



OFFICIAL AGENDA
STARKVILLE TREE ADVISORY BOARD
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, NOVEMBER 1, 2017
2ND 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 September 6, 2017
- V. NEW BUSINESS
 - A. LW 14-04 Request for Landscape Waiver from Buffer Yard requirements at a lot located on the west side of Louisville Street +/- 300' north of Azalea Lane in an C-1 with the parcel number 102O-00-023.00
- I. ADJOURN

UNAPPROVED

**MINUTES OF THE MEETING OF THE
STARKVILLE TREE ADVISORY BOARD
THE CITY OF STARKVILLE, MISSISSIPPI
September 6, 2017**

The Starkville Tree Advisory Board held their regularly scheduled meeting at 11:00 AM on September 6, 2017 in the Community Development Department at City Hall. Members present were Stephen Grado, Robert Brzuszek, Richard Harkess, Scott Willard and Jason Gordon. Attending the Board meeting were City Planner Daniel Havelin and Assistant City Planner Emily Corban.

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MEETING OF WEDNESDAY, September 6, 2017
2ND 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 April 5, 2017
- V. NEW BUSINESS
 - A. LW 17-03 Request for Landscape Waiver from several sections for a property located on Spruill Industrial Park Road in an M-1 zone with the parcel number 102N-00-005.01
- I. ADJOURN

The Board considered the matter of approval of the written agenda dated September 6, 2017. The Board voted unanimously to approve the written agenda as presented.

**CONSIDERATION OF APPROVAL OF THE MINUTES FOR
APRIL 5, 2017**

After discussion and upon the motion of Mr. Gordon, duly seconded by Mr. Grado, the motion to approve the Minutes of the April 5, 2017 Tree Advisory Board meeting received unanimous approval.

NEW BUSINESS

**LW 17-03 REQUEST FOR LANDSCAPE WAIVER FROM SEVERAL SECTIONS
FOR A PROPERTY LOCATED ON SPRUILL INDUSTRIAL PARK ROAD IN AN
M-1 ZONE WITH THE PARCEL NUMBER 102N-00-005.01**

City Planner Daniel Havelin presented the waiver request to the Board. The Applicant's representative, Jason Pepper, explained the request to the Board. After discussion among the Board Members, the Board deliberated. After discussion and upon the motion of Harkess, duly seconded by Grado, the motion approved request LW 17-03 was approved with one recommend condition.

1. Three canopy trees shall be planted along the west side evenly spaced.

ADJOURNMENT

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

Jason Gordon, Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
TREE ADVISORY BOARD
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Starkville Tree Advisory Board
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: LW 14-04 Request for Landscape Waiver from Buffer Yard requirements at a lot located on the west side of Louisville Street +/- 300' north of Azalea Lane in an C-1 with the parcel number 102O-00-023.00
Date: November 1, 2017

The purpose of this report is to provide information regarding Landscape Waiver Request by Morgan Construction on behalf of COPRO LP to allow for relief from the Buffer Yard requirements located on the west side of Louisville Street +/- 300' north of Azalea Lane in an C-1 with the parcel number 102O-00-023.00. Please see attachments 1-5

BACKGROUND INFORMATION

The applicant is seeking a Landscape Waiver to remove the buffer yard requirement around the property. The applicant is currently looking at several options for developing the site. Due to the unique shape of the property, the applicant is having difficulties in the development of a site plan.

LANDSCAPE WAIVER REQUEST

Request- Relief from the Buffer Yard requirements

CODE REFERENCE

Sec. 112-33. - 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
LW17-04 Aerial



