **Consistency with Comprehensive Plan.** That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

NOTIFICATION

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

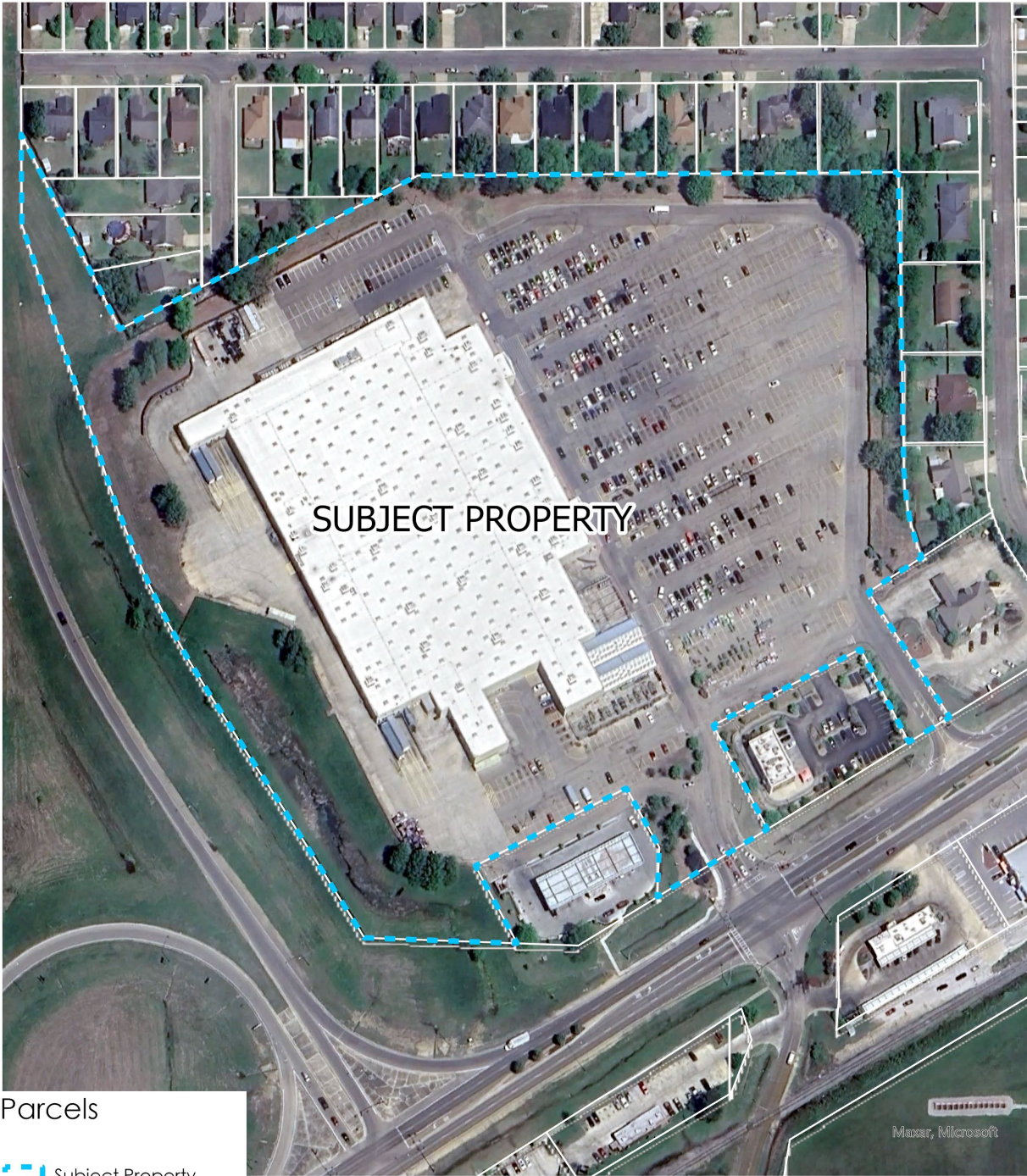
1. 39 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on November 28th, 2023.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has 2 phone calls requesting further information on this request.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a variance by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, and successors.

