



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, July 14, 2015
CITY HALL - COURT ROOM,
101 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. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. CU 15-07 Request for Conditional Use to allow an addition to Second Baptist Church on Yeates Street #102B-00-323.00 (page 3)
 - B. CU 15-08 Request for Conditional Use to allow a "Car Title Loan, Payday Advance or Loan Business" in a C-2 zone at 831 Highway 12 East Suite C #102L-00-015.04 (page 15)
 - C. EX 15-03 Use by Exception request for nonconforming signage at Marriott Courtyard located on Mercantile Street behind The Mill. Parent Parcel #101D-00-342.00 (page 21)
 - D. PP 15-10 Request for Preliminary Plat approval for one lot located on the south side of Butler Road in an R-6 zoning district. Parent Parcel #116-23-007.01 (page 33)
 - E. FP 15-10 Request for Final Plat approval for one lot located on the south side of Butler Road in an R-6 zoning district. Parent Parcel #116-23-007.01 (page 33)
 - F. PP 15-11 Request for Preliminary Plat approval for subdividing one parcel into two. Parent Parcel #102I-00-003.00 (page 39)
 - G. RZ 15-04 Rezoning request for Terry Parrish Property east side South Jackson north of the railroad tracks from a C-2 to T-5 zone. #102A-00-014.00, 102A-00-015.00, and 102A-00-016.00 (page 47)
- VII. PLANNER REPORT
- VIII. 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: Second Baptist Church, Applicant
SUBJECT: CU 15-07 Request for Conditional Use to allow an addition to Second Baptist Church on Yeates Street #102B-00-323.00
DATE: July 14, 2015

The purpose of this report is to provide information regarding the request by Second Baptist Church for a renewal of a Conditional Use to allow for an addition to the existing church in a R-2 zoning district on a +/-0.98 acre site. Please see attachments 1-9.

BACKGROUND INFORMATION

The church is proposing to build an addition on the north side of their current building. The building would be sited on an existing parking lot and face Yeates Street. The Development Review Committee has reviewed and approved the site plan. Planning and Zoning Board previously made a recommendation for approval for a Conditional Use on March 13, 2012 and again on September 9, 2014. The Board of Aldermen approved the Conditional Use on April 2, 2012 and again on September 16, 2014. The Conditional Use expired six months after Board of Aldermen's approval.

Scale and intensity of use.

The size of the proposed building addition is shown to be +/-8,800 sqft. The existing structure is approximately +/- 4,600 sqft.

On- or off-site improvement needs.

No off-site improvements are required. The new addition will occupy an area of the site that current has approximately 22 parking spaces. A new parking areas is shown on proposed plat with 22 parking spaces.

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-2	Residential
East	R-2	Residential

South	R-5	Multi Family
West	R-2	Residential

34 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 Saturday the 23rd of August 2014 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

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 property is currently used as a church.

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

The site is adequately sized to accommodate the proposed addition.

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.

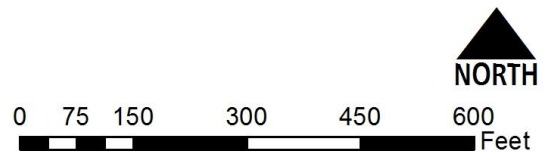
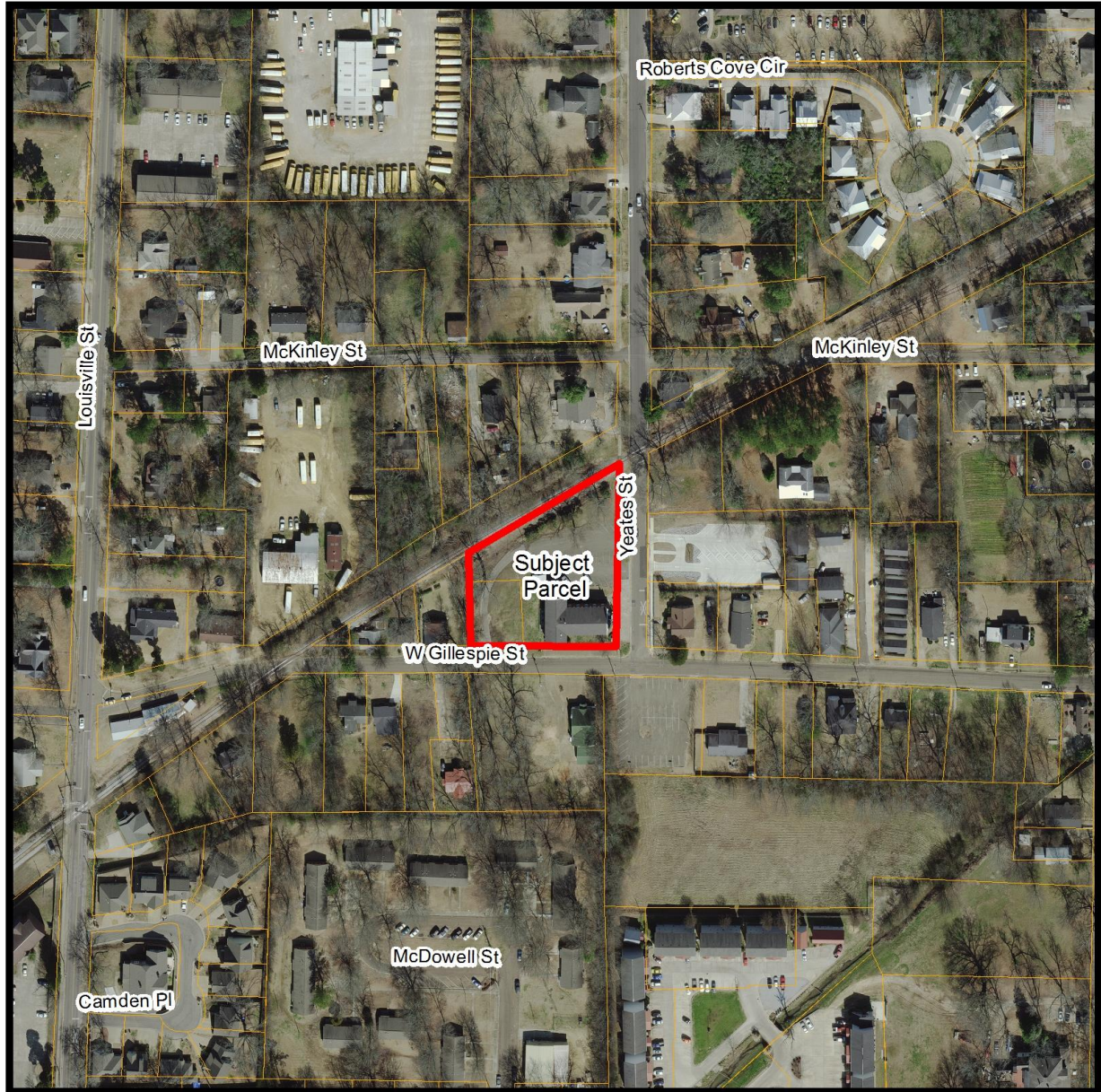
5. Compliance with applicable laws and ordinances.

