



OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, April 14, 2015
CITY HALL - COURT ROOM,
101 E. LAMPKIN STREET, 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 APPROVAL OF MINUTES
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - A. PZ 15-01 Request for Rezoning of a C-1/R-1 Parcel on Old West Point Road to B-1, Parcel #117C-00-038.00
 - B. CU 15-03 Request for Conditional Use to allow a "Mobile Home" on a parcel zoned R-5 on Long Street, Parcel #118O-00-027.00
 - C. FP 15-03 Request for Final Plat approval for The Cottages at Starkville Station subdivision on RV Way
 - D. PP 15-04 Request for Preliminary Plat approval for a lot subdivision at 305 Louisville Street, Parcel #102B-00-045.00
 - E. FP 15-05 Request for Final Plat approval for a lot subdivision at 305 Louisville Street, Parcel #102B-00-045.00
 - F. FP 15-06 Request for Final Plat approval for Huntington Park Subdivision Phase 8 Part 8 on Kingwood Drive
- IX. PLANNER REPORT
- X. ADJOURN

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Mr. Joyner Williams, at (662) 323-2525, ext. 121 at least forty-eight (48) hours in advance for any services requested.

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Providence Hill, LLC, Applicant
SUBJECT: PZ 15-01 Anthony and Kracker Property, Rezoning, Parcel North of the intersection of Old West Point Rd and Garrard Rd. #117C-00-038.00, Zoned C-1 and R-1, Ward 5, Rezone parcel from C-1 and R-1 to B-1., Applicant/Owner: Providence Hill, LLC
DATE: APRIL 14, 2015

The purpose of this report is to provide information regarding the request of Providence Hill, LLC to rezone their property from C-1/ R-1 to B-1. The applicant is seeking to Rezone a +/- 1.34 acre parcel that is currently vacant. The parcel is located on the west side Old West Point Road on the southeast corner of Old West Point Road and Rose Perkins Evans. Please see attachments 1-7.

BACKGROUND INFORMATION

The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject property as being zoned R-2. The 1982, 2000, and 2013 zoning maps shows the property as C-1 Neighborhood Commercial and R-1 Single Family.

The applicants recently purchased property and have plans to develop in the near future. The type of development the applicant is intending to do is unknown to the City staff at this time. The current split zoning of the parcel at this time would present a challenge to any development at this time.

Zoning Change Subject Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117C-00-038.00	R-2	C-1/R-1	C-1/R-1	C-1/R-1
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-2	R-1	R-1	R-1
East	C-2	C-1	C-1	C-1
South	R-2	R-1	C-1	C-1
West	R-2	R-1	R-1	R-1

Zoning and land uses adjacent to the subject property		
Direction	Zoning	Current Use
North	R-1	Single Family Residence
East	C-1	Commercial
South	C-1	Vacant
West	R-1	Single Family Residence

NOTIFICATION

16 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News Tuesday March 26th 2015 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call against this request, one email against this request and one phone call for more information about this request.

REZONING REQUEST

The subject rezoning requests are from R-1 Single Family and C-1 Neighborhood Commercial to B-1 Buffer District. Differences between zones are:

Current Zoning District

Sec. C. - R-1 residence zoning district regulations.

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width at the building line: 75 feet.
 - c. Minimum depth of front yard: 30 feet.
 - d. Minimum depth of rear yard: 35 feet.
 - e. Minimum width of each side yard: Ten feet.
 - f. Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-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 business or service.
4. Minimum yard size: Front, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.
5. Maximum height of building or structures: 35 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 maybe used as long as the panels make up less than 40% 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 twelve 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.

Proposed Zoning District

Sec. J. - B-1 buffer district regulations.

These [B-1 buffer] districts are intended to be composed mainly of compatible mixed commercial and residential uses. Although usually located between residential and commercial areas, these districts may in some instances be freestanding in residential areas. Limited commercial uses are permitted that can in this district be compatible with nearby residential uses. The character of the district is protected by requiring that certain yard and area requirements be met. [The following regulations apply to B-1 districts:]

1. See chart for uses permitted.
2. See chart for uses that may be permitted as an exception.
3. Minimum lot size: Residence uses shall meet the minimum standards that are least restrictive for the type residential use proposed in the residential districts listing. There is no minimum lot size for commercial uses except that other yard and parking requirements of the ordinance be met.
4. Required lot area and width, yards, building areas and heights for buffer districts:
 - a) Minimum depth of front yard: 25 feet.
 - b) Minimum width of side yard: Five feet.
 - c) Minimum depth of rear yard: 20 feet.
 - d) Maximum height of structure: 45 feet.
5. Off-street parking requirements: Off-street parking is as required in article VIII of this ordinance.
6. 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 maybe used as long as the panels make up less than 40% of an individual façade.
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 - 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.
7. 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 twelve 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.

STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

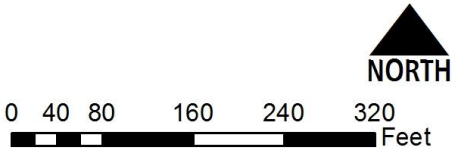
1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

- There have been 7 rezonings within one mile of the parcel since 2005.
- The Garrard Road extension to Old West Point Road has created increased traffic counts to the area.

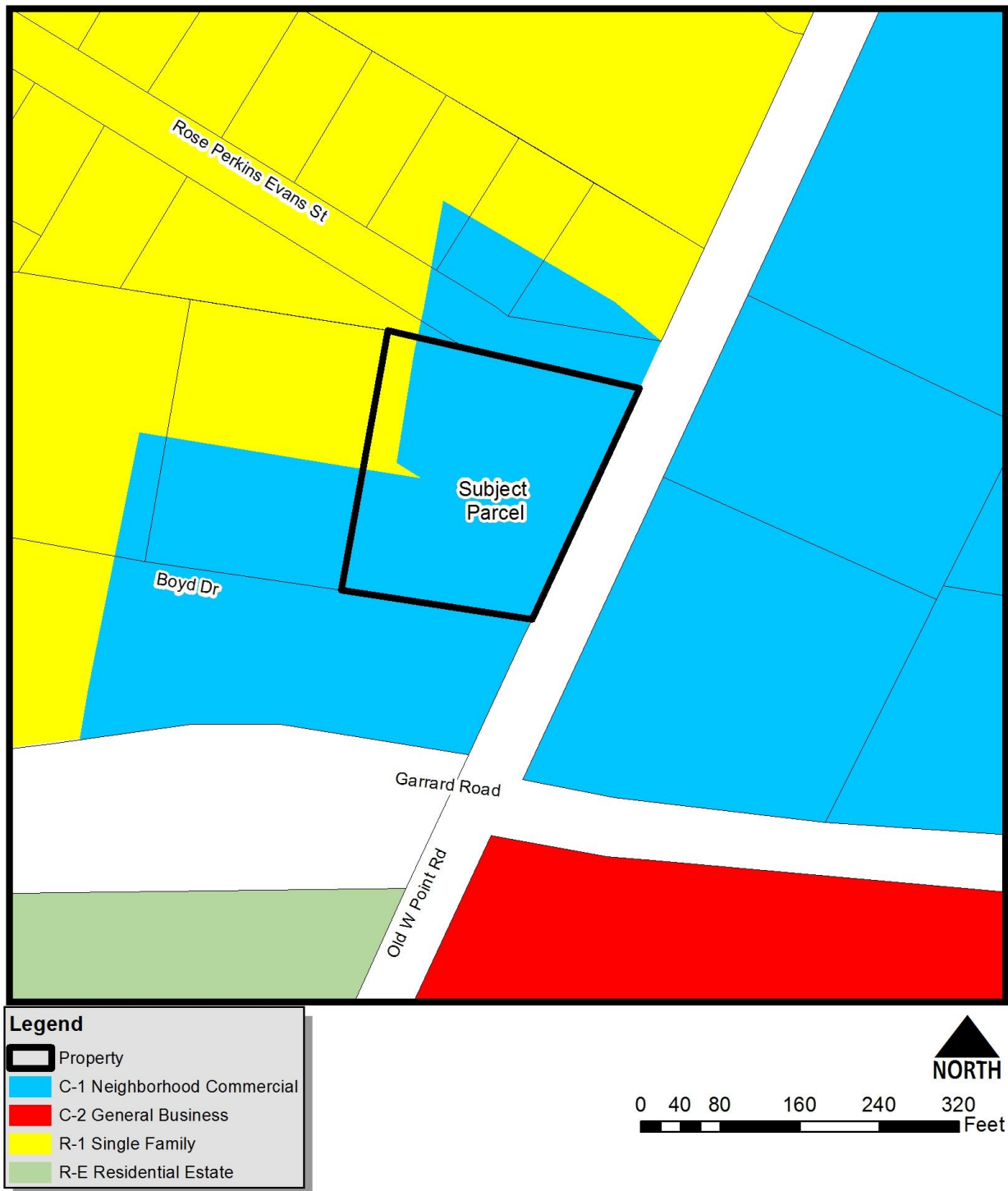
REQUESTED CONDITIONS

1. If the property were to be rezoned B-1 Buffer District and used as commercial or higher density residential than the existing surrounding R-1 Single Family residential, a Buffer Yard between the property and residential property would be required per Landscape Ordinance Section 8.
2. If the property were to be developed as commercial, only one curb cut will be allowed on Old West Point Road and no curb cuts on Rose Perkins Evans.
3. If the property were to be developed as residential of any density, no curb cuts on Old West Point Road and only one curb cut on Rose Perkins Evans.
4. No Mobile Homes shall be placed on the site.
5. No Multi-Family development shall be placed on the site.