Attachment1
VA 23-12 Aerial



Parcels

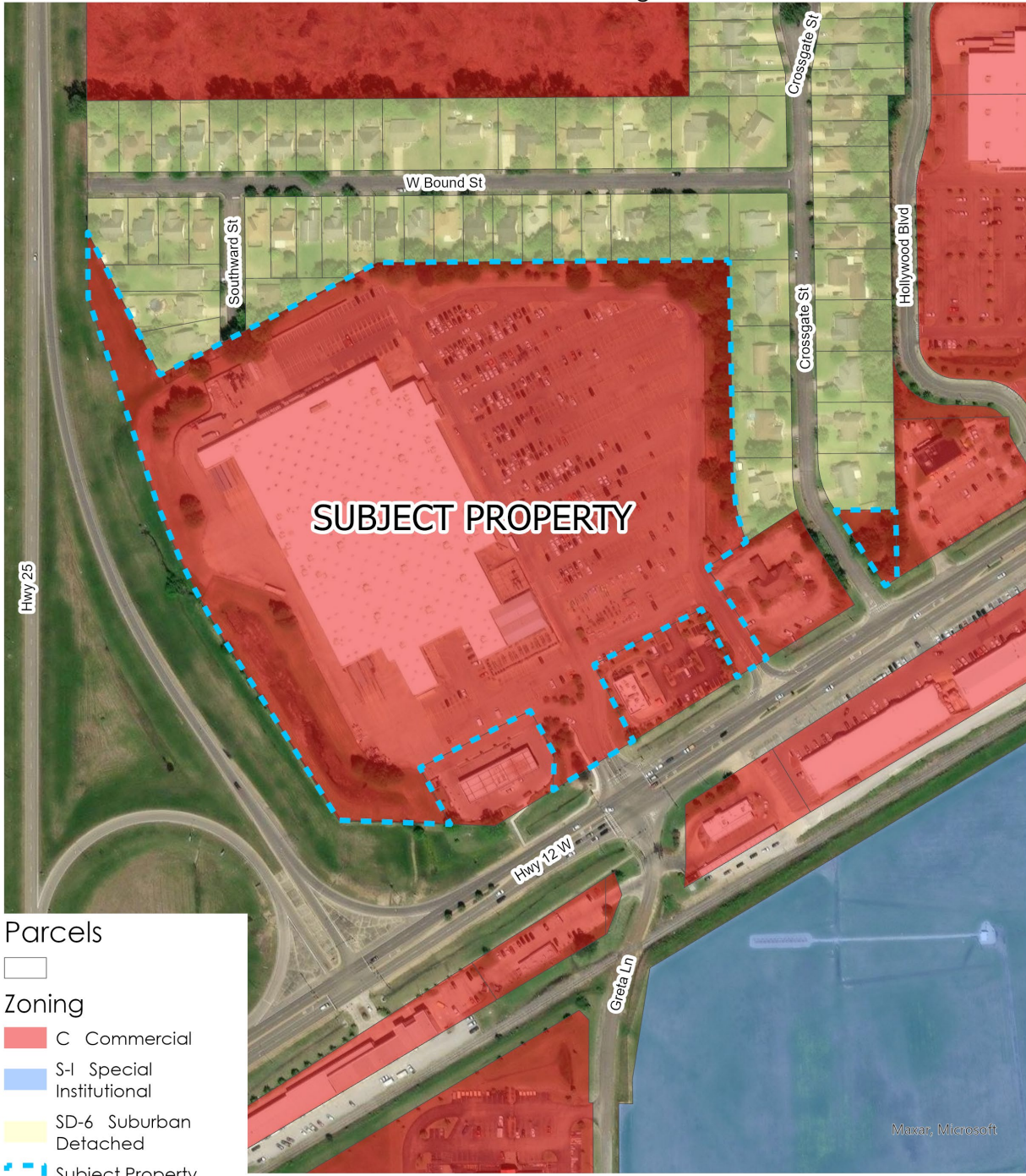
 Subject Property

0 225 450 900 Feet



Maxar, Microsoft

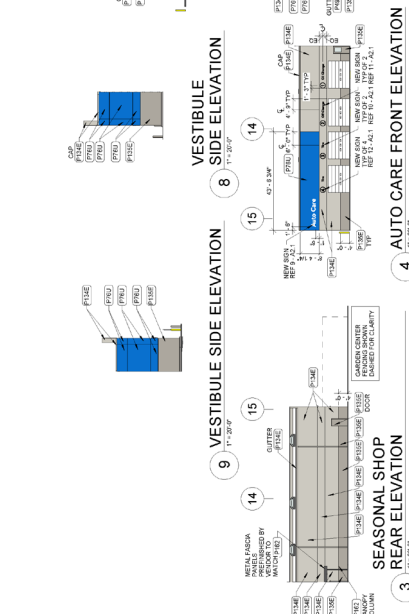
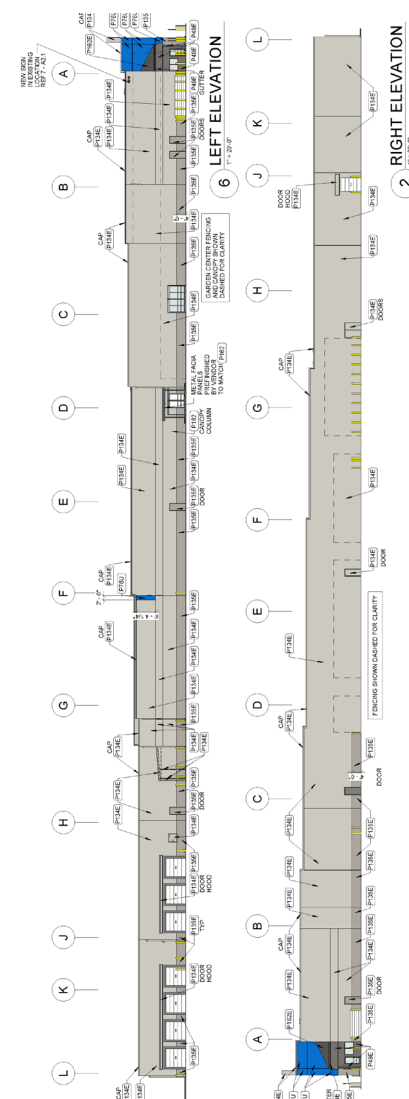
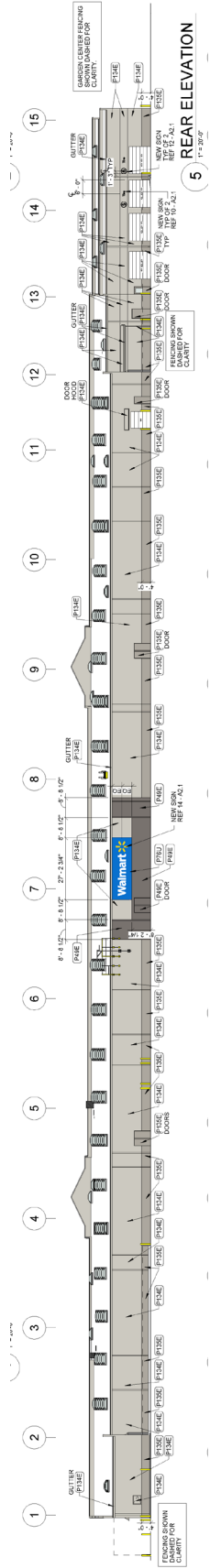
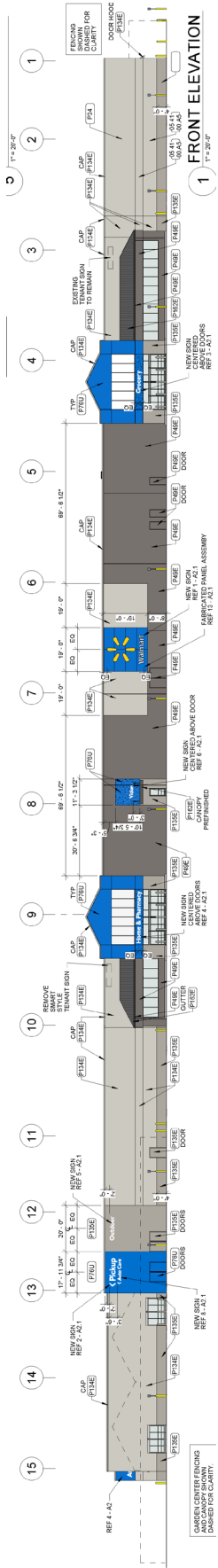
Attachment 2
VA 23-12 Zoning