Building the proposed addition will require building permits and inspections

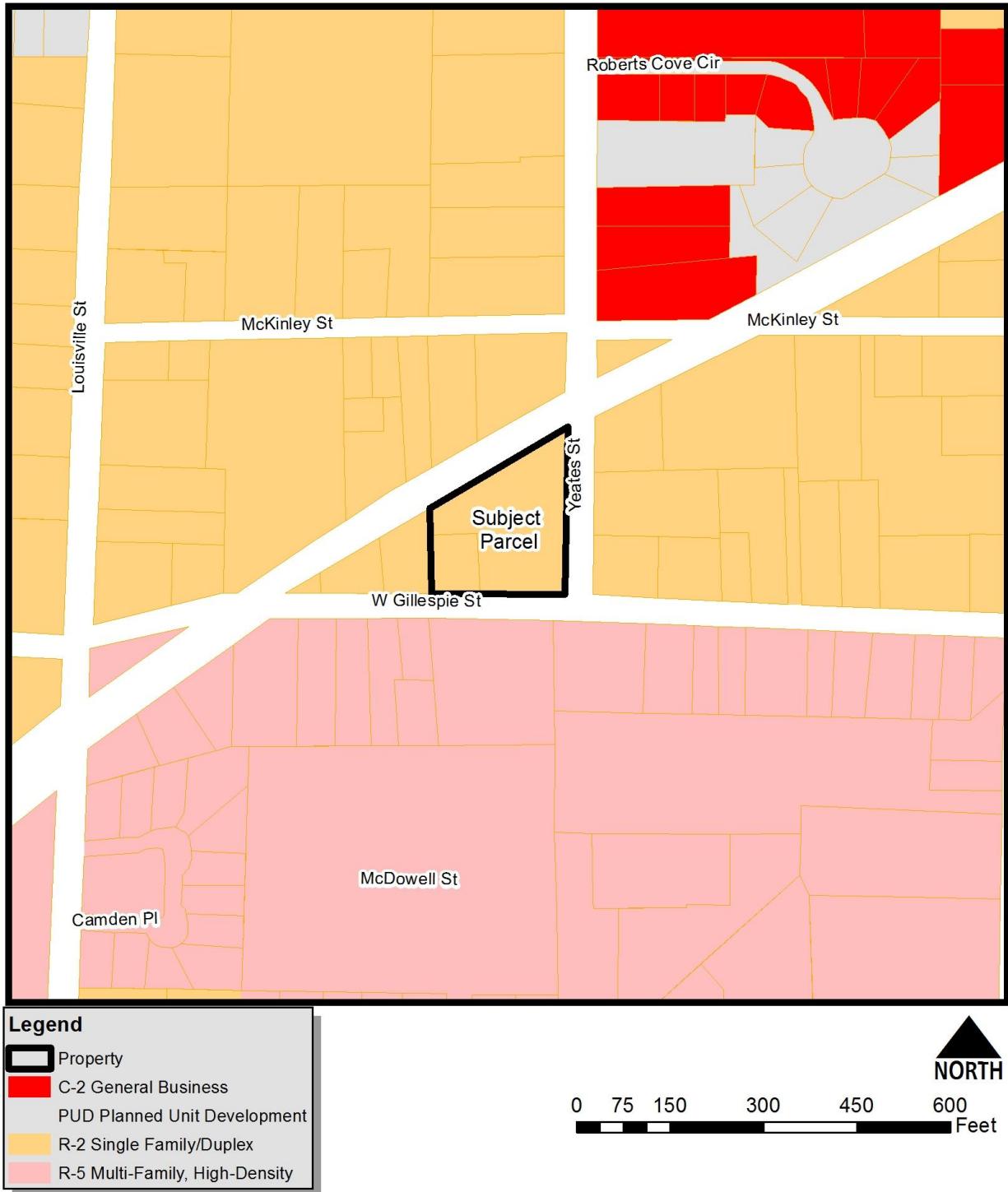
REQUESTED CONDITIONS

1. A building permit shall be obtained prior to any construction activities
2. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1
CU 15-07 Aerial