Attachment 1
PZ 15-01 Aerial



Attachment 2
PZ 15-01 Zoning

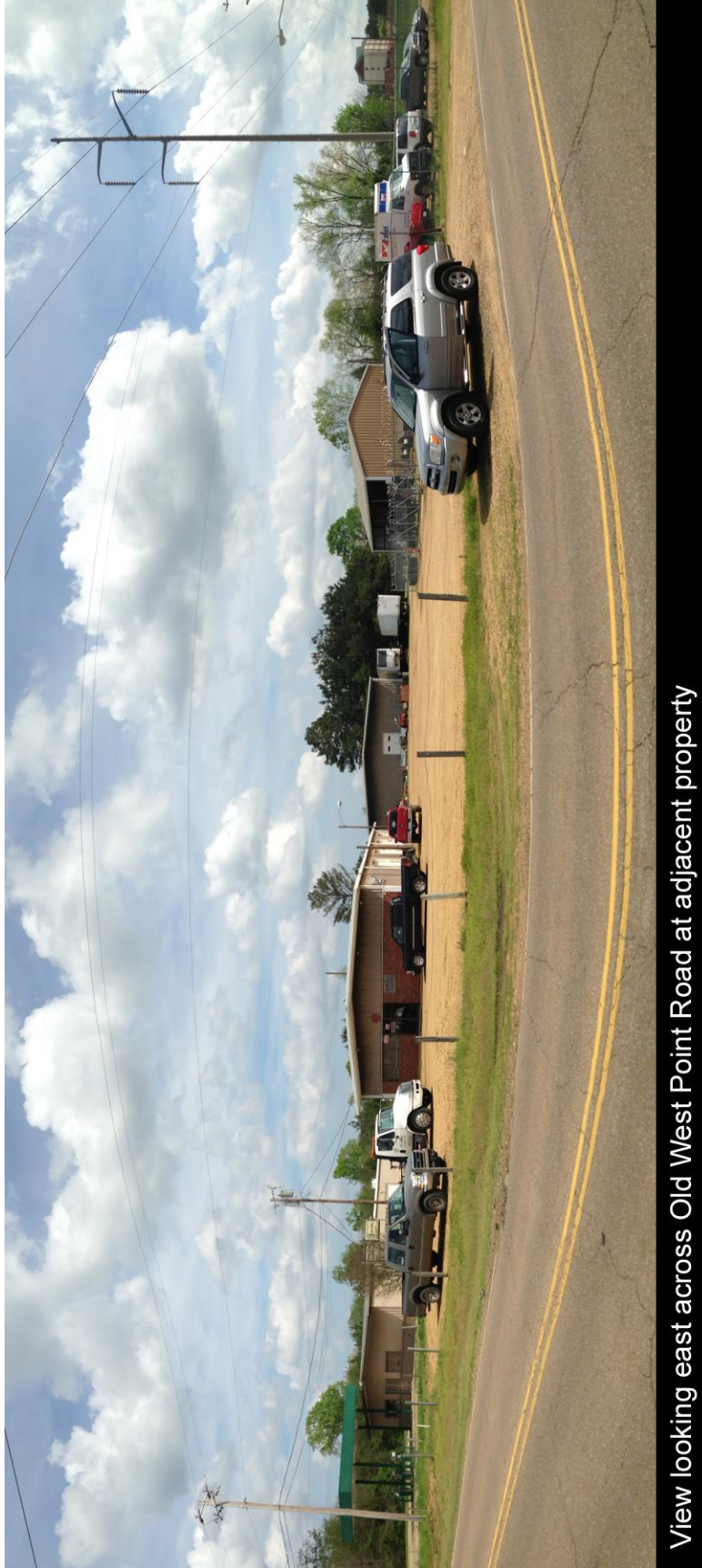


Attachment 3



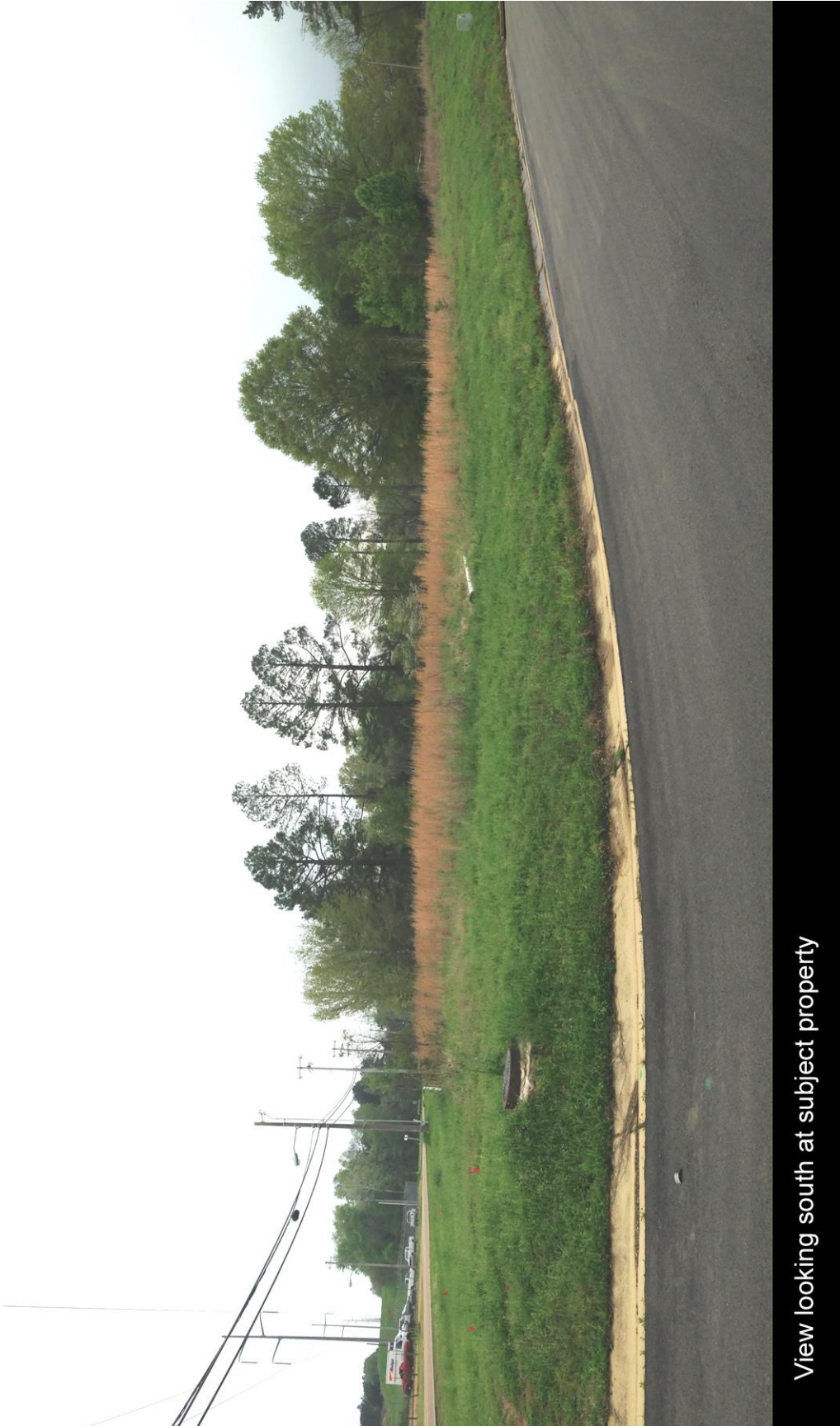
View looking west at subject property

Attachment 4



View looking east across Old West Point Road at adjacent property

Attachment 5



View looking south at subject property

Attachment 6



View looking northwest at adjacent property

Attachment 7

MOORE LAW OFFICE

**JOHN STUART MOORE
ATTORNEY AT LAW**

**108 S. LAFAYETTE
POST OFFICE BOX 924
STARKVILLE, MS 39760-0924**

**(662) 323-3784
(662) 323-7740
FAX (662) 324-2262**

April 7, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Providence Hill, LLC Rezoning - 1.43 acres in the Northeast Quarter of Section 26, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

Dear Mr. Sanders:

Background:

Providence Hill, LLC purchased the subject property January 26, 2015 from John and Darlene Hagler. Providence Hill, LLC purchased the vacant property with the intent to develop it in the immediate future.

Area:

The subject property is a vacant lot consisting of 1.43 acres on the corner of Old West Point Road and Rose Perkins Evans Street in Starkville. The lot is currently split-zoned as C-1 Business and R-1 Residence Zoning. Property to the North is zoned C-1 and R-1, and is primarily residential in use. Property to the South is zoned C-1, and is a vacant lot. Property to the East is C-1, and is commercial in use. Property to the West is zoned C-1 and R-1, with the C-1 property being a vacant lot, and the R-1 property being residential in use.

Rezoning Request:

Providence Hill, LLC is requesting to rezone the subject property, which is currently subject to split zoning, so that the entire parcel will be classified as one zoning type. Currently the property is zoned both C-1 Business and R-1 Residence Zoning. Providence Hill, LLC is requesting that the subject property be rezoned to a B-1 Buffer Zone to allow for the owners to develop the subject property as a uniform

parcel to meet the changing needs of the surrounding neighborhood.

Under the City of Starkville's Permitted and Conditional Use Chart, a B-1 zoning district would allow the owners the ability to explore residential options as well as restricted commercial options for developing the subject property. According to the City of Starkville's Code of Ordinances, the purpose of a B-1 zoning district is to provide a suitable transition between surrounding commercial and residential uses.

The differences between C-1, R-1 and B-1 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Sections K, C and J are:

C-1: Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-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 business or service.
4. Minimum yard size: Front, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.
5. Maximum height of building or structures: 35 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.

R-1: **Sec. C. - R-1 residence zoning district regulations.**

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - (a) Minimum lot area: 10,000 square feet.
 - (b) Minimum lot width at the building line: 75 feet.
 - (c) Minimum depth of front yard: 30 feet.
 - (d) Minimum depth of rear yard: 35 feet.
 - (e) Minimum width of each side yard: Ten feet.
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4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

B-1: **Sec. J. - B-1 buffer district regulations.**

These [B-1 buffer] districts are intended to be composed mainly of compatible mixed commercial and residential uses. Although usually located between residential and commercial areas, these districts may in some instances be freestanding in residential areas. Limited commercial uses are permitted that can in this district be compatible with nearby residential uses. The character of the district is protected by requiring that certain yard and area requirements be met. [The following regulations apply to B-1 districts:]

1. See chart for uses permitted.
2. See chart for uses that may be permitted as an exception.
3. Minimum lot size: Residence uses shall meet the minimum standards that are least restrictive for the type residential use proposed in the residential districts listing. There is no minimum lot size for commercial uses except that other yard and parking requirements of the

ordinance be met.

4. Required lot area and width, yards, building areas and heights for buffer districts:
 - (a) Minimum depth of front yard: 25 feet.
 - (b) Minimum width of side yard: Five feet.
 - (c) Minimum depth of rear yard: 20 feet.
 - (d) Maximum height of structure: 45 feet.
5. Off-street parking requirements: Off-street parking is as required in article VIII of this ordinance.

Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Providence Hill, LLC is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for a transitional area to serve as a buffer between the surrounding commercial and residential properties that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- February 2005: David Cork, Margaret Cork Smith, and Beth Cork obtained a rezoning of their property located in the Southeast Corner of the intersection of Pat Station Road and Highway 12 Extended from R-1 to C-2. (This property is located at the same intersection as the subject property.)
- February 2007: Federal Land Bank received approval for a zoning change from R-1 to C-2 for the property located on Highway 12 Extended.
- February 2008: Dr. Walt Starr was granted a conditional use to allow an residential use in a C-2 zoning district located at 974 Highway 12 Extended.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from R-1 to B-1.

October 2013: Thad Cochran Research Park Property rezoned from R-1 to B-1 to allow for construction of C-Spire data center.

Changed Conditions:

The area surrounding the subject property has seen a drastic change since construction of the Highway 12 East Extended highway. As evidenced by the above mentioned zoning changes, the City has seen the need to create buffer zones between the abutting commercial and residential uses along Highway 12 East Extended. Recent construction and zoning changes demonstrate that the Highway 12 East Extended corridor and surrounding areas are being developed as a mixed use of residential and commercial properties.

Furthermore, now that East Garrard Road has been resurfaced, there has been a greater interest in developing the north side of town. In a Staff Report dated August 3, 2011, which considered the rezoning of the property now known as "The Cottages at Creekside", City Planner Ben Griffith state that, "The construction of East Garrard Road, which provides a major east-west roadway connector on the north side of town, is a significant and long-anticipated change in area conditions."

As construction along Highway 12 East Extended, Old West Point Road and East Garrard Road continues, there will be an increased need for the types of development a B-1 zoning classification would allow to be constructed on the subject property if it is rezoned.

Land Use Compatibility:

The proposed rezoning from a split zone of R-1 and C-1 to a consistent B-1 zone would allow an increased number of land uses which would be compatible as buffering with the existing R-1 and C-1 zoning and other existing land uses in the vicinity.

Although a B-1 Buffer Zone would allow for the construction of multi-family, 3 and 4 family, and 2 family housing or mobile home development, Providence Hill, LLC is willing to self-impose a condition that these uses be prohibited on the subject property. Providence Hill, LLC is hoping to develop the subject property in a manner that will provide a natural transition between the commercial and residential properties surrounding it.

Effect on Neighborhood:

A B-1 Buffer Zone is essentially equivalent to a C-1 Commercial zone, but would also allow for single-family residential construction. Providence Hill, LLC is seeking a B-1 Buffer Zone instead of a C-1 Commercial zone for just this reason. Their intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Providence Hill, LLC has made an obvious effort to ease the transition for the property's residential

neighbors by seeking a B-1 zoning classification and by self-imposing the condition that no multi-family or mobile home residences will be constructed.

Furthermore, as intended by the City of Starkville's Code of Ordinances, a B-1 Buffer Zone is a natural buffer between surrounding commercial properties and residential properties. It offers a natural progression from commercial to residential properties, with no foreseeable downside for either commercial or residential property owners.

Conclusion:

The subject property needs to be rezoned to allow Providence Hill, LLC to successfully develop it. As the property currently is split-zoned as C-1 and R-1, it handicaps Providence Hill, LLC from utilizing the entire parcel in a uniform manner. The use of a B-1 Buffer Zone would be a logical transition area as the subject property is surrounded by C-1 and R-1 zones.