Attachment 3- VA 23-12 New Signage Schedule

NEW SIGNAGE SCHEDULE						
SIGNAGE	QTY	LIGHTED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
FRONT SIGNAGE						
Walmart * (Spark)	1	LED	WHITE/YELLOW	12'-0"	158.41	158.41
< Pickup	1	LED	WHITE	2'-6"	40.83	40.83
Grocery	1	N/A	WHITE	2'-0"	26.27	26.27
Home & Pharmacy	1	N/A	WHITE	2'-0"	60.74	60.74
Outdoor	1	N/A	WHITE	2'-0"	20.67	20.67
Vision	1	N/A	WHITE	1'-6"	8.19	8.19
< Auto Care	1	N/A	WHITE	1'-6"	16.25	16.25
Address (1010)	1	N/A	BLACK	1'-0" BLACK	0.00	0.00
FRONT SIGNAGE						331.36
AUTO CARE SIGNAGE						
Auto Care	1	N/A	WHITE	2'-0"	24.75	24.75
Tire	4	N/A	BLACK	1'-0" BLACK	2.33	9.32
Oil Change	2	N/A	BLACK	1'-0" BLACK	9.33	18.66
Auto Numeral 1	1	N/A	BLACK	2'-6" BLACK	4.91	4.91
Auto Numeral 2	1	N/A	BLACK	2'-6" BLACK	4.91	4.91
Auto Numeral 3	1	N/A	BLACK	2'-6" BLACK	4.91	4.91
Auto Numeral 4	1	N/A	BLACK	2'-6" BLACK	4.91	4.91
Auto Numeral 5	1	N/A	BLACK	2'-6" BLACK	4.91	4.91
Auto Numeral 6	1	N/A	BLACK	2'-6" BLACK	4.91	4.91
AUTO CARE SIGNAGE						82.19
REAR SIGNAGE						
Walmart * (Spark)	1	LED	WHITE/YELLOW	3'-6"	123.73	123.73
REAR SIGNAGE						123.73
TOTAL BUILDING SIGNAGE						537.28

Attachment 4- VA 23-12 Site Elevations



1 FRONT ELEVATION
1" = 20'-0"

5 REAR ELEVATION
1" = 20'-0"

6 LEFT ELEVATION
1" = 20'-0"

2 RIGHT ELEVATION
1" = 20'-0"

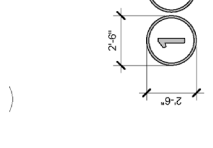
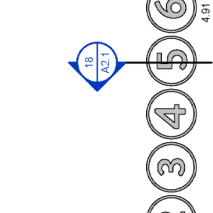
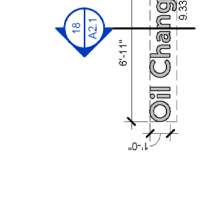
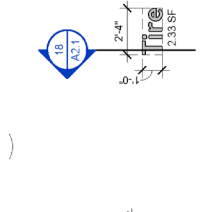
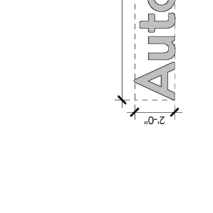
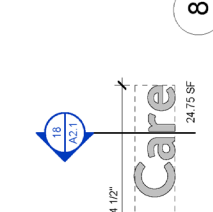
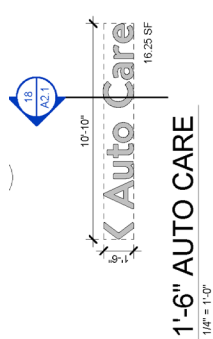
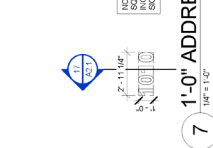
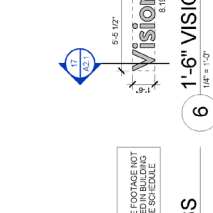
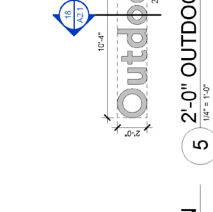
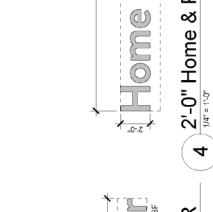
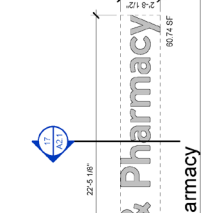
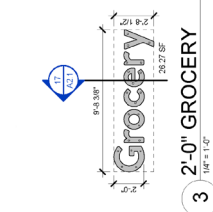
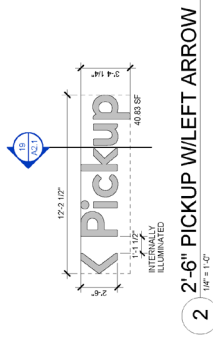
3 SEASONAL SHOP REAR ELEVATION
1" = 20'-0"

8 VESTIBULE SIDE ELEVATION
1" = 20'-0"

9 VESTIBULE SIDE ELEVATION
1" = 20'-0"

4 AUTO CARE FRONT ELEVATION
1" = 20'-0"

Attachment 5- VA 23-12 Sign Details





THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ADJUSTMENTS & APPEALS
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 23-13 a request for a variance from several requirements of the access management policy for Walmart located at 1010 Mississippi Highway 12 West in a C zoning district.
Date: December 20, 2023

The purpose of this report is to provide information regarding a variance request by Benton Bilello on behalf of Walmart Inc. for a variance from several requirements of the access management policy for Walmart located at 1010 Mississippi Highway 12 West in C (commercial) zoning district with the property #103I-00-005.00. Please see attachments 1-4.