Attachment 2
CU 15-07 Zoning



Attachment 3



View looking east across Yeates Street

Attachment 4



View looking south across Gillespie Street

Attachment 5



View looking west

Attachment 6



View looking north at railroad tracks

Attachment 7



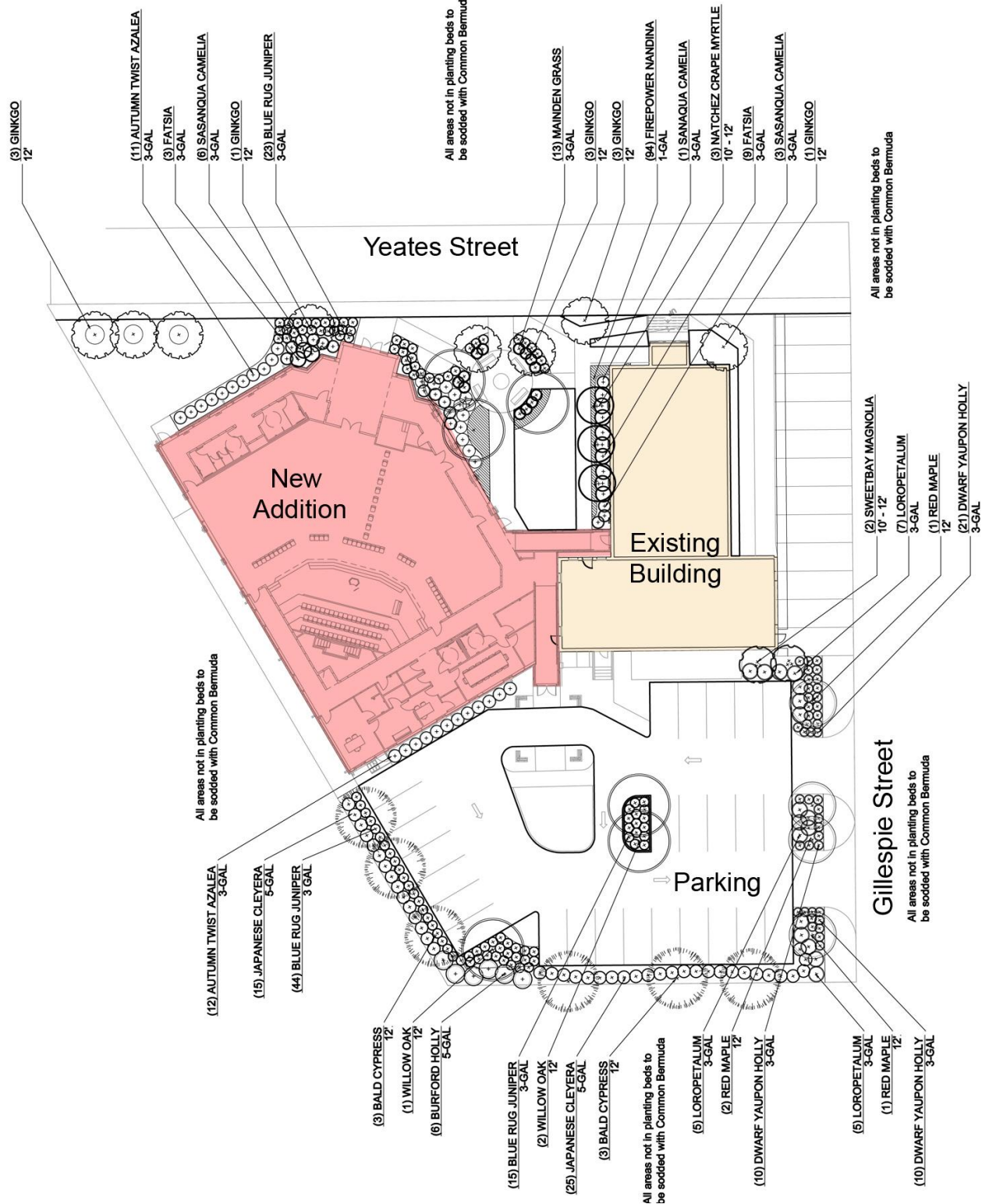
Property north of the railroad tracks

Attachment 8



View looking west across Yeates Street

Attachment 9



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: Lendmark Financial Services, LLC, Applicant
SUBJECT: CU 15-08: Request for Conditional Use to allow a “Car Title Loan, Payday Advance or Loan Business” in a C-2 zone at 831 Highway 12 East Suite C #102L-00-015.04
DATE: July 14, 2015

The purpose of this report is to provide information regarding the request by Lendmark Financial Services for a Conditional Use to allow a “Car Title Loan, Payday Advance or Loan Business” in a C-2 zone at 831 Highway 12 East Suite C. Please see attachments 1-4.

BACKGROUND INFORMATION

The applicant is requesting a Conditional Use to operate a “Car Title Loan, Payday Advance or Loan Business” in an existing building located at 831 Highway 12 East Suite C. The applicant will be offering consumer lending, sales finance, financing automobiles, furniture, and equipment for local dealers. Due to the type of business the applicants are wanting to operate, a Conditional Use is required per the City of Starkville Permitted and Conditional use Chart.

Scale and intensity of use.

The size of the existing building is +/-1,400 sqft. The applicant will only be occupying one of seven suites in the building. Tenant to the east, Advance America Cash Advance, is currently operating “Car Title Loan, Payday Advance or Loan Business”.

On- or off-site improvement needs.

There are no off-site improvements being proposed

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	C2	Commercial Property
East	C2	Commercial Property
South	M1	Manufacturing
West	C2	Commercial Property

10 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 June 29th 2015 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

ANALYSIS

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

Land use compatibility.

The property has previously been used as commercial.

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

The site is adequately sized to accommodate the proposed use.

Proper use of mitigative techniques.