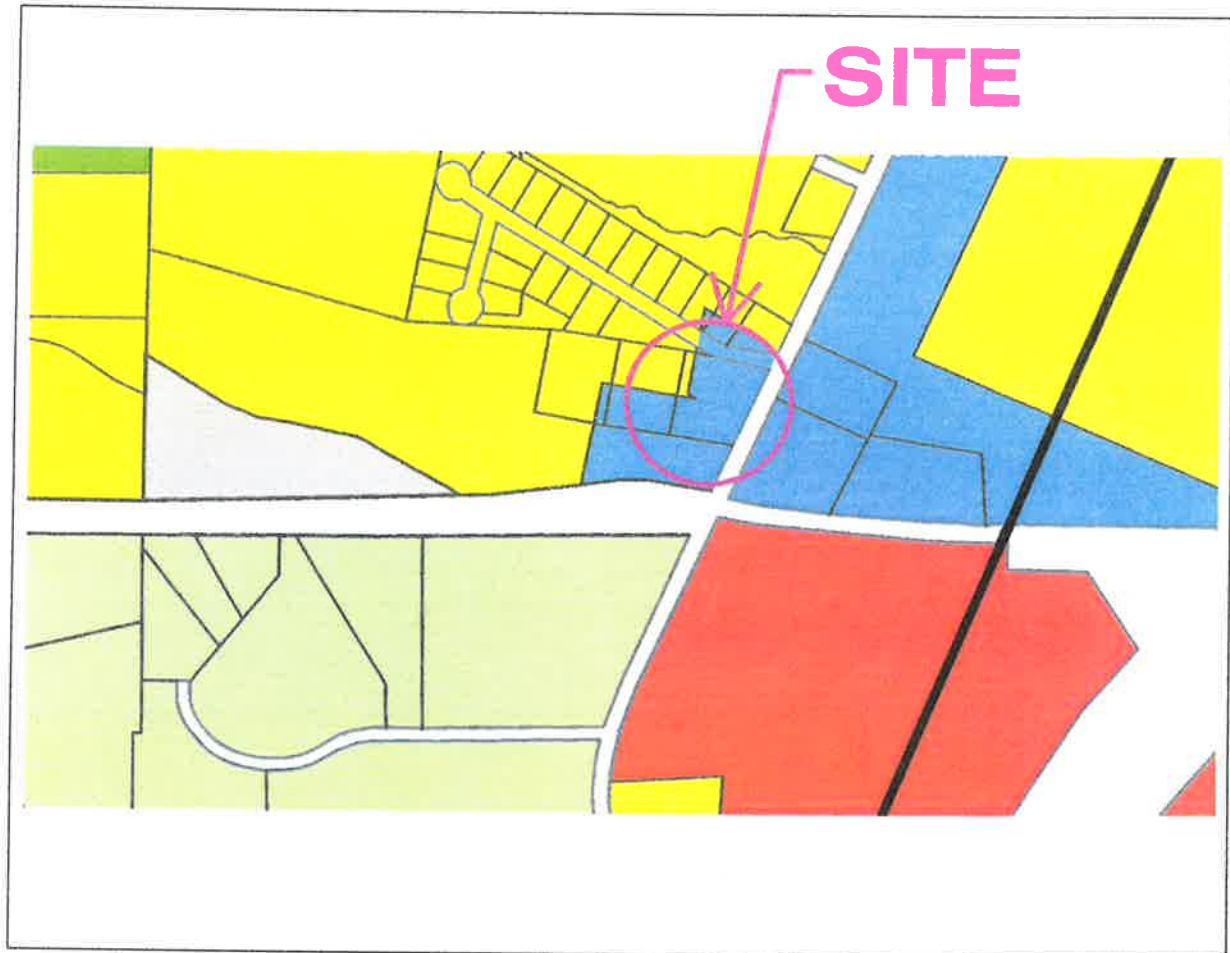
As demonstrated herein, a change has occurred in the conditions surrounding the existing area. There is a need for a transitional area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing, I am respectfully requesting, on behalf of my clients, that the property located on the corner of Old West Point Road and Rose Perkins Evans Street be rezoned from C-1 Business and R-1 Residence Zoning to a B-1 Buffer Zone.

Sincerely,



John Stuart Moore



THIS IS NOT A SURVEY

SCHEMATIC

REVISION NUMBER: 0
PROJECT NUMBER: 14-052-C
PSM REFERENCE: N/A
FILE NAME: 14-052-C SITE 1
DRAWN BY: JWP
ONE CALL TICKET: N/A
SHEET: 1 of 1

MAP LEGEND:

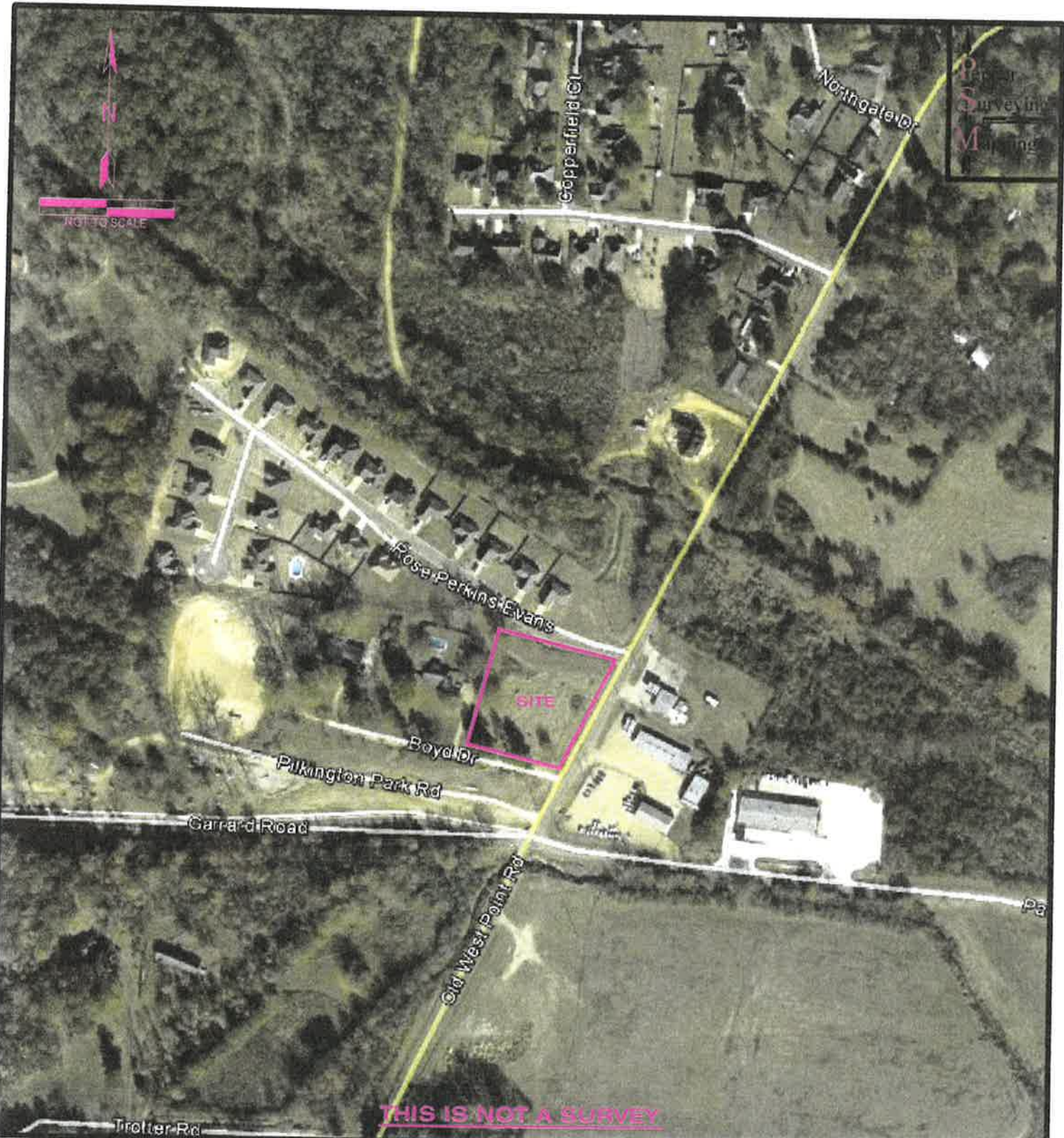
SANITARY SEWER LINE
STORM SEWER LINE
WATER LINE
OVERHEAD POWER
UNDERGROUND POWER
GAS LINE
UNDERGROUND TELEPHONE
OVERHEAD POWER & TELEPHONE

100' 100.76
SPOT ELEVATION
EXISTING CONTOUR
GRAVEL
CONCRETE PAVING
ASPHALT PAVING
HARDWOOD TREE

GRATE INLET
CLEANOUT
UTILITY POLE
ELECTRIC SERVICE
GUY ANCHOR
AREA LIGHT
PEDESTAL
GAS METER

MAN HOLE
FIRE HYDRANT
WATER VALVE
WATER METER
IRON PIN FOUND
IRON PIN SET
RIGHT-OF-WAY MARKER
EVERGREEN TREE

PEPPER SURVEYING & MAPPING
200 S MONTGOMERY, SUITE 202
STARKVILLE, MS 39759
SHIPPING: 834 HWY 12W #180
PHONE AND FAX: 1-888-963-9063
www.peppersurveying.com



SCHEMATIC
 REVISION NUMBER: 0
 PROJECT NUMBER: 14-052-C
 PSM REFERENCE: N/A
 FILE NAME: 14-052-C SITE 1
 DRAWN BY: JWP
 ONE CALL TICKET: N/A
 SHEET: 1 of 1

MAP LEGEND:

- | | | | | | | | |
|--|----------------------------|--|------------------|--|------------------|--|---------------------|
| | SANITARY SEWER LINE | | SPOT ELEVATION | | GRATE INLET | | MAN HOLE |
| | STORM SEWER LINE | | EXISTING CONTOUR | | CLEANOUT | | FIRE HYDRANT |
| | WATER LINE | | GRAVEL | | UTILITY POLE | | WATER VALVE |
| | OVERHEAD POWER | | CONCRETE PAVING | | ELECTRIC SERVICE | | WATER METER |
| | UNDERGROUND POWER | | ASPHALT PAVING | | GUY ANCHOR | | IRON PIN FOUND |
| | GAS LINE | | HARDWOOD TREE | | AREA LIGHT | | IRON PIN SET |
| | UNDERGROUND TELEPHONE | | | | PEDESTAL | | RIGHT-OF-WAY MARKER |
| | OVERHEAD POWER & TELEPHONE | | | | GAS METER | | EVERGREEN TREE |

PEPPER SURVEYING & MAPPING
 200 S MONTGOMERY, SUITE 202
 STARKVILLE, MS 39759
 SHIPPING: 834 HWY 12W #180
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THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Margaret Collier Barlow, Applicant
SUBJECT: CU 15-03 Margaret Collier Barlow, Conditional Use, Long Street, Parcel #118O-00-027.00, Zoned R-5, Ward 7, Would like to place a mobile home on a vacant parcel zoned R-5, Applicant/Owner: Margaret Collier Barlow
DATE: April 14, 2015

The purpose of this report is to provide information regarding the request of Margaret Collier Barlow to approve a Conditional Use to allow a mobile home in a R-5 zoning district on a +/-0.42 acre site. Please see attachments 1-7.

BACKGROUND INFORMATION

The applicant is requesting to be allowed to place a mobile home on her property that is currently vacant on the west side of Long Street approximately 230' south of Zuber Street. According to the City of Starkville Permitted and Conditional use Chart, "Mobile Homes" are listed as a Conditional Use in an R-5 zoning district.

Scale and intensity of use.

The applicant has not selected a particular mobile as of this date. She has been looking at a 3 bedroom model that would be considered a double wide mobile home. The average width of a double wide is approximately 28' and can vary in length from 40 to 70 plus feet.

On- or off-site improvement needs.

No off-site improvements are required.

On-site amenities proposed to enhance the site.

No amenities are being proposed by the applicant for the site.

Site issues.

There are no known site issues regarding the intended use of the site.

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	R-5	Residential
East	R-5	Residential
South	R-5	Residential
West	R-5	Vacant

36 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on Monday March 30th of 2015 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call regarding the location of the property.

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. Land use compatibility.

The other properties along Long Street are currently developed for single family. One mobile home currently exist at the adjacent parcel to the north. The surrounding properties are similar in size and intensity of uses.

2. Sufficient site size and adequate site specifications to accommodate the proposed use.

The site is adequately sized to accommodate the proposed mobile home.

3. Proper use of mitigative techniques.

None proposed

4. Hazardous waste.

No hazardous wastes or materials would be generated, used or stored at the site.

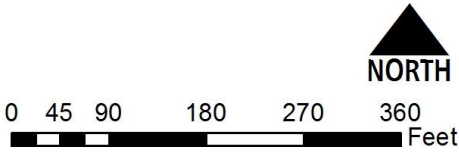
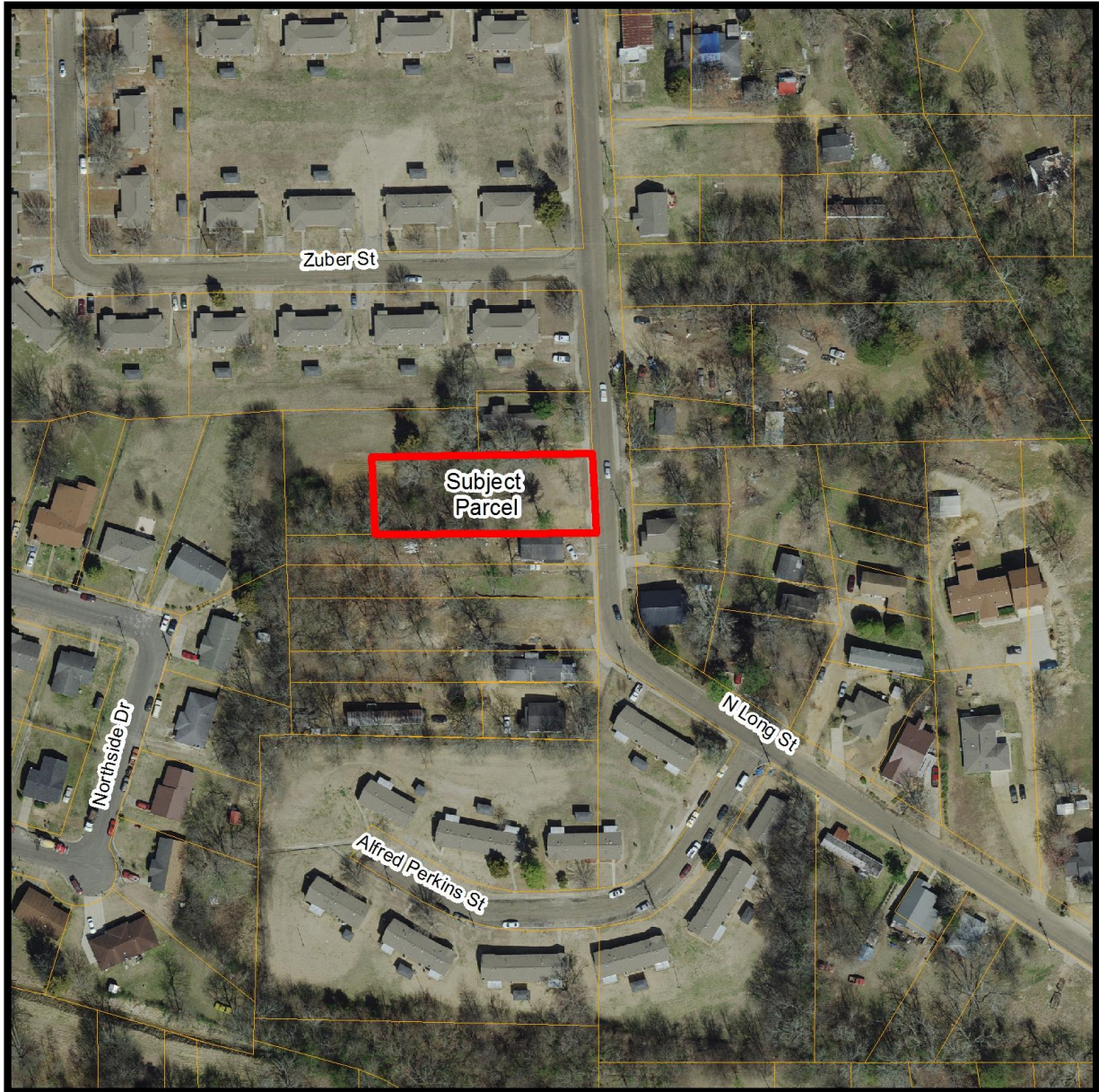
5. Compliance with applicable laws and ordinances.