SUMMARY

The applicant is proposing several renovations and improvements to the building and site. Walmart's proposed renovations and improvements trigger the nonconformity clauses of Section 3.17, requiring the entire site to be updated to current code standards. The requested variance is from four requirements of Chapter 4 Access Management Policy of the City of Starkville's Standards of Design & Specifications. The applicant requests relief from chapters 13.01.C, 13.01.G, and 13.01.H of the City of Starkville's Standards of Design & Specifications. The applicant attended a Development Review Committee meeting on November 9, 2023. If the request for Variance is recommended for approval or denial, the Board of Aldermen will hear the requests at the recessed meeting on January 2, 2024.

VARIANCE REQUEST FROM

Request #1:

The number of driveways is limited to just one in accordance with Chapter 13.01.C City of Starkville's Standards of Design & Specifications. The site currently has two driveways (Attachment 4). Based on the actual lot frontage (which doesn't include Panda or the gas station), the site is only allowed one entrance. The request is for the existing driveway locations to remain the same.

Chapter 13.01.C - Access Point Spacing: Lots that are not used for single-lot detached dwelling or agricultural purposes, are permitted vehicular access points but shall not exceed one (1) for every accumulative two hundred (200) feet of frontage. Properties that are less than two hundred (200) feet across, or that have less than two hundred (200) feet of frontage on the street, shall be limited to one access point per street frontage unless otherwise approved by the Development Review Committee.

Developments that are intended to be subdivided into multiple parcels, with or without multiple business owners, will be viewed as a single development and will be subject to the requirements of this section as such. Individual parcels within such

developments shall not be permitted access unless the access point meets the requirements of this section.

The City Engineer may allow two (2) one-way driveways to serve a commercial property. Distances between adjacent one-way commercial driveways with inbound traffic upstream from the outbound drive must have a minimum separation distance of 25 feet. Roadway and the maximum width of a one-way entrance driveway will be 16 feet as outlined and illustrated in the latest version of the Mississippi Department of Transportation Access Management Manual.

Request #2:

The width of the easternmost driveway (Driveway #1, Attachment 5) is proposed to remain dimensionally the same. Chapter 13.01.G of Starkville's Standards of Design & Specifications has a maximum width of sixteen (16) feet for a one-way driveway. The current lane width is +/- twenty-two (22) feet.

13.01.G – 1 - A minimum of 12 feet and a maximum of 16 feet in drivable surface width for a one-way driveway.

Request #3:

The width of the existing westernmost driveway (Driveway #2 Attachment 6) is proposed to remain dimensionally the same. Chapter 13.01.G of Starkville's Standards of Design & Specifications has a maximum total width of thirty-six (36) feet. The current total driveway width is +/- fifty-four (54) feet.

13.01.G – 4 - A minimum of 30 feet and a maximum of 36 feet in drivable surface width for a two-way driveway.

Request #4:

The radius for the existing westernmost driveway (Driveway #2 Attachment 7) is +/- seventy (70) feet. Chapter 13.01.H of Starkville's Standards of Design & Specifications has a maximum total radius of twenty (25) feet.

13.01.H – Driveway Radius: Non-residential driveways: The maximum allowable driveway radius shall be a minimum of 10 feet and a maximum of 25 feet unless approved by the City Engineer based on documentation provided by the applicant justifying the need for a larger radius based on specific site transportation needs.

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. **Literal Interpretation.** That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.
- C. **Hardship.** That the hardship has not resulted from the actions of the applicant.

- D. **Special Privilege.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. **Minimum Variance.** That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. **Consistency with Comprehensive Plan.** That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

NOTIFICATION

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

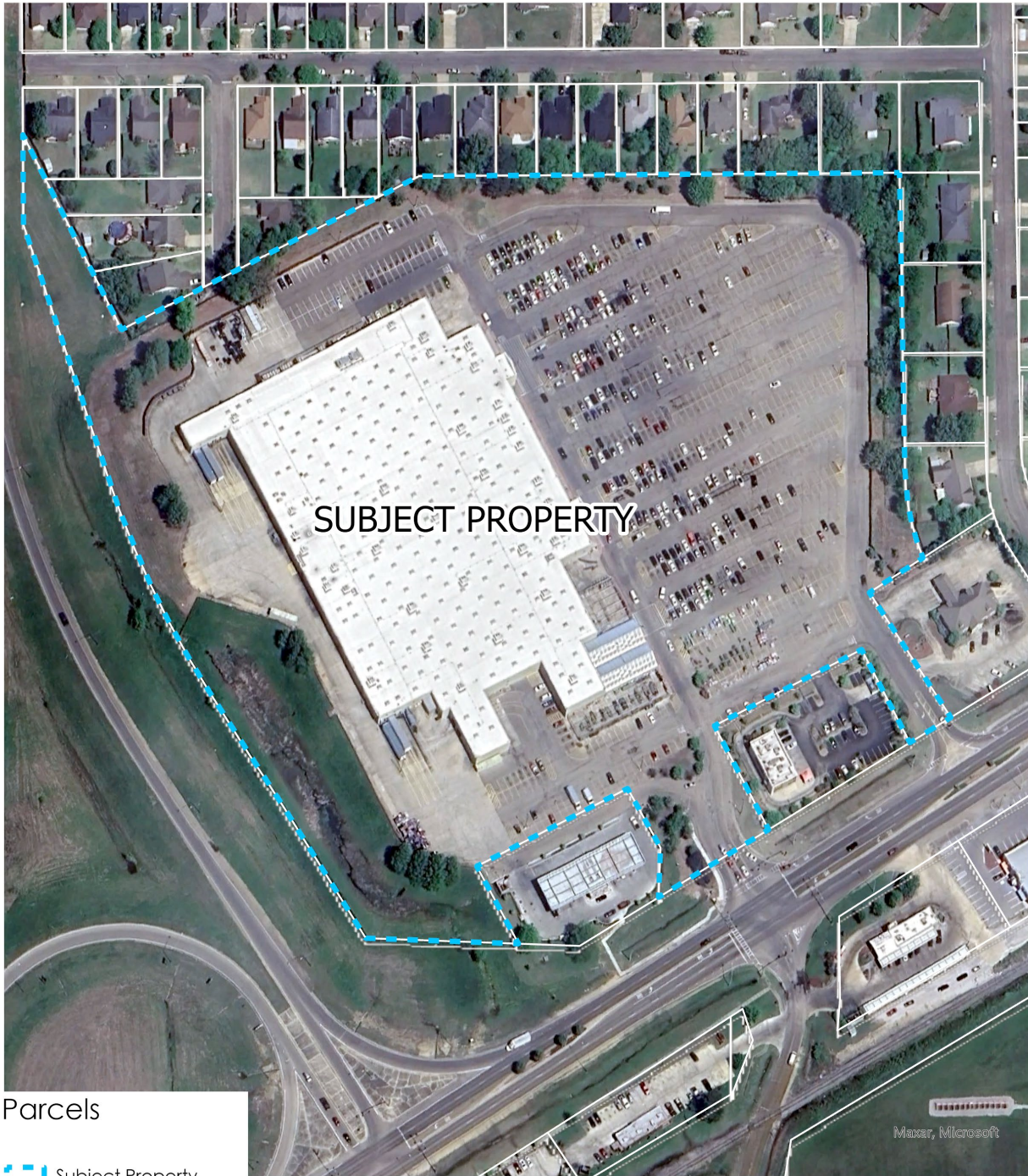
1. 39 property owners of record within 160 feet of the subject property were notified directly of the request by mail.
2. A legal ad was published in the Starkville Daily News on November 28th, 2023.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received 2 phone calls looking for further information on this request.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a variance by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, and successors.