None proposed

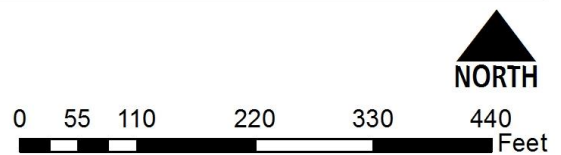
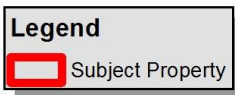
Hazardous waste.

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

Compliance with applicable laws and ordinances.

The applicant has not received a business license. There are no know violations or current laws or ordinances at this time.

Attachment 1
CU 15-08 Aerial



Attachment 2
CU 15-08 Zoning



Attachment 3



View of Suite C

Attachment 4



View looking south at front of retail center

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: Stan House, Applicant
SUBJECT: EX 15-03 Use by Exception request for nonconforming signage at Marriott Courtyard located on Mercantile Street behind The Mill. Parent Parcel #101D-00-342.00
DATE: July 14, 2015

The purpose of this report is to provide information regarding the request by Stan House on behalf of Cooley Center Hotel, LLC for a Use by Exception to allow a nonconforming sign in a T6 District. Please see attachments 1-7.

BACKGROUND INFORMATION

The applicant is requesting a Use by Exception to allow nonconforming signage to be placed on the Marriott Courtyard hotel. The types of signage proposed (total of 3) would exceed the maximum letter height of 18” and would also be internally illuminated. See attachment 5 for table for permitted signage in a T6 District.

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts

1.5 EXCEPTION AND VARIANCE

- (a) *There are two types of permitted deviations from the requirements of this Section:*
 - i. *Exception*
 - a. *Requests for Exception shall only be permitted as specifically indicated in this Section.*
 - b. *To apply for an Exception, the applicant shall provide the following:*
 - i. *The specific Exception(s) requested including citation from this Section and why the Exception is being sought.*
 - ii. *Maps, text, drawings and/or statistical data related to the requested Exception(s).*
 - c. *No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:*
 - i. *Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section,*
 - ii. *and be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.*

- d. *Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.*
- e. *If the Planning and Zoning Commission denies any requested Exception, the applicant may appeal the decision to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall review the application de novo.*
- ii. *Dimensional Variance*
 - a. *A Dimensional Variance shall be processed pursuant to Chapter 2 - Administration, Article VI - Board of Adjustments & Appeals, Section 2 - 176 Variances and the Board of Adjustments & Appeals of the City of Starkville's Code of Ordinances.*
- (b) *Exceptions shall be advertised and noticed in the same fashion as conditional uses in the City's Code of Ordinances in accordance with Appendix A, Article VI, Section 1.*

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts

2.8 SIGNAGE

- (a) *Signage shall be designed according to Table 8 and specific types permitted as indicated for each Sub-District.*
- (b) *Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address Signs may be attached to a mailbox by Exception.*
- (c) *Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address.*
- (d) *One (1) Band Sign limited to 90% of the width of the building Facade shall be permitted for each building with a Commercial Use. Information shall consist only of the name and/or logo of the business.*
- (e) *Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first Story.*
- (f) *One (1) Blade Sign shall be permitted for each business if the Facade is no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.*
- (g) *Marquees shall be located only above the Principal Entrance of a building, shall provide a minimum clearance of ten (10) feet, and may Encroach the Public Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.*

- (h) *One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.*
- (i) *Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.*
- (j) *One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the Parking Strip of the Public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.*
- (k) *Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays. Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages.*

Scale and intensity of use.

Proposed sign does not change the scale and intensity of use

On- or off-site improvement needs.

There are no off-site improvements being proposed as part of this request

On-site amenities proposed to enhance the site.

No other enhancements are being proposed as part of this request

Site issues.

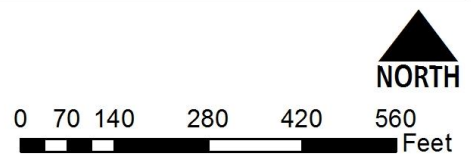
There are no known site issues regarding the intended use of the site.

