



OFFICIAL AGENDA  
STARKVILLE TREE ADVISORY BOARD  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF WEDNESDAY, FEBRUARY 1, 2017  
2<sup>ND</sup> FLOOR CITY HALL – COMMUNITY DEVELOPMENT,  
110 West Main Street, 11:00 AM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. CONSIDERATION FOR APPROVAL OF MINUTES
  - A. Consideration of the Unapproved minutes for November 7, 2016
- V. NEW BUSINESS
  - A. LW 17-01 Request for Landscape Waiver from Buffer Yard requirements at 308 Highway 12 West with the parcel number 102G-00-009.00
- I. ADJOURN



**UNAPPROVED**

**MINUTES OF THE SPECIAL  
CALLMEETING OF THE STARKVILLE  
TREE ADVISORY BOARD  
THE CITY OF STARKVILLE, MISSISSIPPI  
NOVEMBER 7, 2016**

The Starkville Tree Advisory Board held a Special Call meeting at 4:00 PM on November 7, 2016 in the Community Development Department at City Hall. Members present were Stephen Grado, Richard Harkess, Kris Godwin, Jamey Bachman, and Jason Gordon. Not present were members John Cartwright and Will Sanders. Attending the Board meeting were City Planner Daniel Havelin.

**OFFICIAL AGENDA  
STARKVILLE TREE ADVISORY BOARD  
CITY OF STARKVILLE, MISSISSIPPI  
SPECIAL CALL MEETING OF MONDAY, NOVEMBER 7, 2016  
2<sup>ND</sup> 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. CONSIDERATION FOR APPROVAL OF MINUTES
  - A. Consideration of the Unapproved minutes for October 5, 2016
- V. NEW BUSINESS
  - A. LW 16-05 Request for Landscape Waiver from several requirements of the landscape ordinance for a redevelopment of a commercial property at 400 Highway 12 with the parcel number 102C-00-224.04.
- I. ADJOURN

The Board considered the matter of approval of the written agenda dated OCTOBER 5, 2016. The Board voted unanimously to approve the written agenda as presented.

## **CONSIDERATION FOR APPROVAL OF MINUTES**

Chair Gordon called for consideration of approval of the minutes of October 5, 2016. Mr. Harkess had one requested revision to the minutes as presented. Mr. Gardo moved to approve the minutes with the requested change, which was seconded by Mr. Harkess, and the Board voted unanimously to approve the minutes of October 5, 2016.

## **NEW BUSINESS**

### **LW 16-05 REQUEST FOR LANDSCAPE WAIVER FROM SEVERAL REQUIREMENTS OF THE LANDSCAPE ORDINANCE FOR A REDEVELOPMENT OF A COMMERCIAL PROPERTY AT 400 HIGHWAY 12 WITH THE PARCEL NUMBER 102C-00-224.04.**

City Planner Daniel Havelin presented the waiver request to the Board. The Applicant's representative, Steven Phillips, explain the request to the Board. After discussion among the Board Members, the Board deliberated. Mr. Harkess moved to accept the waiver request from Section 6, with one condition: Minimum of 25% reduction in the amount of Canopy Trees shown on Approved Site Plan dated August 16, 2016. The motion was seconded by Mr. Grado, and the Board voted unanimously to approve.

## **ADJOURNMENT**

There being no further business before the Starkville Tree Advisory Board, the Board adjourned the meeting.

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Jason Gordon, Chair

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Daniel Havelin, City Planner



THE CITY OF STARKVILLE  
COMMUNITY DEVELOPMENT DEPT  
CITY HALL, 110 WEST MAIN STREET  
STARKVILLE, MISSISSIPPI 39759

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**STAFF REPORT**

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**TO:** Members of the Tree Advisory Board  
**FROM:** Daniel Havelin (662-323-2525 ext. 3136)  
**SUBJECT:** LW 17-01 Request for Landscape Waiver from Buffer Yard requirements at 308 Highway 12 West with the parcel number 102G-00-009.00  
**DATE:** February 1, 2017

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**AREA/BACKGROUND:**

The subject property is located at 308 Highway 12 West in a C-2 General Business zone. The applicant, Jason Pepper on behalf of Jason Roberts, is planning to redevelop the property as a Smoothie King. The applicant attended the January 26, 2017 Development Review Committee meeting for site plan review. Due to the dimensions of the property and meeting the requirements of the franchise, owner, and City the required 30' Buffer Yard cannot be met. The Applicant has made the request for a Landscape Waiver to reduce the Buffer yard to 10'. The attached landscape plan has a total of 96 plant units with a total of 6 existing trees to remain (within the Buffer Yard). See attachments 1-3.