Attachment 1
VA 23-13 Aerial



Parcels

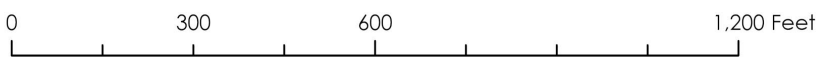
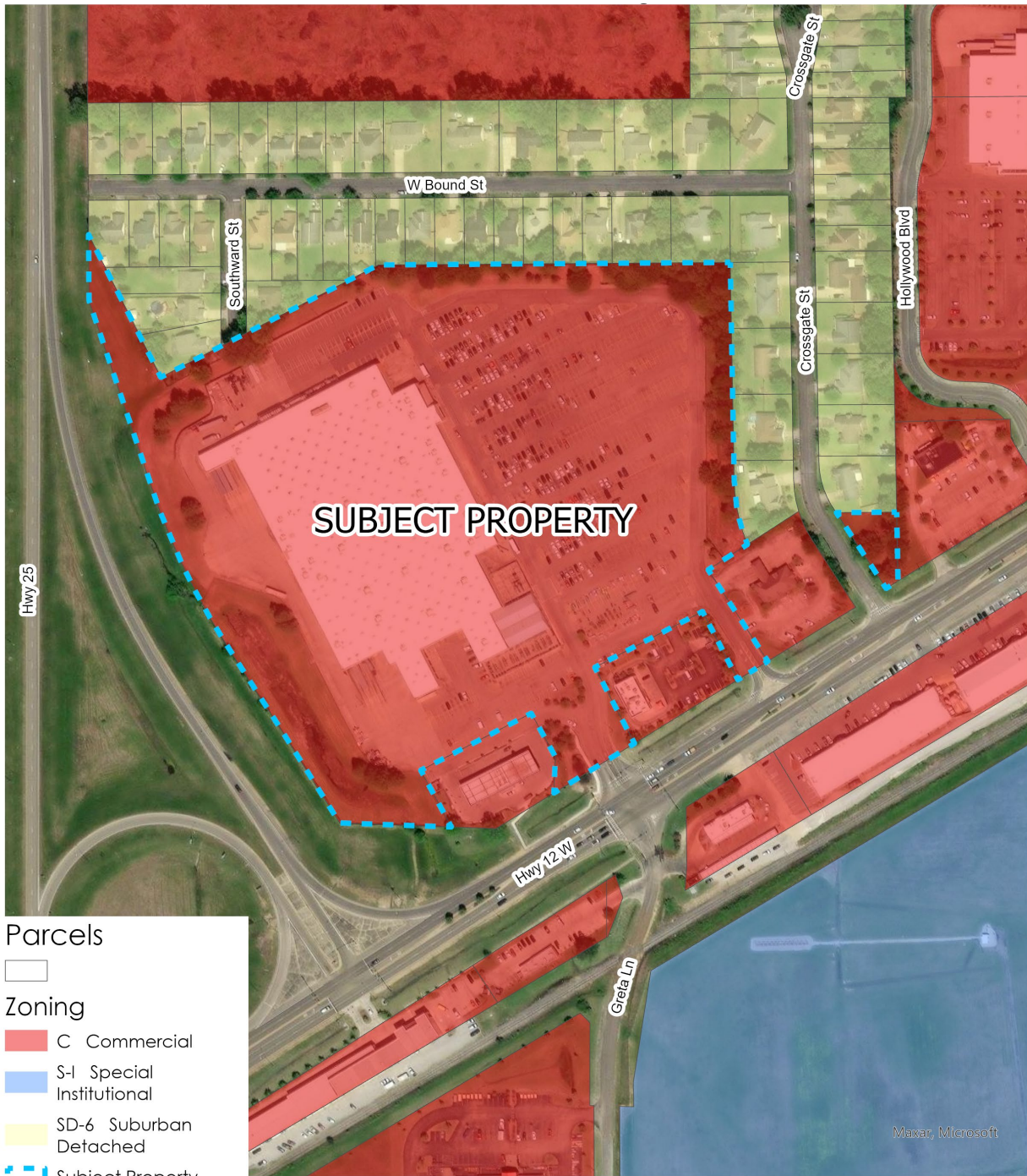
 Subject Property