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

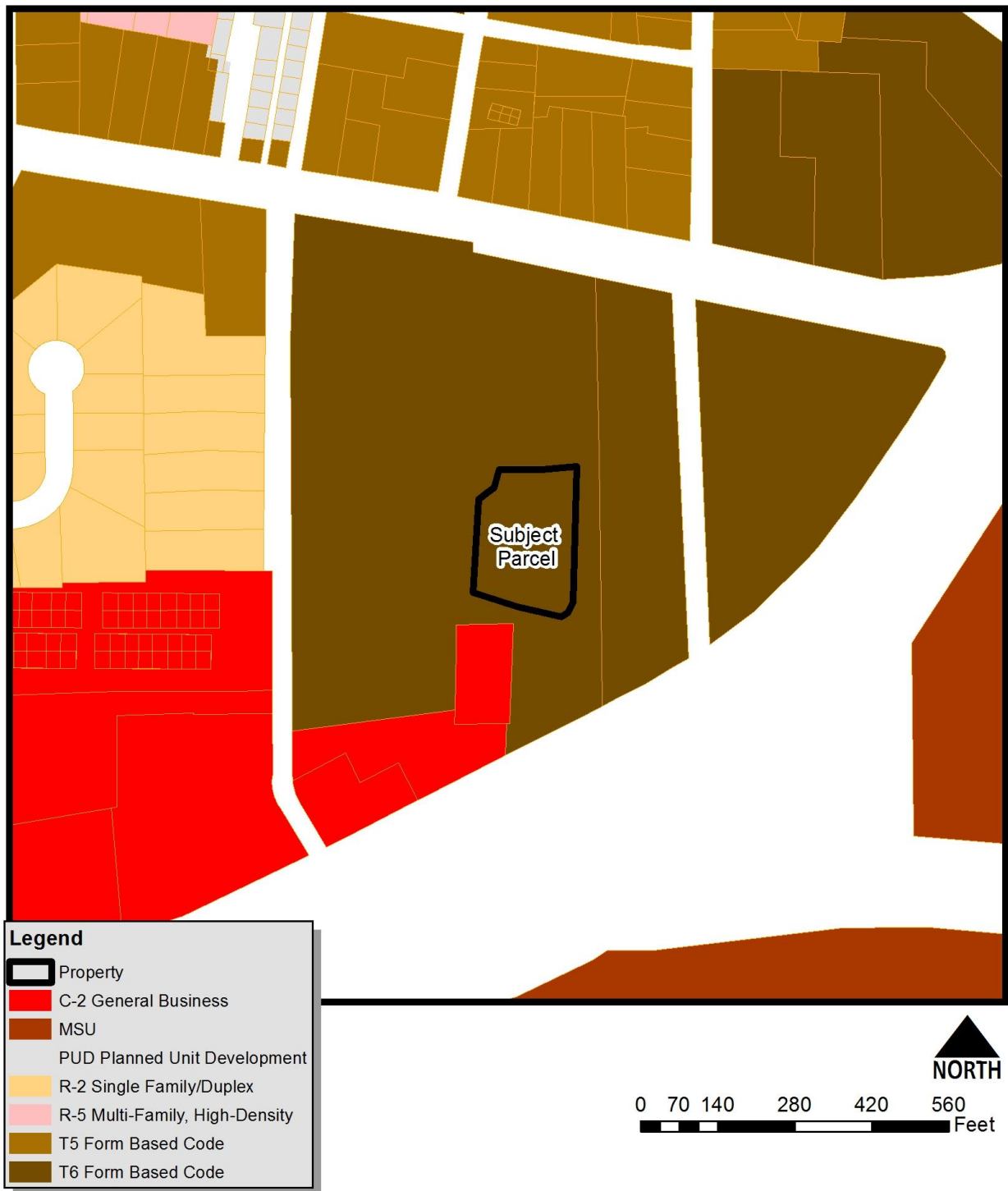
Direction	Zoning	Current Use
North	T6	Mixed Use- Commercial
East	T6	Vacant- Currently planned to be developed as Mixed Use
South	C2	Vacant- Currently being developed as Commercial
West	T6	Parking Garage- Under Construction

2 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 June 22 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 in favor of approval for this request.

Attachment 1
EX 15-03 Aerial



Attachment 2
EX 15-03 Zoning

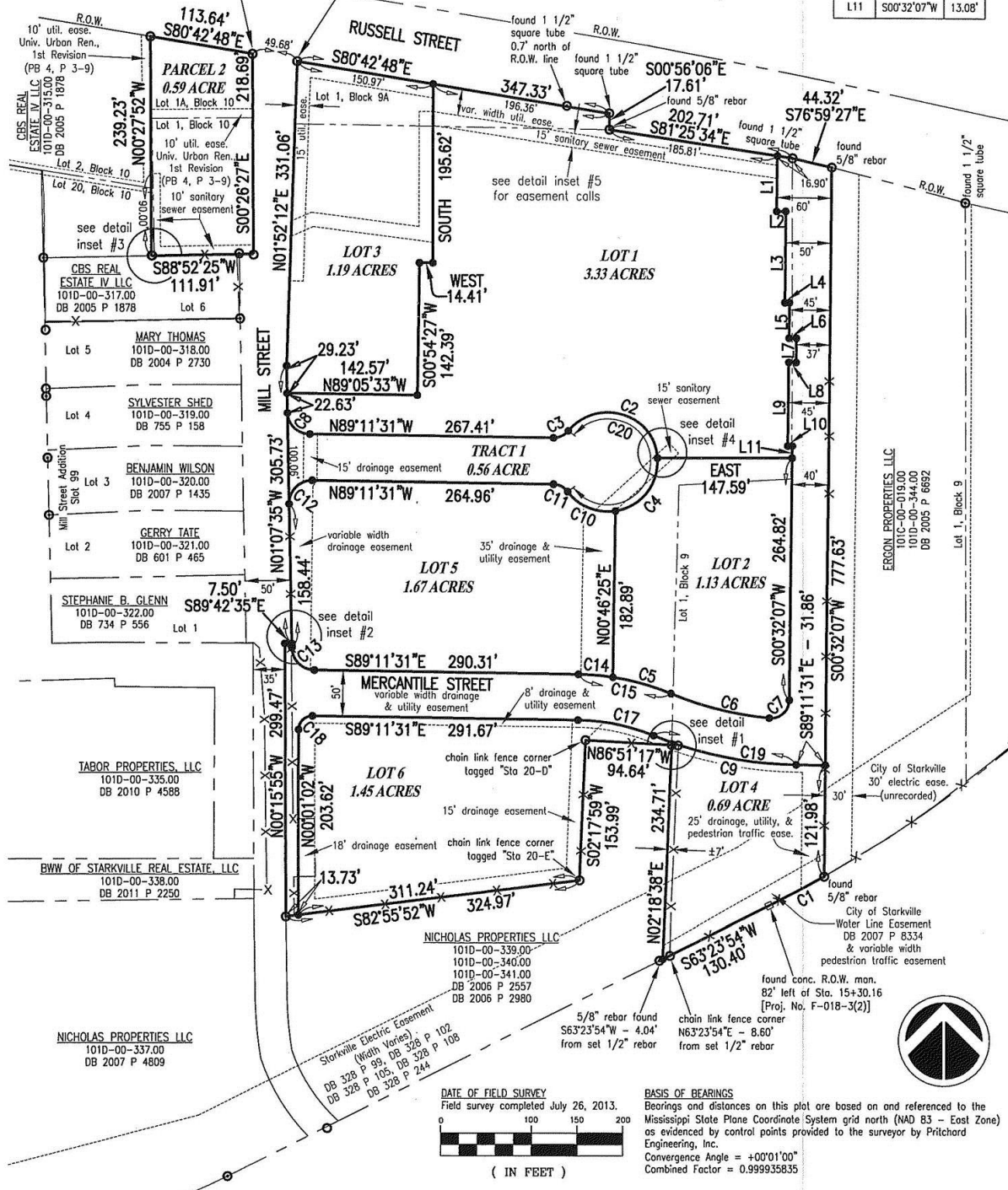


Attachment 3

POC PARCEL 1
POB PARCEL 2
FOUND 1/2" REBAR AT THE NORTHEAST
CORNER OF LOT 1A OF BLOCK 10 OF
THE UNIVERSITY URBAN RENEWAL AREA,
1ST REVISION (SLIDES 72-75)