Placement of mobile home will require building permits and inspections

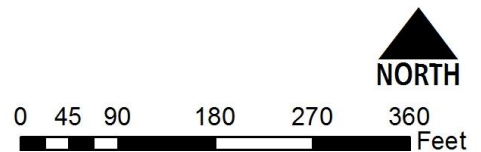
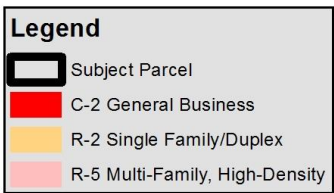
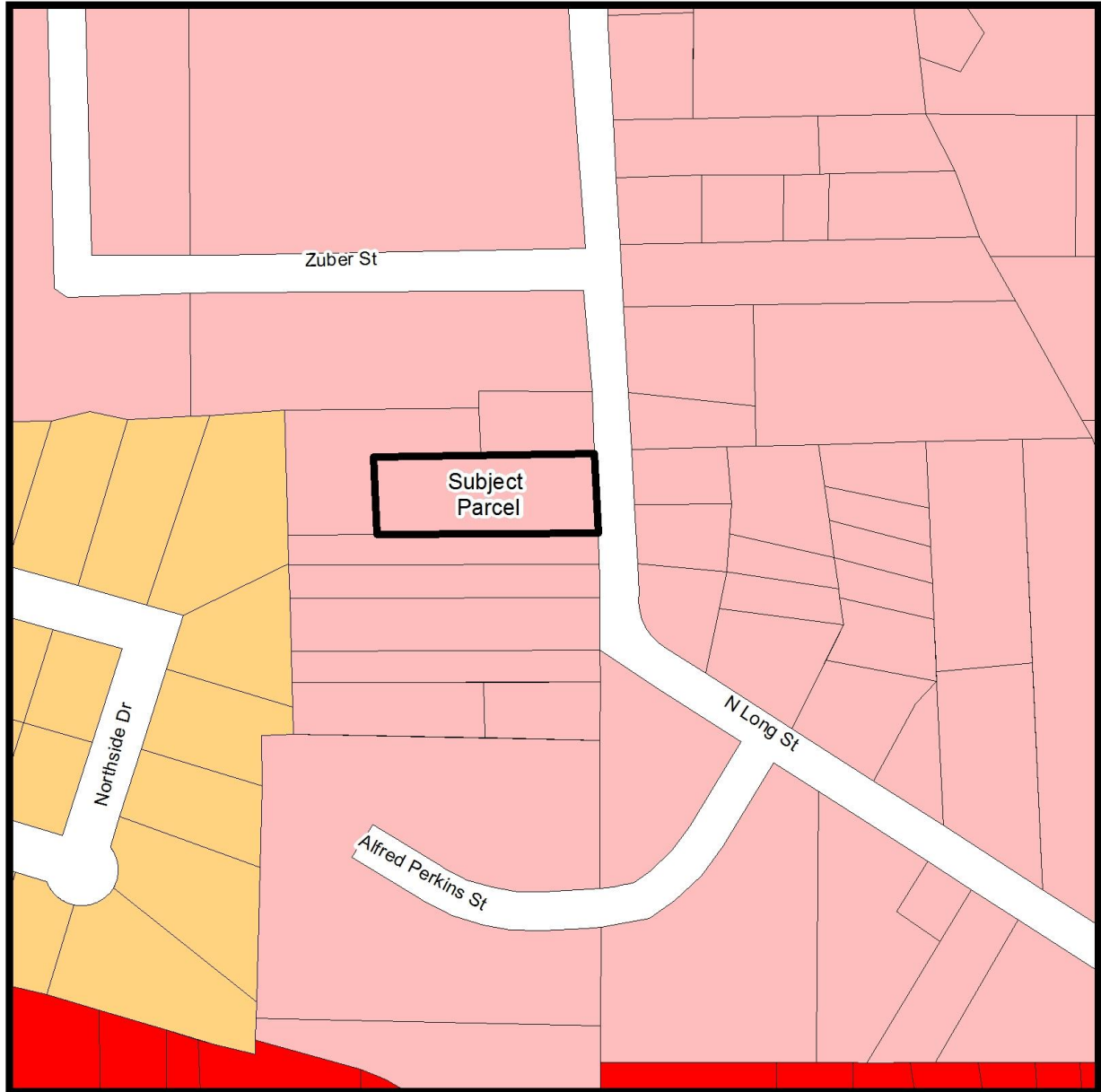
REQUESTED CONDITIONS

1. There shall be no more than one mobile home located on the site.
2. All required permits shall be required prior to installation.
3. All setback requirements for Zoning District R5 shall be met. (25 foot front, 5 foot side, and 20 foot rear setbacks)
4. One parking space per bedroom shall be provide on-site.
5. The mobile home shall be required to run east to west with the short side facing Long Street.
6. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1
CU 15-03 Aerial



Attachment 2
CU 15-03 Zoning



Attachment 3



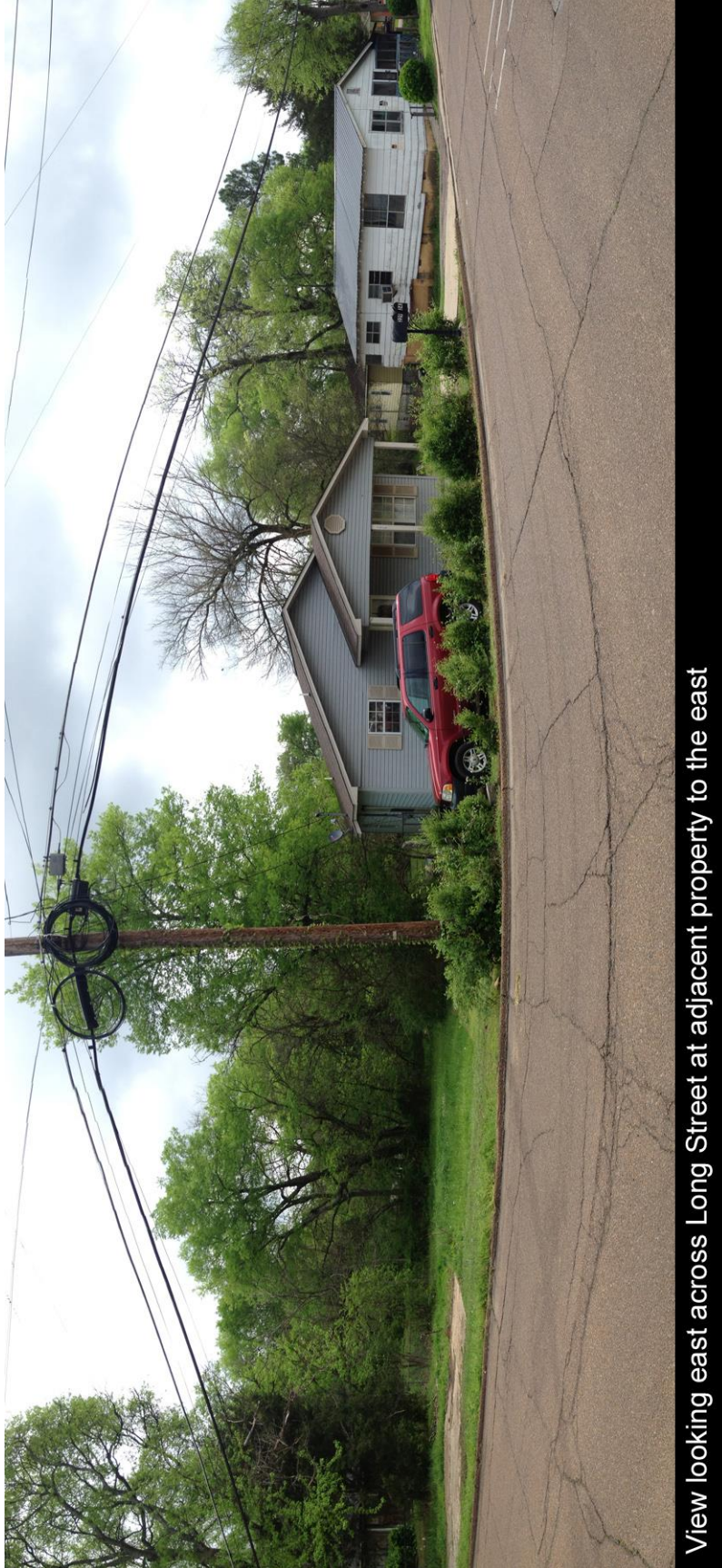
Birdseye view looking south at subject parcel

Attachment 4



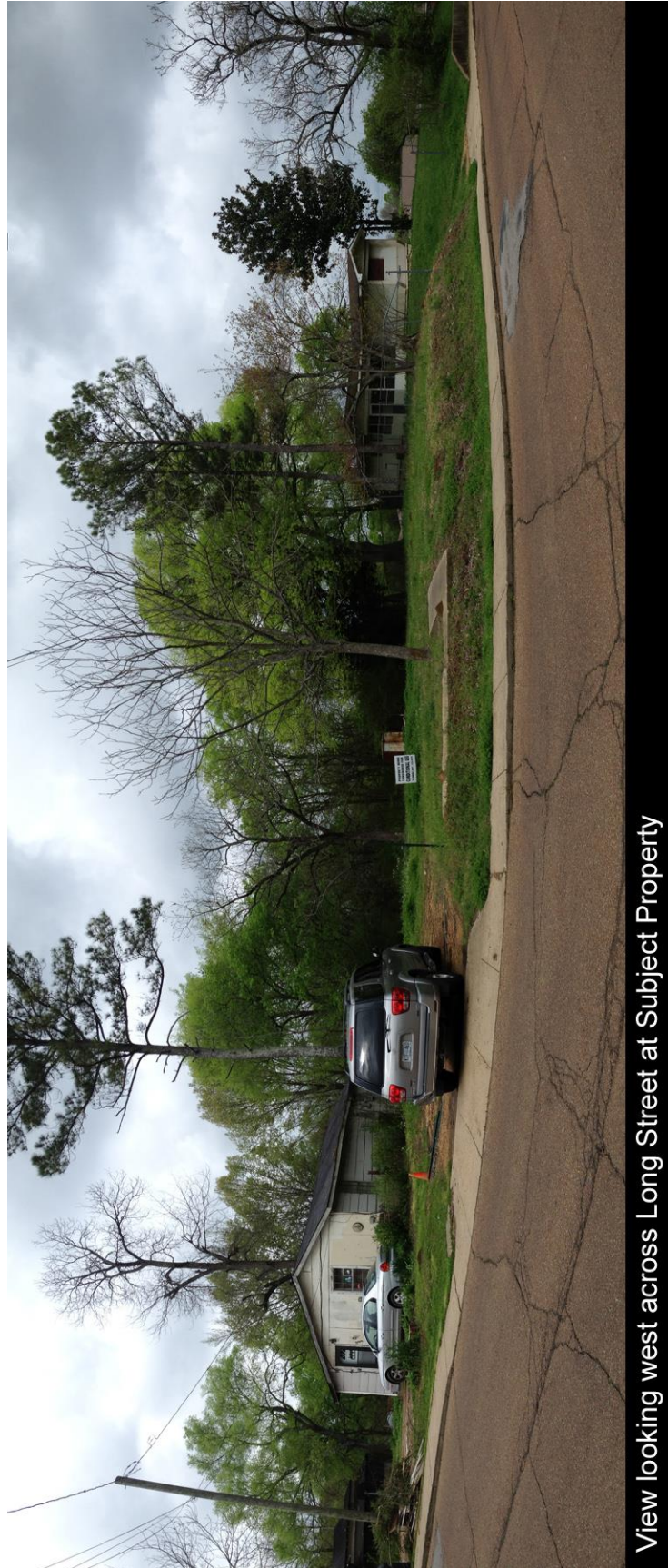
Birdseye view looking north at subject parcel

Attachment 5



View looking east across Long Street at adjacent property to the east

Attachment 6



View looking west across Long Street at Subject Property

Attachment 7



View looking north at adjacent property

Attachment 8



View looking south at adjacent property

THE CITY OF STARKVILLE
PLANNING & ZONING COMMISSION
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Beacon Development, Applicant
SUBJECT: FP 15-03 The Cottages at Starkville Station, Final Plat, 100-117 R.V. Way and 201-209 Station Lane, Zoned R-4A, Ward 4, Final Plat for a 22 lot subdivision Applicant/ Owner: Beacon Development, LLC
DATE: April 14, 2015

The purpose of this report is to provide you with information regarding the request of Beacon Development LLC., to review a proposed final subdivision plat of 22 lots for an approximate 4.1 acre site. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting.