0 225 450 900 Feet



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 2
VA 23-13 Zoning



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 3- Applicant Statement



11/20/23

MR. DANIEL HAVELIN, AICP, PLA
CITY PLANNER
CITY OF STARKVILLE
110 WEST MAIN STREET
STARKVILLE, MS 39759-2823

WALMART SUPERCENTER #112-1002 PARKING LOT IMPROVEMENTS
1010 MISSISSIPPI HIGHWAY 12 WEST, STARKVILLE, MS

VARIANCE REQUEST APPLICANT STATEMENT
DDG PROJECT 23-1359

Dear Mr. Havelin,

Based on Development Review Committee comments received on November 9, 2023, Duplantis Design Group, on behalf of Walmart, Inc., wishes to formally request Variance approval from the following City of Starkville Standards of Design and Specifications, specifically Chapter 13 – Access Management Policy:

13.01.C Access Point Spacing: Lots that are not used for single lot detached dwelling or agricultural purposes, are permitted vehicular access points but shall not exceed one (1) for every accumulative two hundred (200) feet of frontage. Properties that are less than two hundred (200) feet across, or that have less than two hundred (200) feet of frontage on the street, shall be limited to one access point per street frontage unless otherwise approved by the Development Review Committee. Developments that are intended to be subdivided into multiple parcels, with or without multiple business owners, will be viewed as a single development and will be subject to the requirements of this section as such. Individual parcels within such developments shall not be permitted access unless the access point meets the requirements of this section. The City Engineer may allow two (2) one-way driveways to serve a commercial property. Distances between adjacent one-way commercial driveways with inbound traffic upstream from the outbound drive must have a minimum separation distance of 25 feet. Roadway and the maximum width of a one-way entrance driveway will be 16 feet as outlined and illustrated in the latest version of the Mississippi Department of Transportation Access Management Manual.

13.01.G.4 Width: Non-residential driveways shall be 4. A minimum of 30 feet and a maximum of 36 feet in drivable surface width for a two-way driveway

13.01.H Driveway Radius: Non-residential driveways: the maximum allowable driveway radius shall be a minimum of 10 feet and a maximum of 25 feet unless approved by the City Engineer based on documentation provided by the applicant justifying the need for a larger radius based on specific site transportation needs.

To support our request, we offer the following statements as they relate to the criteria for variance review and approval:

1. Special Conditions: The existing access points were designed per the applicable codes and permitted by all Authorities Having Jurisdiction at the time of the original construction in 2001. The access points were geometrically designed to accommodate car and heavy truck traffic throughout the life of the facility.

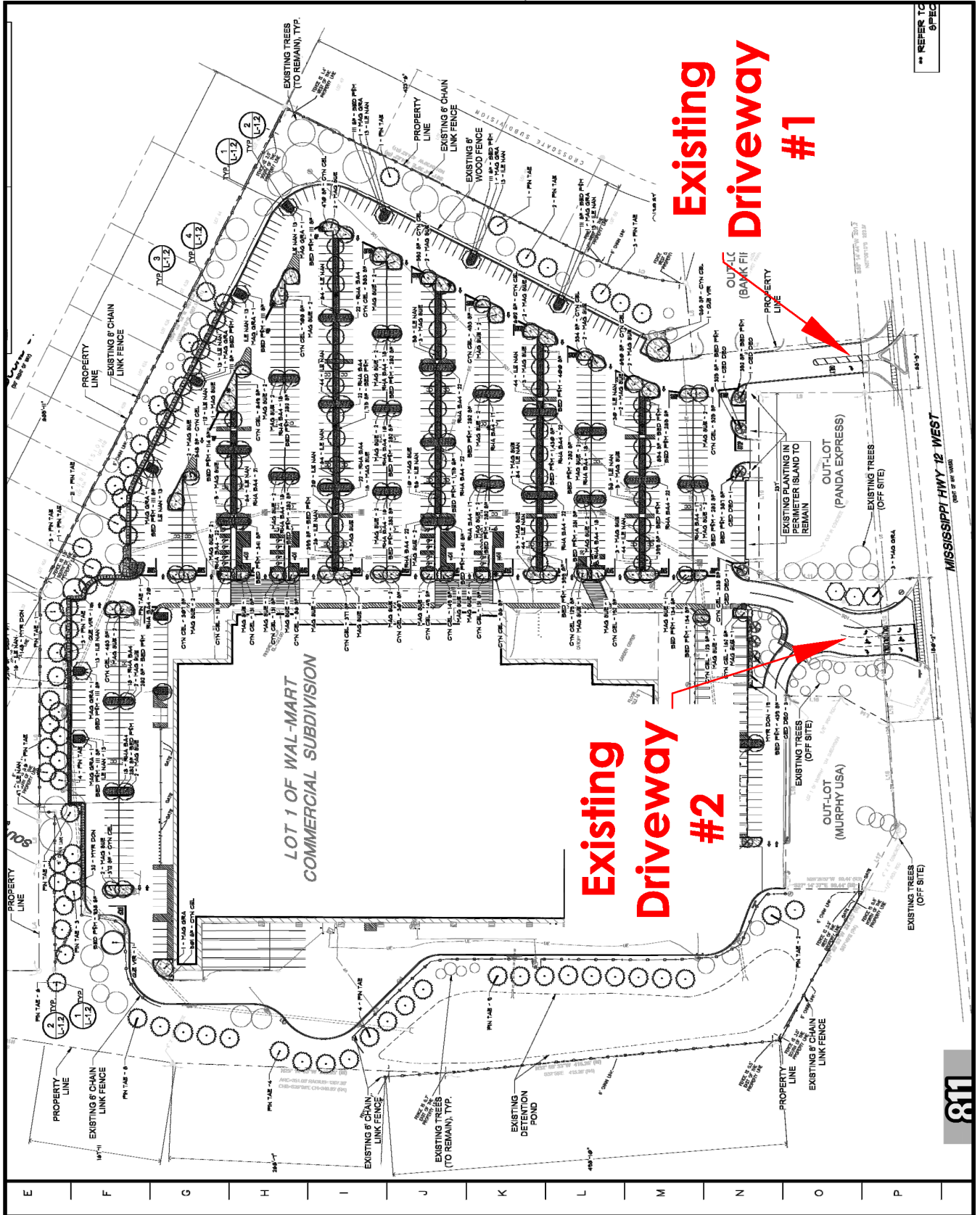
2. Literal Interpretation: Compliance with the current Access Management Policy (most recently amended on 4/4/2023) would eliminate an access point, modify the existing driveway geometry, and require all four businesses to use a single access point. This will merge customer car traffic and heavy truck traffic thus making unsafe traffic conditions both on and off site. Separation of customer traffic from heavy truck traffic was a part of the original design of the site and is intended to accommodate traffic throughout the life of the facility.
3. Hardship: Compliance with the current Access Management Policy would require major traffic maneuver changes to the Walmart Supercenter, the Murphy Oil Fuel Station, the Panda Express restaurant, and the BankFirst Bank. Modifications to the driveway geometry and elimination of an access point would require all traffic for the four businesses to operate from a single access point and require heavy trucks to merge with customer car traffic creating unsafe conditions and negatively impacting the traffic operations both on and off site. Further, the current driveway radii of the existing access points were designed based on the specific large truck maneuvers encountered daily at the site. Modification of the existing conditions will create unsafe conditions and likely cause damage to the existing infrastructure both on site and within the right-of-way.
4. Special Privilege: Granting this variance request does not give any special privilege to the applicant. The granting of this request only allows the applicant and the adjacent business owners to maintain the current safe traffic operations both on and off site.
5. Minimum Variance: Granting of this variance request is necessary to maintain safe traffic operations for the Walmart Supercenter and the adjacent businesses which rely solely on the existing access points for access to their properties.
6. Consistency with Comprehensive Plan: Granting of this variance request will be consistent with the intent of the City of Starkville's Comprehensive Plan by improving the existing business for the residents of the City of Starkville and maintaining the current safe traffic operations by separating customer car traffic from heavy truck delivery traffic to the extent possible.