POB PARCEL 1
FOUND 5/8" REBAR

L4	S89°27'53"E	5.00'
L5	S00°32'07"W	38.00'
L6	S89°27'53"E	8.00'
L7	S00°32'07"W	26.00'
L8	N89°27'53"W	8.00'
L9	S00°32'07"W	93.33'
L10	S89°27'53"E	5.00'
L11	S00°32'07"W	13.08'



Attachment 4

TABLE 8. SIGN STANDARDS																				
	T4	T5	T6	SPECIFICATIONS																
Address Sign		■	■	■ <table><tr><td>Quantity</td><td>1 per address</td></tr><tr><td>Area</td><td>2 sf max</td></tr><tr><td>Width</td><td>24 in max</td></tr><tr><td>Height</td><td>12 in max</td></tr><tr><td>Depth / Projection</td><td>3 in max</td></tr><tr><td>Clearance</td><td>4.5 ft min</td></tr><tr><td>Apex</td><td>N/A</td></tr><tr><td>Letter Height</td><td>6 in max</td></tr></table>	Quantity	1 per address	Area	2 sf max	Width	24 in max	Height	12 in max	Depth / Projection	3 in max	Clearance	4.5 ft min	Apex	N/A	Letter Height	6 in max
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Awning and Sign		■	■	■ <table><tr><td>Quantity</td><td>1 per window</td></tr><tr><td>Area</td><td>N/A</td></tr><tr><td>Width</td><td>width of Awning</td></tr><tr><td>Height</td><td>N/A</td></tr><tr><td>Depth / Projection</td><td>4 ft min</td></tr><tr><td>Clearance</td><td>8 ft max</td></tr><tr><td>Apex</td><td>N/A</td></tr><tr><td>Letter Height</td><td>5 in min, 10 in max</td></tr></table>	Quantity	1 per window	Area	N/A	Width	width of Awning	Height	N/A	Depth / Projection	4 ft min	Clearance	8 ft max	Apex	N/A	Letter Height	5 in min, 10 in max
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Apex	N/A																			
Letter Height	5 in min, 10 in max																			
Band Sign		■	■	■ <table><tr><td>Quantity</td><td>1, 2 for corner building</td></tr><tr><td>Area</td><td>1.5 sq ft per linear ft of Facade</td></tr><tr><td>Width</td><td>90% of width of Facade max</td></tr><tr><td>Height</td><td>3 ft max</td></tr><tr><td>Depth / Projection</td><td>7 in max</td></tr><tr><td>Clearance</td><td>7 ft max</td></tr><tr><td>Apex</td><td>N/A</td></tr><tr><td>Letter Height</td><td>18 in max</td></tr></table>	Quantity	1, 2 for corner building	Area	1.5 sq ft per linear ft of Facade	Width	90% of width of Facade max	Height	3 ft max	Depth / Projection	7 in max	Clearance	7 ft max	Apex	N/A	Letter Height	18 in max
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Blade Sign		■	■	■ <table><tr><td>Quantity</td><td>1 per Facade, 2 max</td></tr><tr><td>Area</td><td>T3: 4 sq ft; T4 & T5: 6 sq ft</td></tr><tr><td>Width</td><td>4 ft max</td></tr><tr><td>Height</td><td>4 ft max</td></tr><tr><td>Depth / Projection</td><td>4 ft max</td></tr><tr><td>Clearance</td><td>8 ft min</td></tr><tr><td>Apex</td><td>N/A</td></tr><tr><td>Letter Height</td><td>8 in max</td></tr></table>	Quantity	1 per Facade, 2 max	Area	T3: 4 sq ft; T4 & T5: 6 sq ft	Width	4 ft max	Height	4 ft max	Depth / Projection	4 ft max	Clearance	8 ft min	Apex	N/A	Letter Height	8 in max
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Marquee and Sign		■	■	■ <table><tr><td>Quantity</td><td>1 per business</td></tr><tr><td>Area</td><td>N/A</td></tr><tr><td>Width</td><td>width of entrance plus 4' o.c.</td></tr><tr><td>Height</td><td>50% Story height max</td></tr><tr><td>Depth / Projection</td><td>4 ft min, 10 ft max</td></tr><tr><td>Clearance</td><td>N/A</td></tr><tr><td>Apex</td><td>N/A</td></tr><tr><td>Letter Height</td><td>3 ft min</td></tr></table>	Quantity	1 per business	Area	N/A	Width	width of entrance plus 4' o.c.	Height	50% Story height max	Depth / Projection	4 ft min, 10 ft max	Clearance	N/A	Apex	N/A	Letter Height	3 ft min
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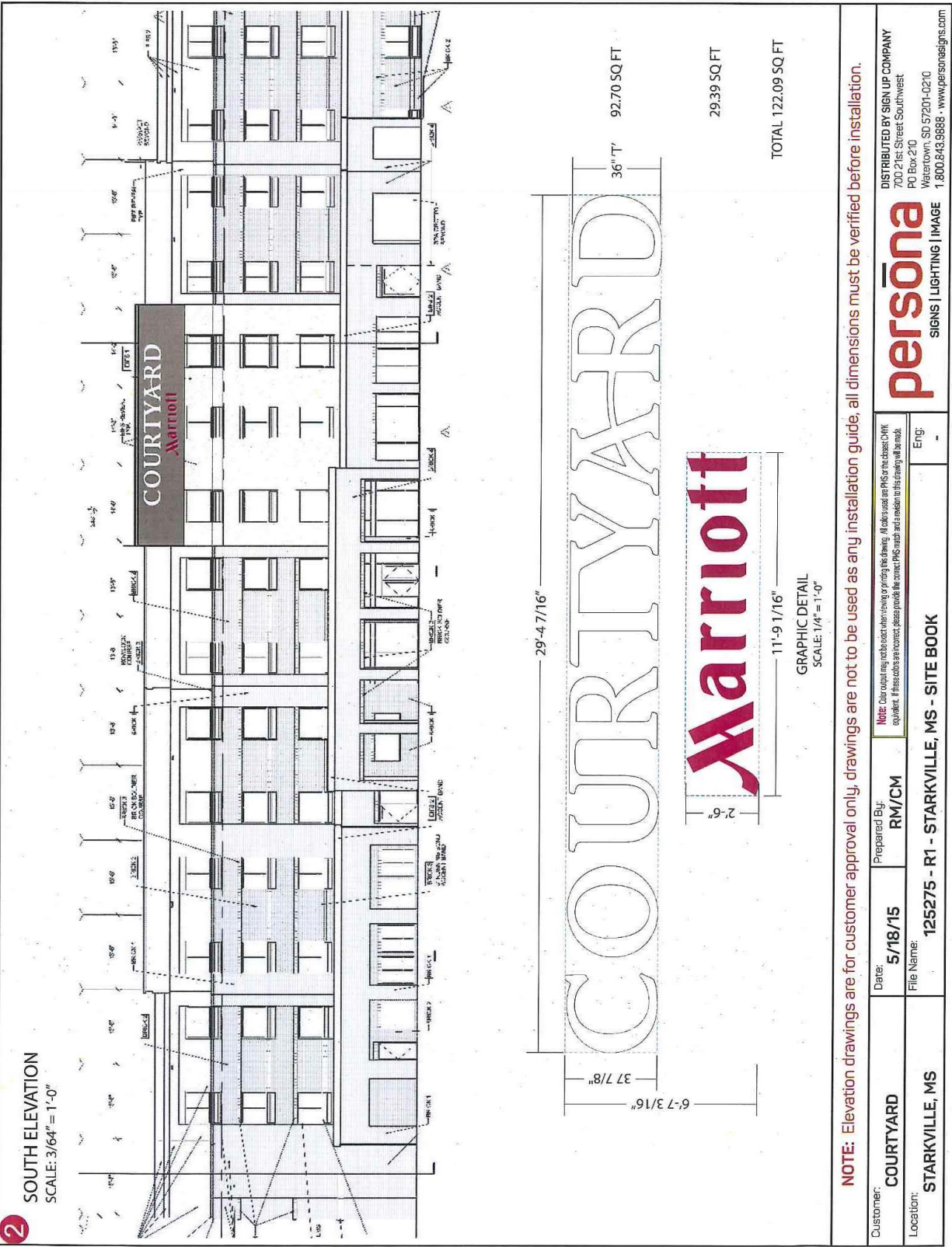
- By Right
- By Exception