BACKGROUND INFORMATION

The applicant is seeking to plat twenty-two lots along an extension of existing RV Way and newly create Station Lane. Please see attachments 1-7.

PLAT PROPOSAL

General Information

Table 32 of the City's Comprehensive Plan allows a maximum gross density of 15 dwelling units per acre for the R-4 zoning district, which is categorized as High Density Residential. The density calculation for the proposed final plat is approximately 5.37 dwelling units per acre. Staff has reviewed the proposed covenants and they include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney.

Easements and Dedications

All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The electrical service will be placed underground. Potable water and sanitary sewer utility services will be provided by the City, while the electrical service will be provided by the Starkville Electric. Street numbers have been assigned for construction permitting and utility assignments.

Findings and Comments

The final plat is a Class "C" 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. The proposed subdivision meets all R-4

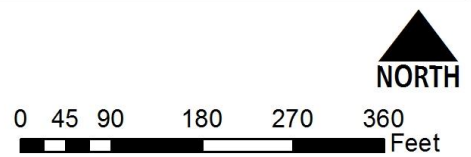
zoning dimensions and City roadway requirements. Easements have been placed at the front of the lots along the roadways for easy access, while drainage and utility easements have been located around the perimeters of the eight lots.

CONCLUSIONS

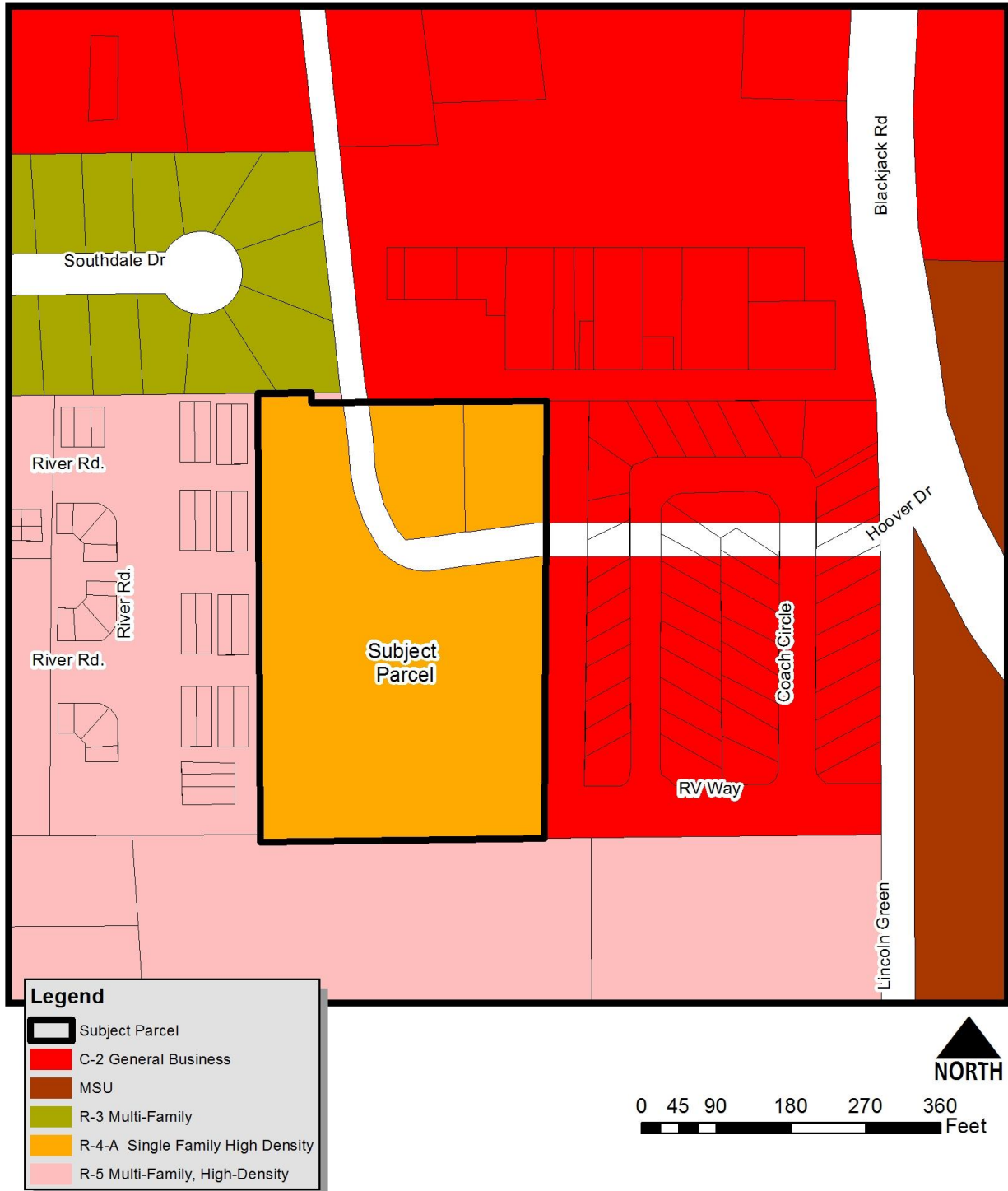
The Planning & Zoning Commission's following conditions will need to be met for "The Cottages at Starkville Station" final subdivision plat located at 100-117 R.V. Way and 201-209 Station Lane. These conditions are based on the final plat dated March 18, 2015 the findings of fact and conclusions of this staff report dated April 14, 2015

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 R-4 zoning dimensions.
3. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
4. All bond requirements are to be met prior to City Department Heads signatures
5. Any required items must be in place at Final Inspection before Department Heads will sign Final Plat.
6. All Common Area landscaping, structures and walking trail shall be completed prior to Certificate of Occupancy being issued for any new home.

Attachment 1
FP 15-03 Aerial



Attachment 2
FP 15-03 Zoning



Attachment 3



View looking south at the subject property

Attachment 4



View looking west at subject property

Attachment 5



View looking north down R.V. Way



View looking east from R.V. Way

Attachment 7

CERTIFICATE OF FLOOD ZONE

THIS IS TO CERTIFY THAT ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP OF OKTIBBEHA COUNTY, MISSISSIPPI, PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY - PANEL NUMBER 28105C0158E, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010, NONE OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

MICHAEL G. BRENT, P.E.

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE STARKVILLE, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE STARKVILLE CITY PLANNING COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 20____. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS.

FIRE DEPARTMENT

PUBLIC SERVICES DIRECTOR

ELECTRIC DEPARTMENT

CITY ENGINEER

CITY PLANNER

PURSUANT TO THE STARKVILLE, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDERMAN AT A MEETING HELD ON THIS _____ DAY OF _____, 20____. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE REGULATIONS, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE CHANCERY CLERK WITHIN SIX (6) MONTHS HEREAFTER.

DATE OF EXECUTION

MAYOR, CITY OF STARKVILLE, MISSISSIPPI

QTY CLERK

DEDICATION OF UTILITY EASEMENTS

THE UNDERSIGNED OWNER OF THE COTTAGES AT STARKVILLE STATION AS SHOWN ON THE FOREGOING PLAT, DO BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS AND EGRESS, ALL UTILITIES AND UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES, ALONG WITH PERMANENT AND PERPETUAL UTILITY EASEMENTS DESCRIBED AS BEING FIVE (5) FEET IN PERPENDICULAR DISTANCE, IN THE HORIZONTAL PLANE, FROM ANY POINT ON THE EXTERIOR SURFACES OF ALL PUBLIC UTILITY INFRASTRUCTURE ERRONEOUSLY LOCATED OUTSIDE THE PLATTED UTILITY EASEMENTS AT THE TIME OF DEDICATION.

IT IS UNDERSTOOD AND AGREED THAT THE CITY OF STARKVILLE IS HELD HARMLESS FROM LIABILITY OR PAYMENT OF COMPENSATION TO THE ADJOINING PROPERTY OWNERS, OR ENTITY DERIVING THEREFROM, FOR DAMAGES RESULTING FROM UTILITY LINE FAILURES OR DAMAGES TO IMPROVEMENTS WITHIN THE AFOREMENTIONED EASEMENTS, UP TO, BUT NOT LIMITED TO, BUILDINGS, LIGHT FIXTURES, MAILBOXES, ORNAMENTAL LANDSCAPING, TURF GRASS, FENCES, ALONG WITH PRIVATE ROAD SURFACES, CURBS AND GUTTERS, AS A RESULT OF INGRESS, EGRESS AND THE MAINTENANCE OR REPLACEMENT OF UTILITY LINES.

IT IS FURTHER UNDERSTOOD THAT THE ELEVATION OF ANY STRUCTURE CONSTRUCTED ON A LOT SHALL BE SUCH THAT THE MINIMUM SLOPE, PER THE PREVAILING CODE REQUIREMENTS FOR HORIZONTAL SEWER DRAINS, IS MAINTAINED BETWEEN THE STRUCTURE AND THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

WITNESS OUR SIGNATURES THIS THE _____ DAY OF _____, 20____.

BEACON DEVELOPMENT, LLC

BY: _____

BRAD CLARK
MANAGER

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN NAMED PLAT.

THERE IS NO LIEN ON THIS PROPERTY.

BRAD CLARK
MANAGER

BEACON DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, MICHAEL G. BRENT, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUBDIVIDED AND PLATTED THE LAND SHOWN ON THIS MAP, THE SAME BEING DESCRIBED AS PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

IN TESTIMONY WHERE OF, WITNESS MY SIGNATURE ON THIS THE _____ DAY OF _____, 2015.

MICHAEL G. BRENT
PROFESSIONAL LAND SURVEYOR #2738
507-A M.L. KING DRIVE
STARKVILLE, MS 39759

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

WE, MONICA BANKS, THE CLERK OF THE CHANCERY COURT IN AND FOR OKTIBBEHA COUNTY, MISSISSIPPI, AND MICHAEL G. BRENT, MAKER OF THIS MAP, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS DUPLICATE WITH THE ORIGINAL THEREOF AND FOUND SAME TO BE AN EXACT COPY OF SAID MAP.

DATED THIS THE _____ DAY OF _____, 2015.

MONICA BANKS
CHANCERY CLERK, OKTIBBEHA COUNTY, MS.

MICHAEL G. BRENT
PROFESSIONAL LAND SURVEYOR #2738

CERTIFICATE OF RECORDING

I, MONICA BANKS, CHANCERY CLERK OF OKTIBBEHA COUNTY, MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 201____, AT _____ O'CLOCK _____ AND RECORDED ON SLIDE _____ IN THE PUBLIC RECORDS OF LANDS IN OKTIBBEHA COUNTY, MISSISSIPPI.

WITNESS OUR SIGNATURES ON THIS THE _____ DAY OF _____, 2015.