**LANDSCAPE WAIVER REQUEST:**

**Waiver Request:** Relief from the Buffer Yard requirements as required by section 8 of the landscape ordinance.

**Code Reference**

**Sec. 112-33. - Section 8. Buffer yard and screening of residential and non-residential uses.**

- (a) *To maintain and perpetuate land use compatibility where different types and/or intensities of land use activities abut one another, the standards set in Tables 8-1 and 8-2 shall apply.*
- (b) *The development review committee (DRC) may require more restrictive buffer yards including a combination of landscape features, fence, or wall as a buffer yard between uses of varying intensities.*

Table 8-1. Buffer Yard and Landscape Screening Types

<i>Buffer Yard/Landscape Screening Type</i>	<i>Width of Required Landscape Strip</i>	<i>Plant Units Required per 100 Linear Feet of Property Line</i>
<i>A</i>	<i>10 Linear Feet</i>	<i>40</i>
<i>B</i>	<i>20 Linear Feet</i>	<i>80</i>
<i>C</i>	<i>30 Linear Feet</i>	<i>120</i>
<i>D</i>	<i>40 Linear Feet</i>	<i>160</i>

(c) A use is considered "no impact," "low impact," "medium impact," "high impact" or "very high impact" based on its effect on the existing/adjacent land use. These terms are defined in the "definitions" section of this article. The following criteria shall be considered when determining type of impact of a proposed mixed-use or other non-residential development:

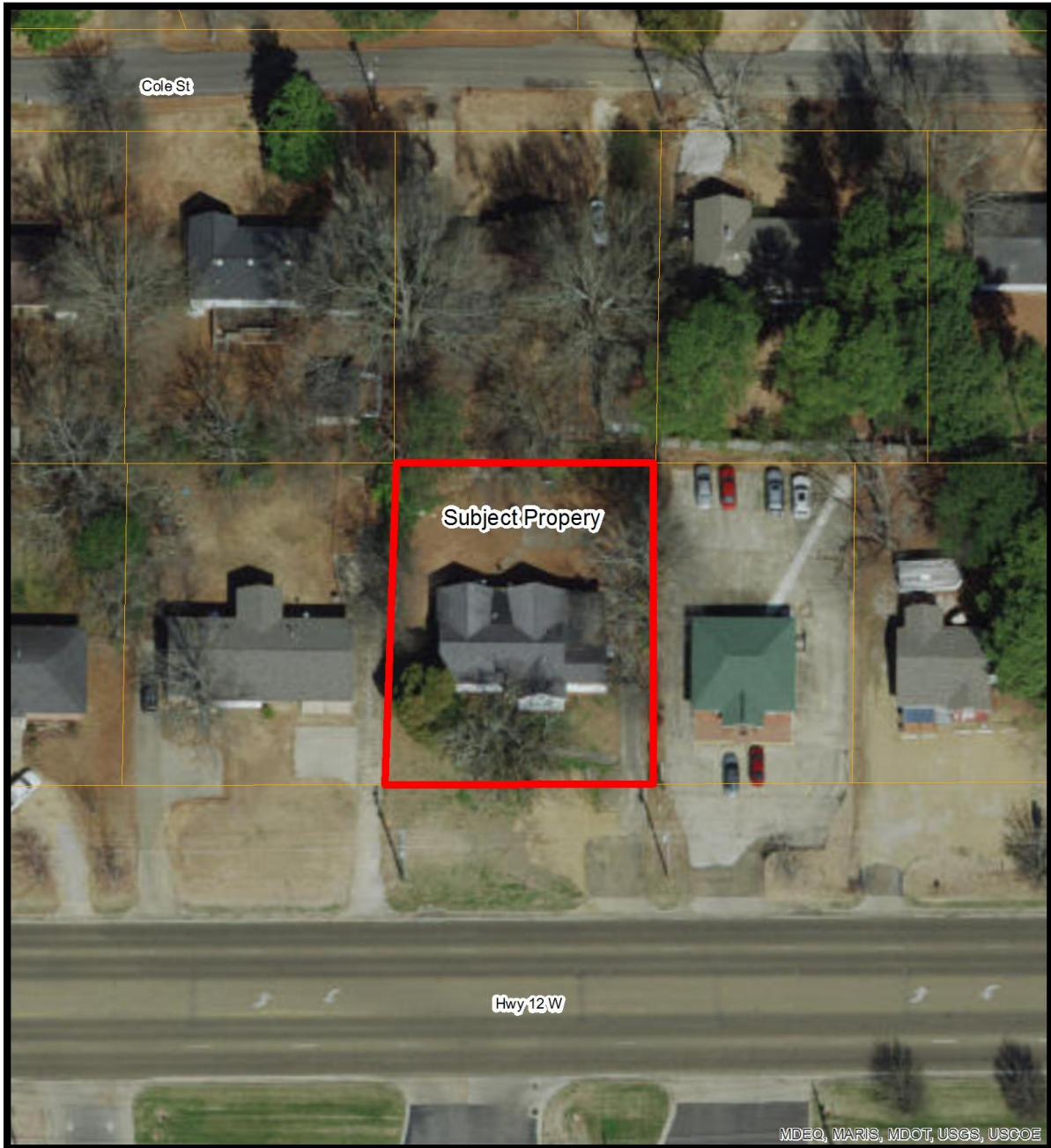
- (1) Noise;
- (2) Outdoor parking and loading space;
- (3) Exterior storage;
- (4) Height of structure;
- (5) Production of dust, fumes, and vibrations;
- (6) Litter, including use of trash dumpsters;
- (7) Lighting; and
- (8) Overall design compatibility with adjacent uses, including scale, elevation, building material, roof, and fenestration.