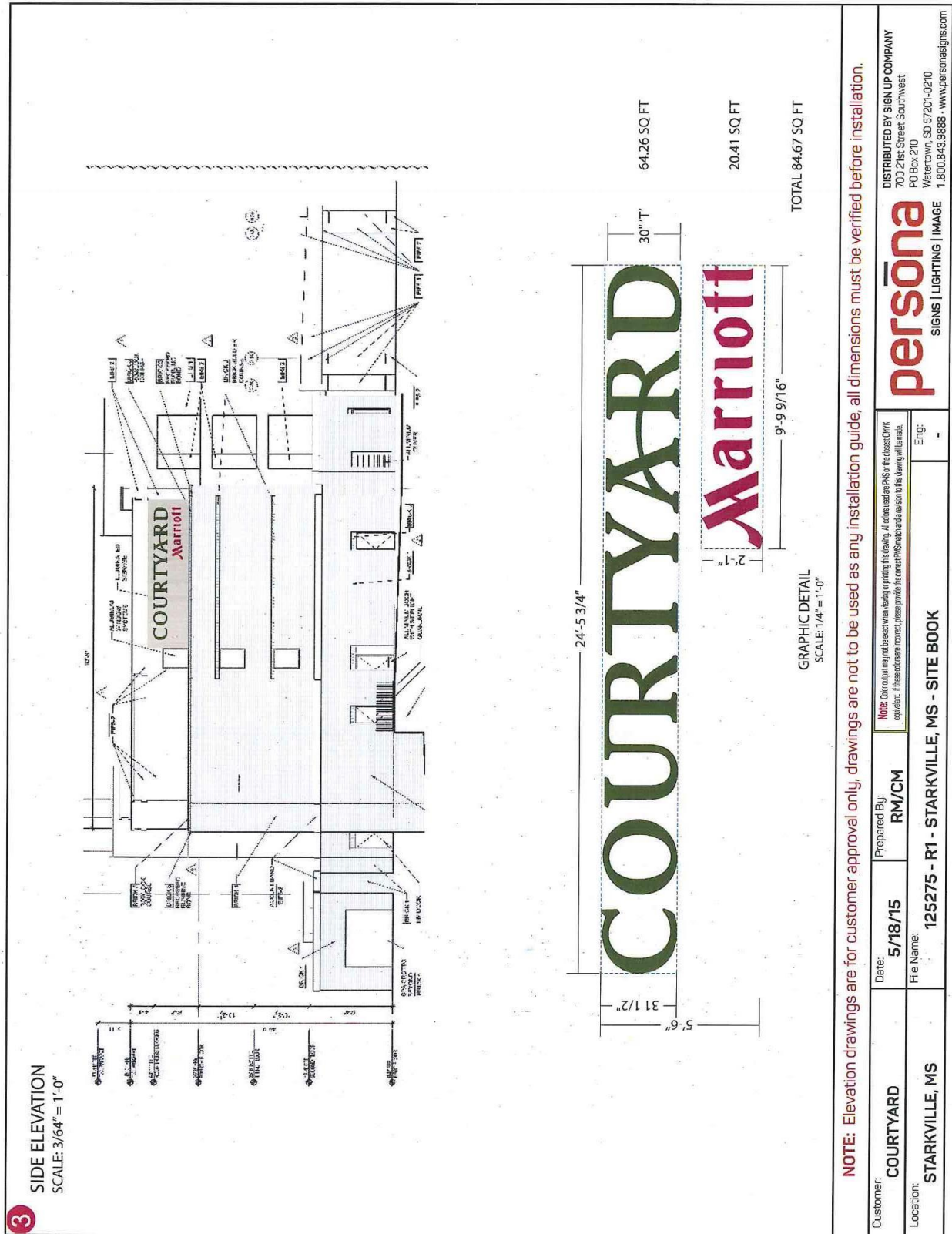
TABLE 8. SIGN STANDARDS (continued)