MONICA BANKS, CHANCERY CLERK
OKTIBBEHA COUNTY, MISSISSIPPI

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2015, WITHIN MY JURISDICTION, THE WITHIN NAMED **BRAD CLARK**, IN HIS CAPACITY AS MANAGER OF BEACON DEVELOPMENT, LLC - A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT IN SAID REPRESENTATIVE CAPACITY HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

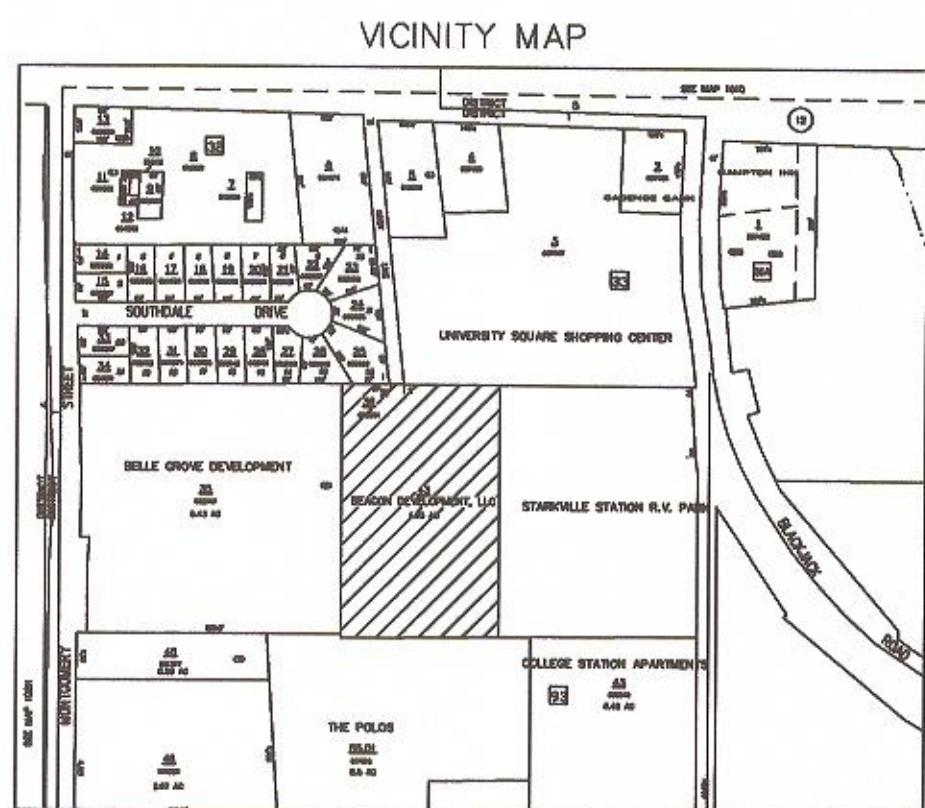
STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

I, a Notary Public of the County and State aforesaid, certify that MICHAEL G. BRENT, a registered land surveyor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the _____ day of _____, 20____.

(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES:



CERTIFICATE OF ENGINEERING ACCURACY

I, MICHAEL G. BRENT, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE STARKVILLE, MISSISSIPPI SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE

MICHAEL G. BRENT
PROFESSIONAL ENGINEER #11253
STARKVILLE, MS

LAND USE/SITE DATA TABLE	
GROSS ACREAGE:	4.03 Ac.
OPEN SPACE:	0.90 Ac.
LAND USE ACREAGE:	RESIDENTIAL = 4.03 Ac.
TOTAL MAXIMUM NUMBER OF LOTS:	22 LOTS
TOTAL NUMBER OF RESIDENTIAL UNITS FOR MIXED USE:	0 UNITS
DENSITY:	22 LOTS/4.03 AC = 5.46 LOTS/AC

CONTACT INFORMATION

PROPERTY OWNER OF RECORD:
BRAD CLARK
BEACON DEVELOPMENT, LLC
P.O. BOX 828
MCCOMB, MS 39649
601-684-4710

APPLICANT(S):
BRAD CLARK
BEACON DEVELOPMENT, LLC
P.O. BOX 828
MCCOMB, MS 39649
601-684-4710

PROFESSIONAL DESIGN CONSULTANT, ENGINEER, AND/OR SURVEYOR:
BRENT ENGINEERING SERVICE, INC.
MICHAEL G. BRENT/OWNER
MISS. P.L.S. #725
507-A M.L. KING DRIVE
STARKVILLE, MISSISSIPPI
PHONE: 662-324-0713
FAX: 662-324-0716
mbrent38759@yahoo.com

CLASS "C" SURVEY

NOTES:
-BEARINGS DETERMINED BY SOLAR OBSERVATION
-DISTANCES BY E.D.M.
-CALCULATIONS BY COMPUTER

-WATER AND SEWER TO BE PROVIDED BY THE CITY OF STARKVILLE
-THE PROPERTY SURVEYED IS LOCATED IN AN R-4A ZONE.
-SET BACKS ARE: 25' FRONT, 20' REAR, 5' SIDE
-UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES UNLESS OTHERWISE NOTED.
-410 FEET EAST TO LINCOLN GREEN STREET.
-PARCEL #101E-00-043.00
-DEED BOOK 2007 AT PAGE 5841

**THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR UPKEEP OF RECREATIONAL AND COMMON AREAS.

*PROPERTY IS A TOTAL OF 4.03 ACRES = 175,547 SQ. FT.
*R-4A ZONE REQUIRES 35,110 SQ. FT. OF RECREATIONAL AND COMMON AREA.
*WE ARE PROVIDING 36,170 SQ. FT. OF RECREATIONAL AND COMMON AREA.

LEGEND

BOUNDARY
LOT LINE
CENTER LINE OF ROAD
EASEMENT
SETBACK
FOUND IRON PIN
SET IRON PIN (1/2"x2" REBAR)
STREET ADDRESS NUMBER
LOT CORNER

THE COTTAGES AT STARKVILLE STATION
FINAL PLAT

BRENT ENGINEERING SERVICE, INC.

507-A M.L. KING DRIVE
STARKVILLE, MS 39759
PHONE (662) 324-0713

BEACON DEVELOPMENT, LLC
STARKVILLE, MISS.

DRAWN BY: MGB

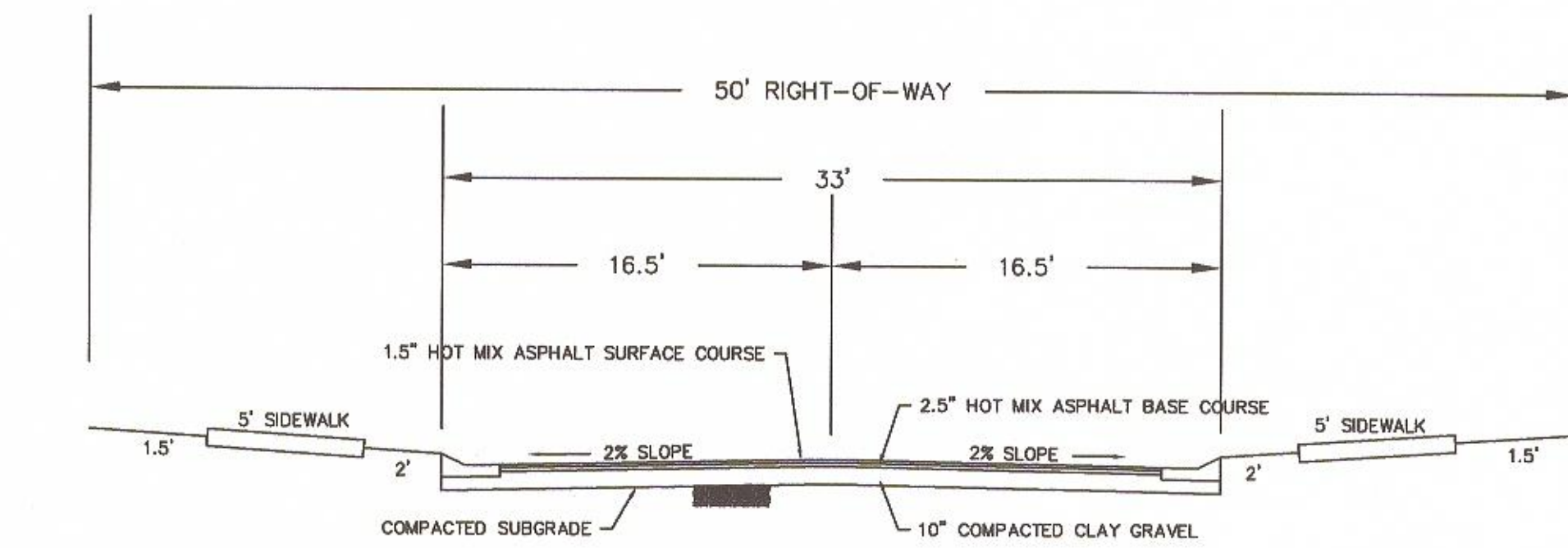
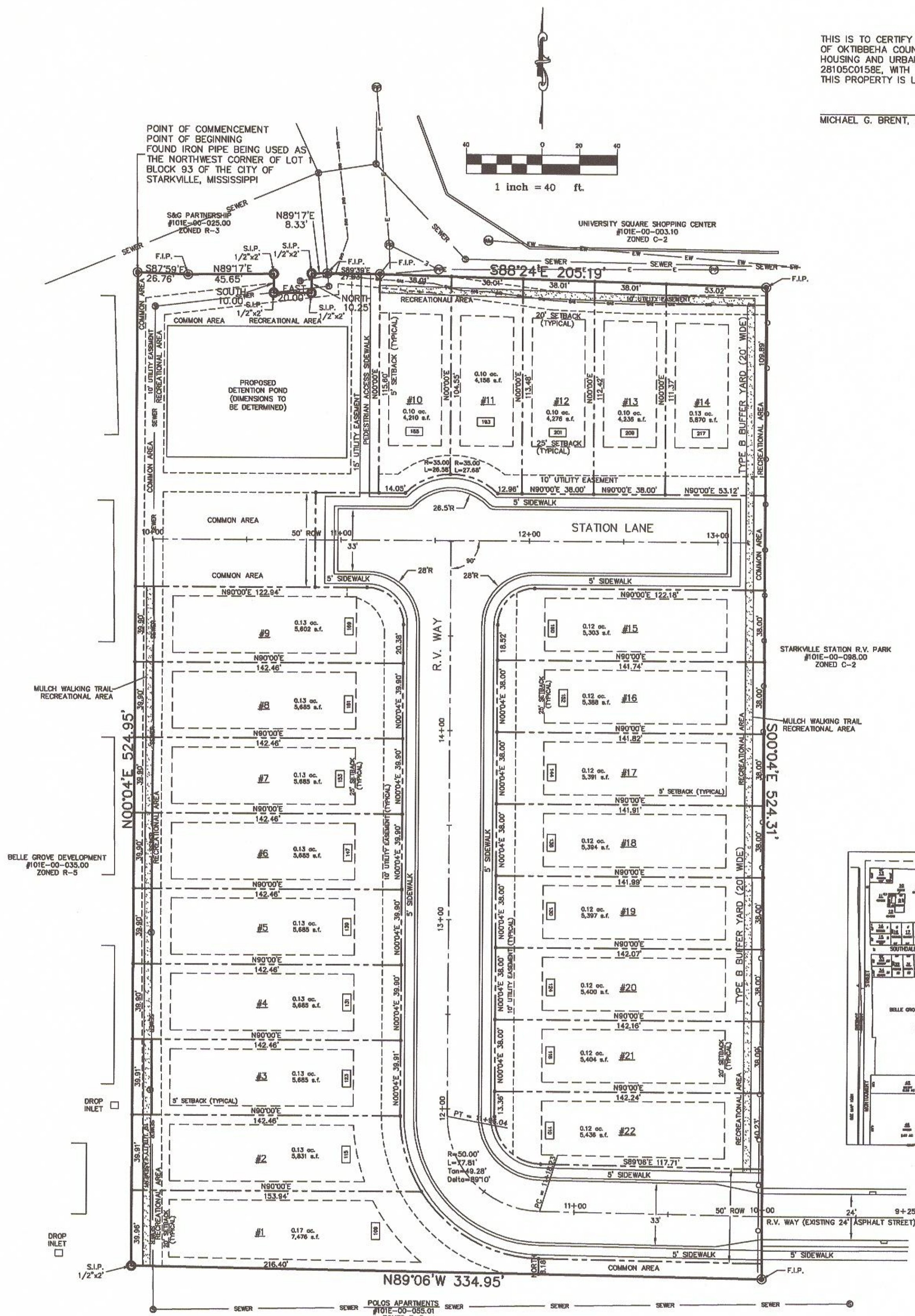
DATE: 3-18-15

CHECKED BY: MGB

STARKVILLE-STATION NAME:

JOB NO.: 13-079

SHEET 1 OF 1



DETAIL - TYPICAL SECTION

R. V. WAY

STATION LANE

NO SCALE

THE CITY OF STARKVILLE
PLANNING & ZONING COMMISSION
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Jackson Construction Inc., Applicant
SUBJECT: FP 15-06 Huntington Park Subdivision, Phase 8, Part 8, Final Plat, 100, 102, 104, and 106 Kingwood Drive, Zoned R-4 Ward 3 Final Plat for 4 new lots
DATE: April 14, 2015

The purpose of this report is to provide you with information regarding the request of Jackson Construction Inc., to review a proposed final subdivision plat of 4 lots for an approximate 1.27 acre site. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting.

BACKGROUND INFORMATION

The applicant is seeking to plat four lots on the east side of Kingwood Drive. Please see attachments 1-4.

PLAT PROPOSAL

General Information

Table 32 of the City's Comprehensive Plan allows a maximum gross density of 15 dwelling units per acre for the R-4 zoning district, which is categorized as High Density Residential. The density calculation for the proposed final plat is approximately 3.14 dwelling units per acre. Staff has reviewed the proposed covenants and they include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney.