Table 8-2. Minimum Standards for Required Buffer Yard and Landscape Screening

<i>Existing/Adjacent Use</i>					
<i>Land Use Intensity</i>	<i>No Impact (N)</i>	<i>Low Impact (L)</i>	<i>Medium Impact (M)</i>	<i>High Impact (H)</i>	<i>Very High Impact (V)</i>
<i>No Impact (N)</i>	<i>None</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
<i>Low Impact (L)</i>	<i>A</i>	<i>None</i>	<i>B</i>	<i>C</i>	<i>D</i>
<i>Medium Impact (M)</i>	<i>A</i>	<i>B</i>	<i>None</i>	<i>C</i>	<i>D</i>
<i>High Impact (H)</i>	<i>D</i>	<i>C</i>	<i>B</i>	<i>None</i>	<i>A</i>
<i>Very High Impact (V)</i>	<i>D</i>	<i>C</i>	<i>B</i>	<i>A</i>	<i>None</i>


(Ord. No. 2014-1, § 8, 9-16-14)

Attachment 1  
LW 17-01 Aerial



**Legend**

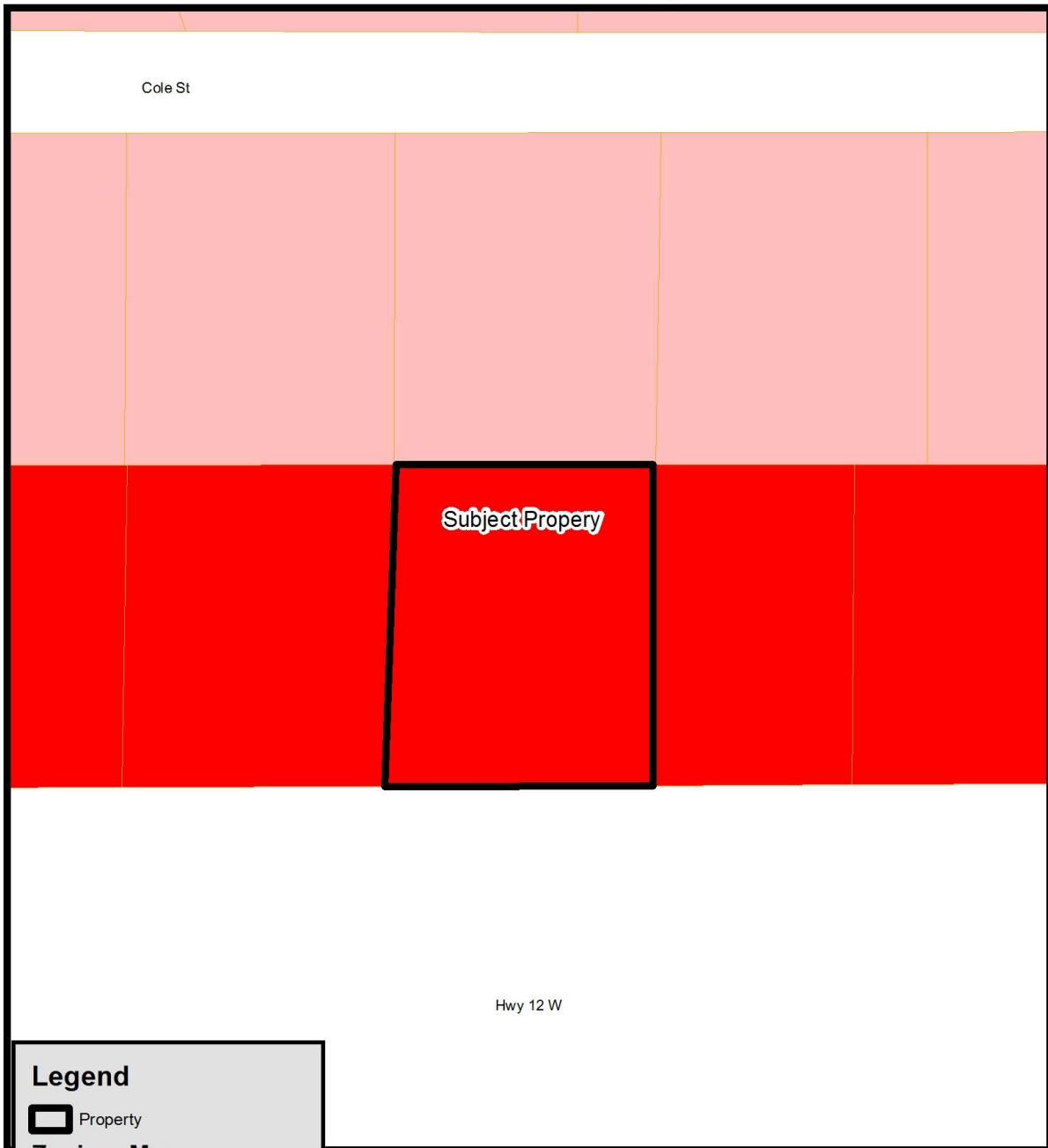
-  Property
-  Parcels

  
**NORTH**


0 20 40 80 120  
Feet

A scale bar showing distances in feet, with markings at 0, 20, 40, 80, and 120 feet.

# Attachment 2 LW 17-01 Zoning





**Legend**


 Property

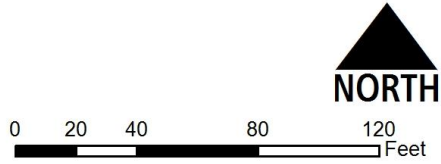
**Zoning\_Map**

**ZONING**

 C-2 General Business