DDG asks that you consider this information for your approval of our variance request. If you have any questions or need any additional information, please do not hesitate to contact us.

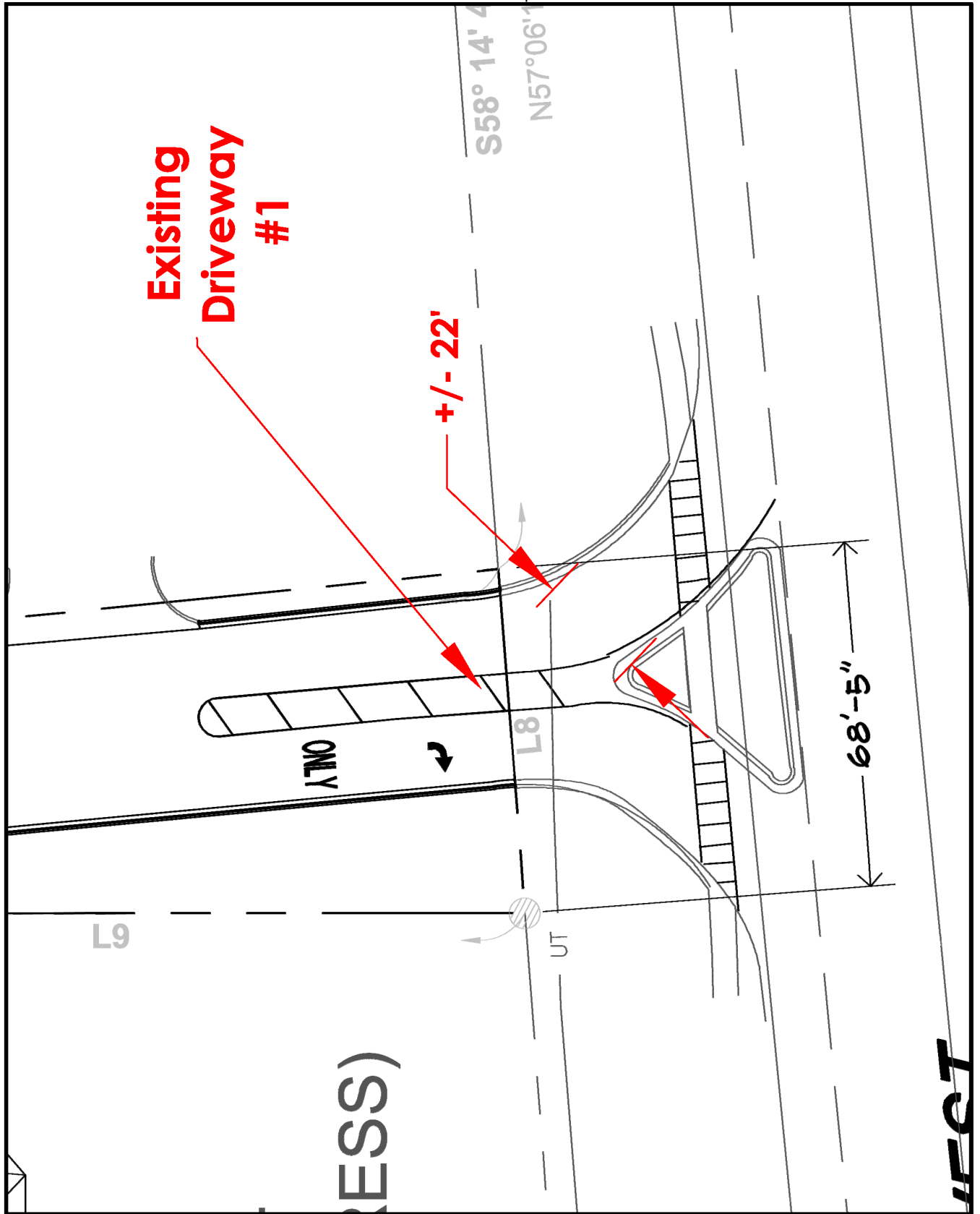
Sincerely,

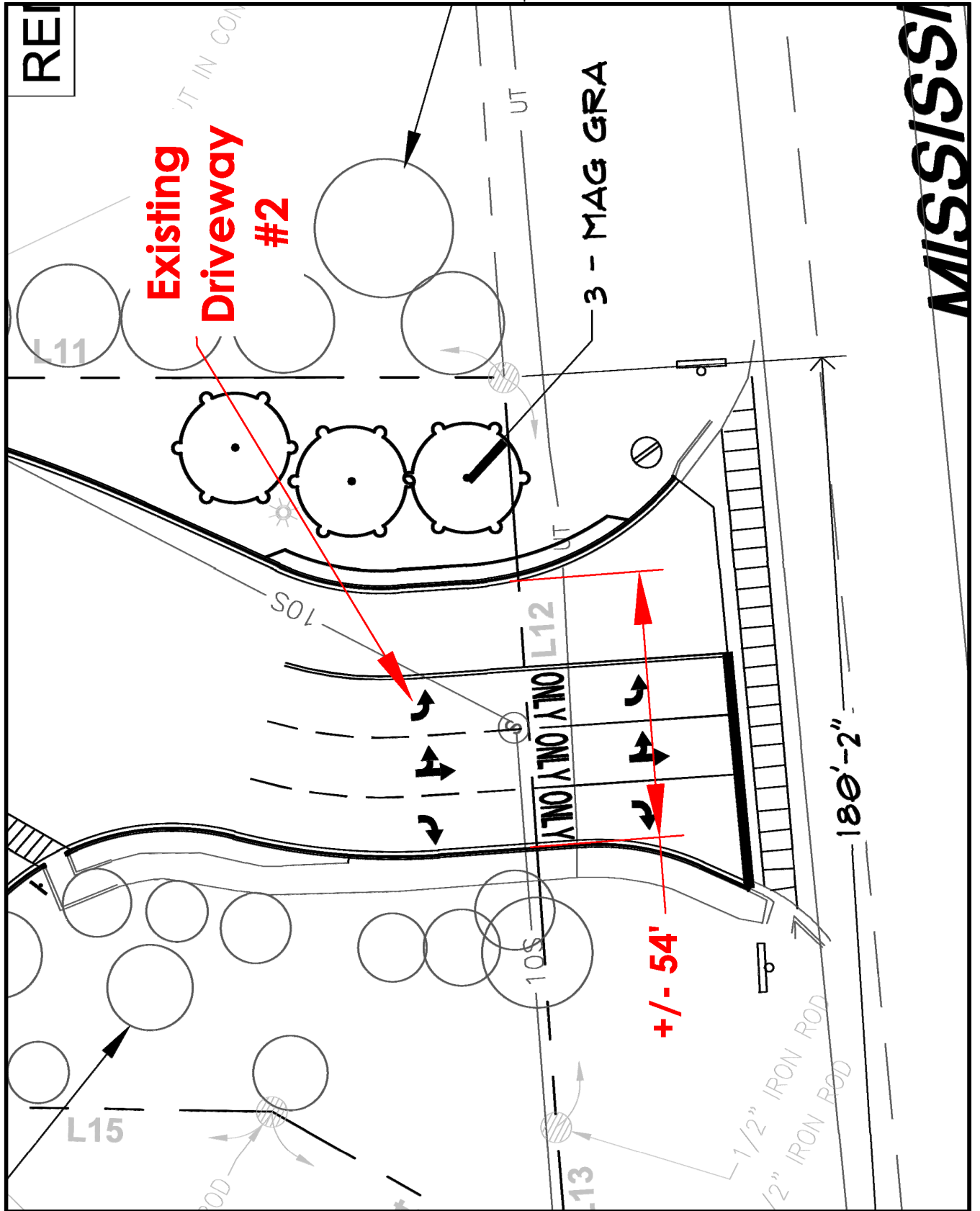


Benton P. Billello
Project Manager
Duplantis Design Group



REFER TO SPEC







THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ADJUSTMENTS & APPEALS
 CITY HALL, 110 WEST MAIN STREET
 STARKVILLE, MISSISSIPPI 39759

STAFF REPORT	
To:	Members of the Board of Adjustments & Appeals
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Discussion and consideration of the 2024 Board of Adjustments and Appeals Meeting Schedule and Submission Deadlines.
Date:	December 20, 2023

	<h2 style="margin: 0;">Board of Adjustments and Appeals</h2> <h3 style="margin: 0;">2024 Meeting Schedule</h3>	
Submittal Type Deadline		Meeting Date
Public Hearing: Variance (Sec. 3.7)	Non-Advertised Public Meeting: Administrative Appeal (Sec. 3.8)	
Thursday, December 28, 2023	Wednesday, January 10, 2024	Wednesday, January 24, 2024
Thursday, February 1, 2024	Wednesday, February 14, 2024	Wednesday, February 28, 2024