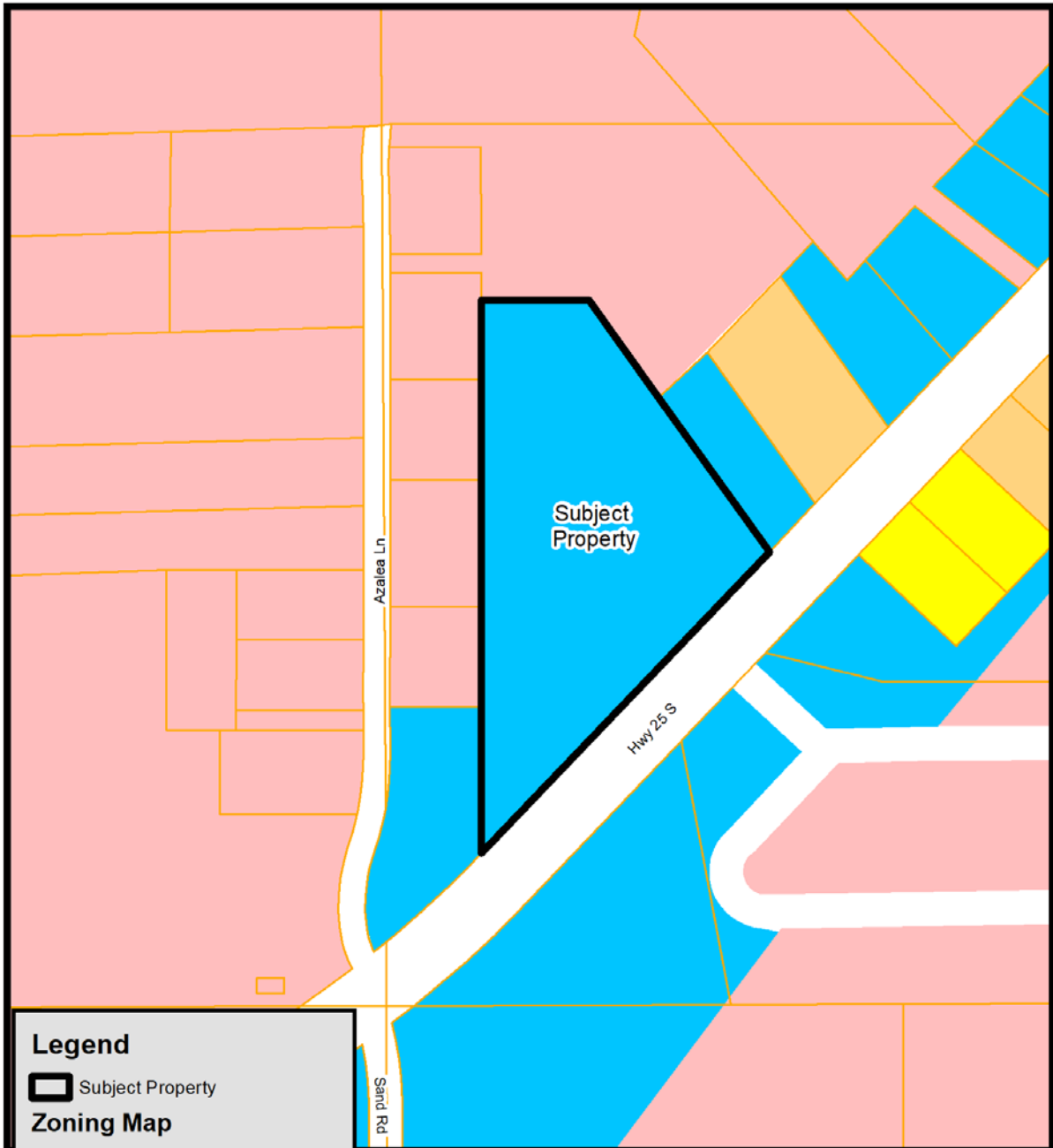
Legend

 Subject Property


NORTH

0 100 200 400 600
Feet

Attachment 2
LW17-04 Zoning



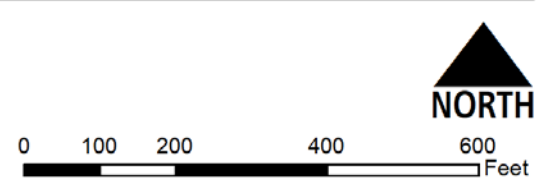
Legend

- Subject Property

Zoning Map

ZONING

- C-1 Neighborhood Commercial
- R-1 Single Family
- R-2 Single Family/Duplex
- R-5 Multi-Family, High-Density



Attachment 5- Application

REQUEST FOR LANDSCAPE WAIVER
City of Starkville Planning & Zoning Commission
City Hall, 110 West Main Street
Starkville, Mississippi 39759-2823
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: MORGAN CONST (THOMAS ALLEN) Phone: 662-324-2205
E-mail address: TALLEN@PEINCMS.COM

PROPERTY OWNER INFORMATION

Name: COPRO LP (CHESTEEN PROPERTIES) Phone: 323-1616
Address: 104 MARTIN LUTHER KING DR, STARKVILLE
E-mail address: INFO@CHESTEENPROPERTIES.COM

If different from applicant, please attach [notarized letter of authorization](#).

PROPERTY INFORMATION

Street Address/Location: 40 OLD HWY 25
Tax Map/Parcel ID Number: 1020-φφ-023.00 Zoning: C-1

Requesting Waiver From:

40' BUFFER YARD / LANDSCAPE SCREENING TYPE D, TABLE 8-1, SECTION 112-33, ARTICLE II, CHAPTER 112 - VEGETATION, STARKVILLE, MS CODE OF ORDINANCES.

DUE TO UNIQUE SHAPE OF THE PROPERTY, A 40' BUFFER SEVERELY AFFECTS THE PROPERTY FOR DEVELOPMENT. A BUFFER / EVEC EASEMENT ALONG THE WEST PROPERTY LINE WOULD BE AN OPTION / POSSIBILITY.

For submittal deadline please refer to Tree Advisory Board schedule.

Application Fee Drawings [Notarized Owner Authorization](#)

Submitted by: Thom Allen Date: 10/16/2017