Easements and Dedications

All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The electrical service will be placed underground. Potable water and sanitary sewer utility services will be provided by the City, while the electrical service will be provided by the 4-County EPA. Street numbers have been assigned for construction permitting and utility assignments.

Findings and Comments

The final plat is a Class "C" 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. The proposed subdivision meets all R-4 zoning dimensions and City roadway requirements. Easements have been placed at the

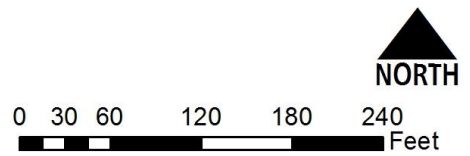
front of the lots along the roadways for easy access, while drainage and utility easements have been located around the perimeters of the eight lots.

CONCLUSIONS

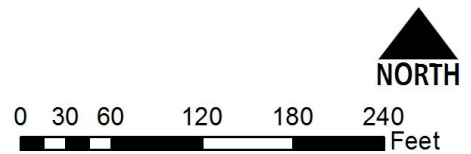
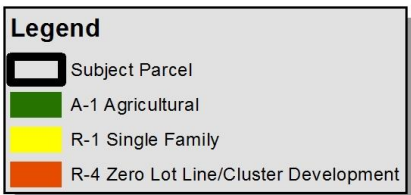
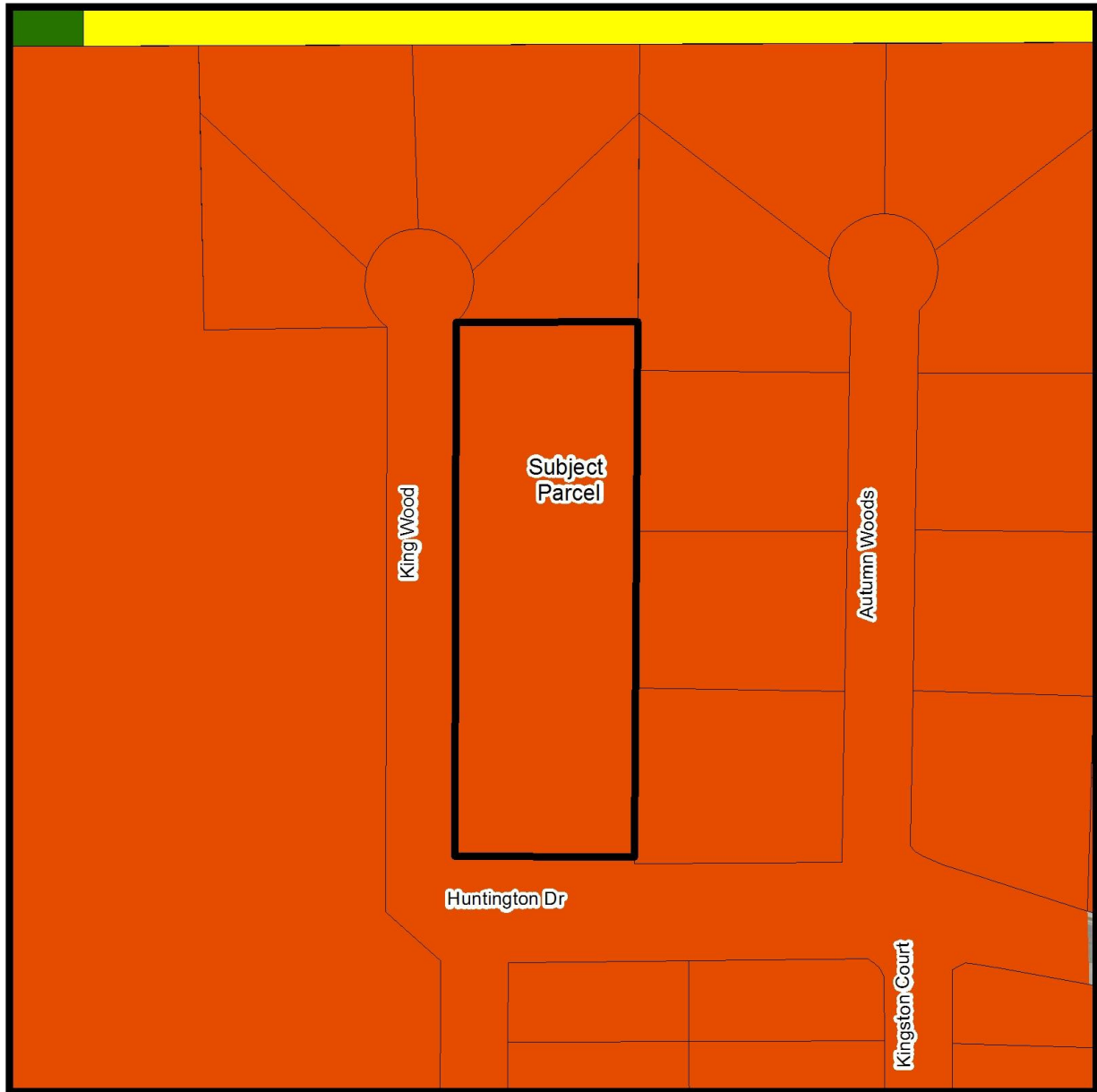
The Planning & Zoning Commission's following conditions will need to be met for "Huntington Subdivision- Phase 8 Part 8 Final Plat" final subdivision plat located at 100,102,104, and 106 Kingwood Drive. These conditions are based on the final plat dated March 19,2015 the findings of fact and conclusions of this staff report dated April 14, 2015

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 R-4 zoning dimensions.
3. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
4. Any required items must be in place at Final Inspection before Department Heads will sign Final Plat.

Attachment 1
FP 15-06 Aerial



Attachment 2
FP 15-06 Zoning



Attachment 3



View looking east at subject properties

Attachment 4

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Jason Pepper-Applicant, CMC Investments
SUBJECT: PP 15-04 and FP 15-05, 305 Louisville Subdivide, Preliminary and Final Plat, 305 Louisville Street, Zoned R-2, Ward 7, Preliminary and Final Plat for subdividing one lot into two. , Applicant: Jason Pepper, Owner: CMC Investments
DATE: April 14, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by CMC Investments for approval of a Preliminary Plat and Final Plat for subdivision of 1 existing lot (Property Number 120B-00-045.00) into 2 separate lots. The proposed lots are labeled Parcel 1 and Parcel 2 on the proposed plat. The subject property is zoned R-2. The properties on all sides are currently zoned R-2. Please see attachments 1-7.

Below is information pertaining to R-2 Single Family/Duplex Zoning District

Sec. D. - R-2 residential zoning regulations.

These [R-2 residential] districts are intended to be composed of higher density single-family residential properties and, under special conditions, duplexes, along with appropriate neighborhood support facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-2 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width at the building line: 60 feet.
 - c. Minimum depth of front yard: 25 feet.
 - d. Minimum depth of rear yard: 35 feet.
 - e. Minimum width of each side yard: 7½ feet.
 - f. Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

PLAT PROPOSAL

General Information

The existing parcel is +/-0.54 acres. The owners of the subject parcel are requesting to subdivide the parcel in two equally sized parcel for the purpose of building houses. The proposed lots are labeled on the plat as Parcel 1 and Parcel 2. They both have a proposed size of 0.27 acres (11,761 sqft).

Per Appendix A – Zoning, Article VII. – District Regulations, Sec. D. - R-2 residential zoning regulations Zoning District Regulations of the Starkville, Mississippi-Code of Ordinances states:

Minimum lot area: 7,500 square feet.

Both proposed lots will exceed the minimum requirement for an R-2 zoned lot.

Minimum lot width at the building line: 60 feet.

Each lot has a width greater than 70'.

Minimum depth of front yard: 25 feet, Minimum depth of rear yard: 35 feet, Minimum width of each side yard: 7 1/2 feet.

Setback dimension are verified by the Building Department at the time building permits are issued per Appendix A- Zoning, Article III- Enforcement, Sec. C.- Approval of plans and issuance of building permit.

Easements and Dedications

No easements or dedications shown

Findings and Comments

CONCLUSIONS

If the Planning and Zoning Commission decides to approve the Applicant's request for Preliminary Plat and Final Plat for CMC Investments, the following conditions would be required:

- Per comments at Development Review Meeting on March 26, 2015, The existing sidewalk will need to be replaced with a sidewalk that is compliant with the current ordinance.
- This property was notice by mail to property owners within 300 feet and by ad in the Starkville Daily News.

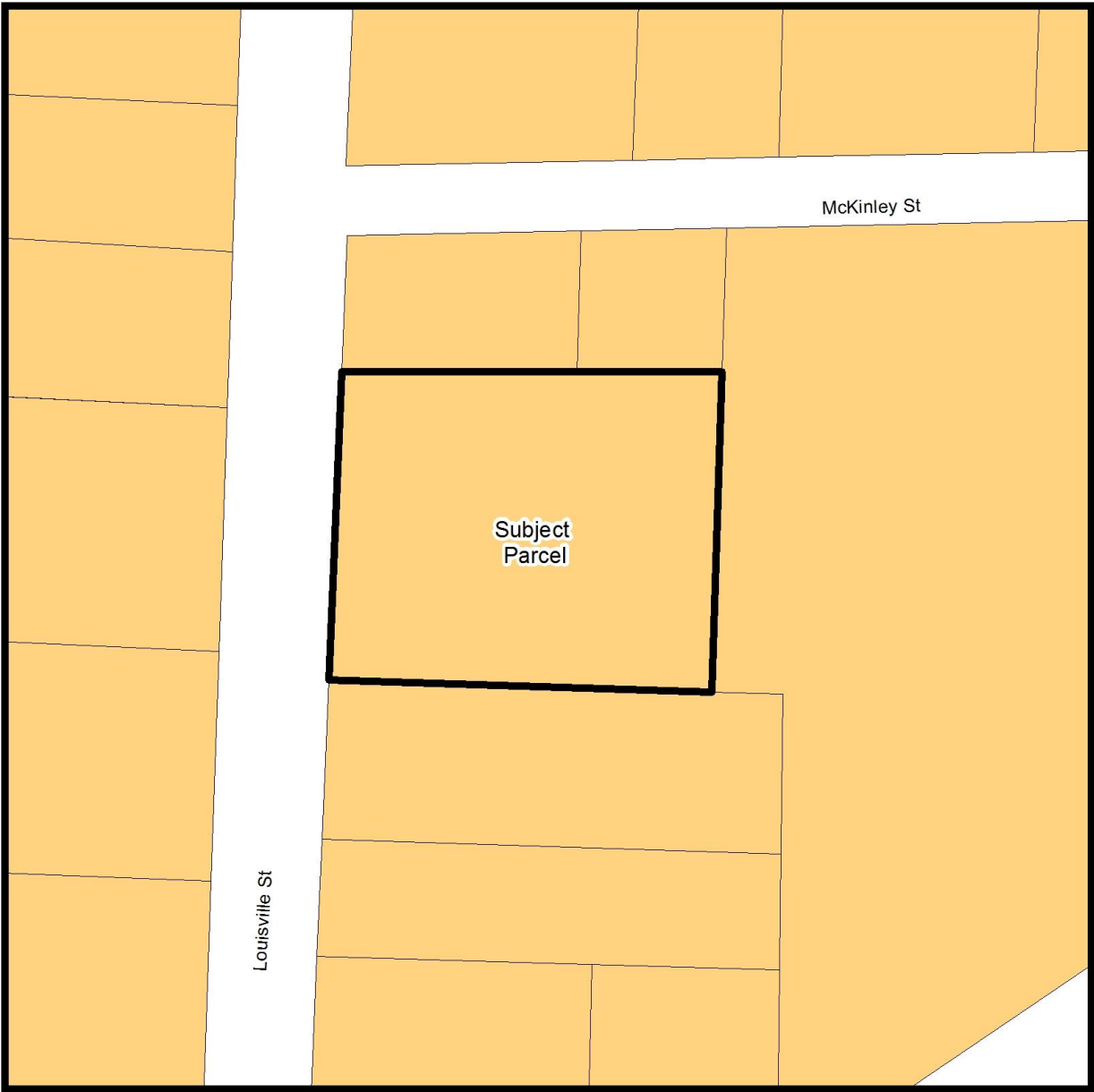
Attachment 1
PP 15-04 and FP 15-05 Aerial