 R-5 Multi-Family, High-Density

 Parcels





# PLANTING LIST

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	ROOT	MAX SPACE
TREES								
	THUJA	THUJA STANDISHII X PPLICATA	GREEN GIANT ARBORVITAE	23		4' – 5'		6' - 0"
	QUSH	QUERCUS SHUMARDII	SHUMARD OAK	7/8	2-1/2"	12' TO 14'	30 GAL	30'-0"
	ULPA	ULMUS PARVIFOLIA	LACEBARK ELM	8	2-1/2"	12' TO 14'	30 GAL	30'-0"
	QUPH	QUERCUS PHELLOS	WILLOW OAK	0	2-1/2"	12' TO 14'	30 GAL	30'-0"
SHRUBBERY								
	ILCO	ILEX CORNUTA 'BURFODII COMPACTA'	DWARF BURFORD HOLLY	13	-	2'-0"	3 GAL	4'-6"
	RORA	ROSA 'RADRAZZ'	KNOCKOUT ROSE	7	-	2'-0"	3 GAL	5'-0"
	JUPA	JUNIPERUS 'PARSONII'	PARSONS JUNIPER	112	-	2'-0"	3 GAL	4'-0"
GROUND COVER								
	TRAS	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE		-	-	PLUG / BARE ROOT	3'-0"
	LIMU	LIRIOPE MUSCARI	LIRIOPE / BORDER GRASS		-	-	PLUG	1'-6"

## NOTES:

1. THE CONTRACTOR / OWNER MAY USE COMPARABLE SPECIES OR COLOR VARIANTS.
2. FENCE ALONG NORTH PROPERTY LINE TO BE ROUTED SOUTH OF EXISTING TREES AS NECESSARY.
3. PLANT SIZES MAY NOT BE DRAWN TO SCALE.