Thursday, February 29, 2024	Wednesday, March 13, 2024	Wednesday, March 27, 2024
Thursday, March 28, 2024	Wednesday, April 10, 2024	Wednesday, April 24, 2024
Thursday, April 25, 2024	Wednesday, May 8, 2024	Wednesday, May 22, 2024
Thursday, May 30, 2024	Wednesday, June 12, 2024	Wednesday, June 26, 2024
Thursday, June 27, 2024	Wednesday, July 10, 2024	Wednesday, July 24, 2024
Thursday, August 1, 2024	Wednesday, August 14, 2024	Wednesday, August 28, 2024
Thursday, August 29, 2024	Wednesday, September 11, 2024	Wednesday, September 25, 2024
Thursday, September 26, 2024	Wednesday, October 9, 2024	Wednesday, October 23, 2024
Thursday, October 24, 2024	Wednesday, November 6, 2024	Wednesday, November 20, 2024
Thursday, November 21, 2024	Wednesday, December 4, 2024	Wednesday, December 18, 2024
Thursday, December 26, 2024	Wednesday, January 8, 2025	Wednesday, January 22, 2025
Submittals requiring Development Review Committee review, will only be considered submitted after being reviewed by the Development Review Committee in accordance with Section 3.7.3.B		
Meetings begin at 4:00 pm at City Hall on the second floor in Rm 211 at 110 West Main Street unless otherwise noticed		