0 15 30 60 90 120
Feet

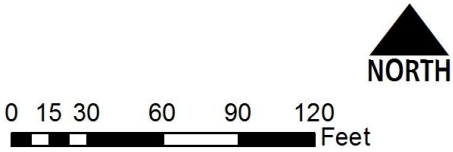


Attachment 2
PP 15-04 and FP 15-05 Zoning

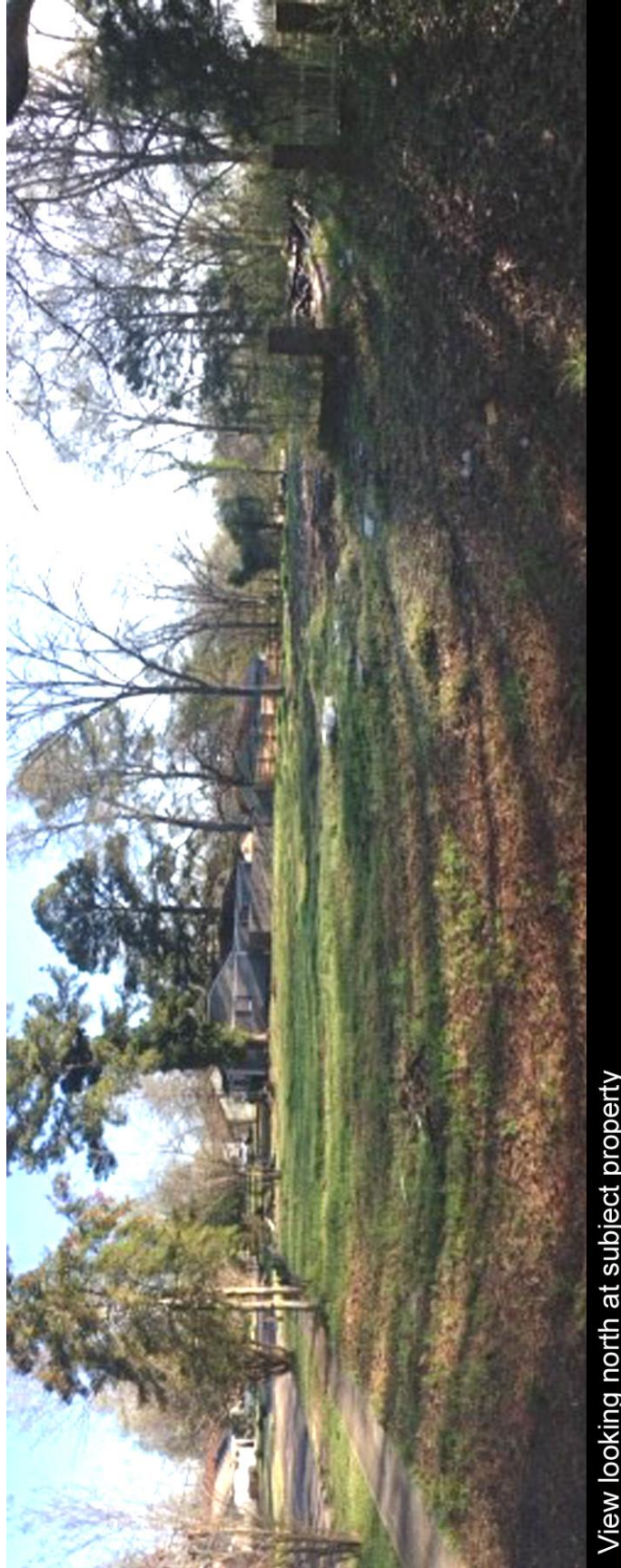


Legend

-  Subject Parcel
-  R-2 Single Family/Duplex

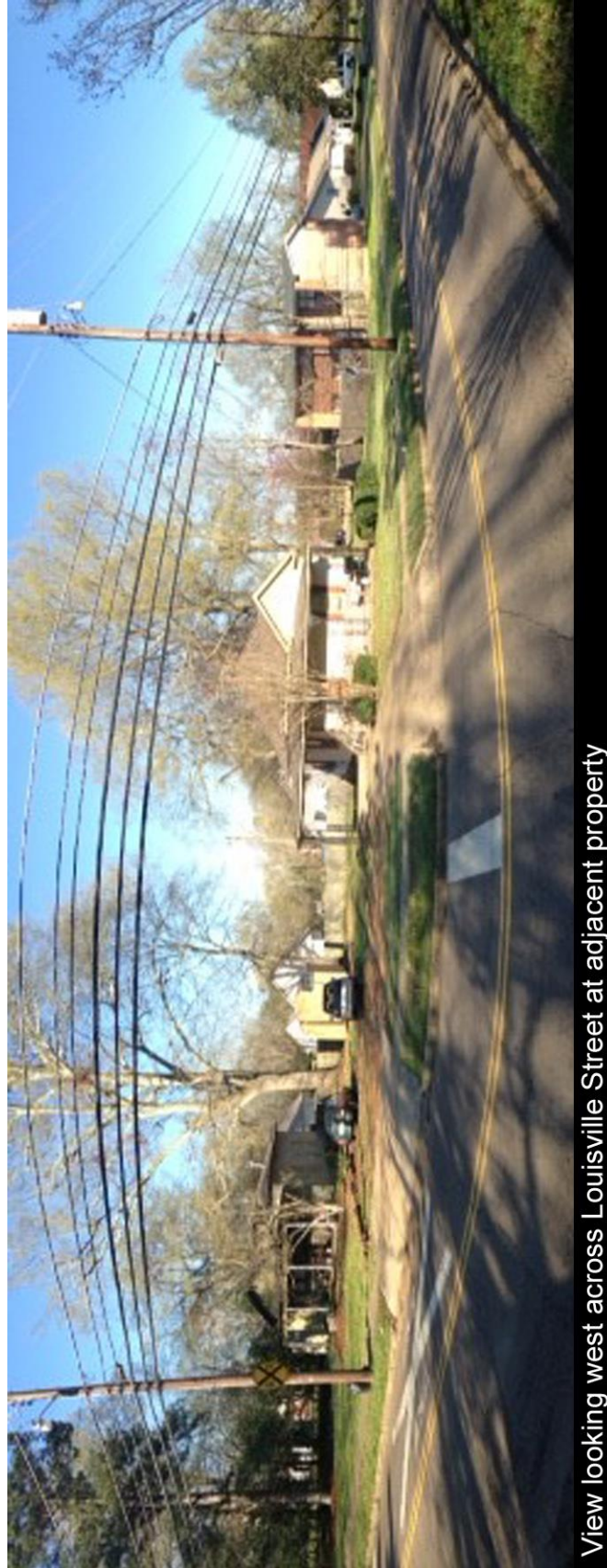


Attachment 3



View looking north at subject property

Attachment 4



View looking west across Louisville Street at adjacent property

Attachment 5



View of adjacent property to the north

Attachment 6



View of adjacent property to the south

Attachment 7

CLIENT

CMC INVESTMENTS, LLC

STARKVILLE, MISSISSIPPI

STARKVILLE, MISSISSIPPI

010279

100

0 10 20

MAN HOLE

FIRE HYDRANT

WATER VALVE

WATER METER

IRON PIN FOUND

RIGHT-OF-WAY MARKER

EVERGREEN TREE

GRATE INLET

CLEANOUT

UTILITY POLE

ELECTRIC SERVICE

GUY ANCHOR

AREA LIGHT

PEDESTAL

GAS METER

SPOT ELEVATION

EXISTING CONTOUR

GRAVEL

CONCRETE PAVING

ASPHALT PAVING

HARDWOOD TREE

SANITARY SEWER LINE

STORM SEWER LINE

WATER LINE

OVERHEAD POWER

UNDERGROUND POWER

GAS LINE

UNDERGROUND TELEPHONE

OVERHEAD POWER & TELEPHONE

Survey Notes:

1. No underground utilities were located as part of this survey and this plat should not be utilized to determine the existence or non-existence of utilities.

2. Distances and bearings shown in parenthesis are as per deed/plat only where they vary.

3. Record deeds are on file in the Office of the Chancery Clerk, Oktibbeha County, Mississippi.

Deed Book 2013 Page 5567

Deed Book 2013 Page 5412

Deed Book 2013 Page 1649

City of Starkville 1973 Map

4. Right of Way widths shown are as per scaled from the tax maps of Oktibbeha County.

5. Iron pins set at property corners were driven eleven (11) inches into the ground by Pepper Surveying and Mapping, LLC. Before anyone drives the property corners deeper than eleven (11) inches Mississippi 811 must be contacted at 800-227-6477, 811 or www.ms1call.org.

Property Description:

Being all of Lot #1 of Block 48 of the City of Starkville, Oktibbeha County, Mississippi as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi and being more particularly described as follows, to wit

Commencing at an iron pin found at the southwest corner of said Lot #1 of Block 48 and use as the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run North 88 degrees 43 minutes West for a distance of 168.3 feet to an iron pin set; thence North 00 degrees 23 minutes West for a distance of 144.4 feet to a one-half inch pipe found; thence South 87 degrees 32 minutes West for a distance of 167.4 feet to an iron pin set on the edge of a sidewalk; thence South along the edge of a sidewalk for a distance of 141.0 feet to the POINT OF BEGINNING. Said parce being all of Lot #1 of Block 48 of the City of Starkville, Oktibbeha County, Mississippi as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi and contains 0.54 acres, plus or minus.

Surveying Certificate:

I, Jason W. Pepper, P.L.S., hereby certify that this plat correctly represents a survey completed by me or under my supervision on November 11, 2013; and is a true and correct representation of surveys made on the ground; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

Jason W. Pepper, P.L.S.
Professional Surveyor
No. 2828, Mississippi

Certificate of Ownership:

I, Joe Couvillion, a managing member of CMC Investments, LLC, the undersigned, owner of the real estate shown and described herein do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.

Joe Couvillion (Managing Member)
P.O. Box 2564
Starkville MS 39760

Source of Title: D.B. 2015, Page 3776

Certificate of Ownership (Mortgagee):

I, Brian Jones, being a duly authorized representative of the Bank of Commerce, the mortgagee of the property described on this plat, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.

Brian Jones (Mortgagee Representative)
315 University Drive
Starkville MS 39759

Certificate of Recording:

This document, Number, filed for record this the day of, 2015, in Plat Book, page.

Name (print) Signature

Title

Certificate of Surveying Accuracy:

I, Jason W. Pepper, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the Starkville, Mississippi, Subdivision Regulations have been fully complied with.

Date of Execution

Jason W. Pepper, P.L.S.
Professional Surveyor
No. 2828, Mississippi

Certificate of Final Approval

Pursuant to the Starkville, Mississippi, Subdivision Regulations, this document was given approval by the Starkville City Planning and Zoning Commission at a meeting held on this day of, 20. All of the conditions on approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations.

Chairman, City Planning and Zoning Commission
Starkville, Mississippi

Date

Secretary

Date

City Engineer

Date

Pursuant to the Starkville, Mississippi, Subdivision Regulations, this document was given approval by the mayor and board of aldermen at a meeting held on this day of, 20. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the chancery clerk within six months hereafter.

Mayor
Starkville, Mississippi

Date

City Clerk

Surveyor's Note

This survey was performed based on evidence recovered on the ground by Pepper Surveying and Mapping, LLC and publicly recorded information found pertaining to this property. The locations of the boundary lines, easements and rights of way are to the best of my knowledge and based on the evidence found. However, no title opinion was provided to Pepper Surveying and Mapping, LLC for the property shown on this plat. Should a title opinion be performed, other issues regarding this property may arise.

Jason W. Pepper, P.L.S.

Date

State of Mississippi
County of Oktibbeha

I, , Notary Public in and for said County, in said State, hereby certify that Jason W. Pepper, P.L.S., whose name appears on this document as Surveyor, signed the foregoing voluntarily.

GIVEN under my hand and official seal this the day of, 2015.

Notary Public

State of Mississippi
County of Oktibbeha

I, , Notary Public in and for said County, in said State, hereby certify that Joe Couvillion, whose name appears on this document as Owner, signed the foregoing voluntarily.

GIVEN under my hand and official seal this the day of, 2015.

Notary Public

State of Mississippi
County of Oktibbeha

I, , Notary Public in and for said County, in said State, hereby certify that Brian Jones, whose name appears on this document as Representative of Mortgagee, signed the foregoing voluntarily.

GIVEN under my hand and official seal this the day of, 2015.

Notary Public

Pepper
Surveying
AND
Mapping, LLC

BEARING BASIS: WEST BOUNDARY LINE
SWORN CREW MEMBER(S): JASON PEPPER
JODY PEPPER
SCALE: 1" = 20'
CLASS OF SURVEY: "C"
FIELD DATA COLLECTED: 02/17/2015
DRAWING COMPLETED: 03/16/2015
ALL PINS SET ARE 0.5" DIA. BY 18" LONG REBAR

COS LOT 1 BLOCK 48
REVISION NUMBER: 0
PROJECT NUMBER: 15-020-B
PSM REFERENCE: COS BLOCK 48
FILE NAME: 15-020-PLAT
DRAWN BY: JWP
ONE CALL TICKET: N/A
SHEET: 1 of 1

Know what's Below.
Call before you dig.
811 or 800.227.6477

MISSISSIPPI 811
providing underground utility location and depth information

*MISSISSIPPI 811 PHONE: 1-800-227-6477
ORIGINAL COPIES ARE IN COLOR

SUBDIVISION PLAT

305 LOUISVILLE STREET
SUBDIVISION

STARKVILLE, MISSISSIPPI

PEPPER SURVEYING & MAPPING
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