	T4	T5	T6	SPECIFICATIONS
Nameplate Sign 	■	■	■	Quantity 1 Area 3 sf max Width 18 in max Height 2 ft max Depth / Projection 3 in max Clearance 4 ft max Apex 7 ft max Letter Height N/A
Outdoor Display Case 	■	■	■	Quantity 1 Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max Clearance 4 ft max Apex N/A Letter Height N/A
Sidewalk Sign 	■	■	■	Quantity 1 per business Area 8 sf max Width 28 in max Height 42 in max Depth / Projection N/A Clearance N/A Apex 42 in max Letter Height N/A
Window Sign 	■	■	■	Quantity 1 per window Area 25% of glass max Width varies Height varies Depth / Projection N/A Clearance 4 ft Apex N/A Letter Height 8 in max

- By Right
- By Exception







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: Saperior Patton, Applicant
SUBJECT: PP 15-10 and FP 15-10, Request for Preliminary Plat and Final Plat approval for one lot located on the south side of Butler Road in an R-6 zoning district. Parent Parcel #116-23-007.01
DATE: July 14, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Saperior Patton for approval of a Preliminary Plat and Final Plat for 1 lot. The proposed lot is labeled Lot 7 proposed plat. The subject property is zoned R-6. Please see attachments 1-4.

Below is information pertaining to R-6 Mobile Homes Zoning District

Sec. H. - R-6 residential zoning regulations.

These [R-6 residential (mobile homes)] districts are intended to be comprised mainly of mobile homes, mobile home parks, and mobile home subdivision, along with appropriate neighborhood supporting facilities. The character of this district is protected by requiring that certain yard and area standards be met. [The following regulations apply to R-6 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as an exception.
3. Required lot area and width, yards, building areas and heights for mobile home parks and subdivisions and individual mobile homes on platted lots:
 - (a) *The parcel of land to be used for a mobile home park or subdivision shall have a minimum lot area of five acres. The minimum width of the lot at the building line shall be 300 feet. The minimum yard depths for the mobile home park or subdivision shall be: Front, 30 feet; side and rear, 15 feet each. This yard space may not be used for parking nor shall it constitute the yard requirements for any individual mobile home. The height of all structures in the trailer park shall be limited to one story or 12 feet.*
 - (b) *The individual mobile home lot shall have a minimum lot area of 5,000 square feet and shall not be less than 40 feet in width at the building line. The minimum yard requirements for the mobile home lot shall be: Front, 20 feet; rear, 15 feet; sides, five feet. This yard space may be used for parking of the residents' vehicles, but shall not constitute any of the yard requirements for the mobile home park or subdivision. Private accessory structures, such as sheds, must be within the building area defined for each lot. Structures shall not cover more than 35 percent of the total building area.*

- (c) *All mobile homes permitted by this ordinance shall meet the following guidelines:*
 - (i) *Shall be secured on a permanent foundation with tiedowns;*
 - (ii) *Shall be provided with a skirt of material comparable to exterior of the structure and shall be placed on the site in a manner compatible with adjacent sites; and*
 - (iii) *Shall be in conformance with codes adopted by the City of Starkville.*
- 4. *Off-street parking requirements: Two parking spaces shall be provided for each mobile home. See article VIII of this ordinance for requirements for other uses.*

PLAT PROPOSAL

General Information

The proposed parcel is +/-1.00 acre. The proposed lots is labeled on the plat as Lot 7 (see attachment 4). The parcel is located within an R-6 Residential Zoning District

Per Appendix A – Zoning, Article VII. – District Regulations, Sec. H. - R-6 Residential Zoning Regulations – Zoning District Regulations of the Starkville, Mississippi-Code of Ordinances states:

The individual mobile home lot shall have a minimum lot area of 5,000 square feet and shall not be less than 40 feet in width at the building line.

The proposed lot will exceed both requirements

The minimum yard requirements for the mobile home lot shall be: Front, 20 feet; rear, 15 feet; sides, five feet.

No plan illustrating the placement of any structure or mobile home have been submitted with this application

Easements and Dedications

No easements or dedications shown

Findings and Comments

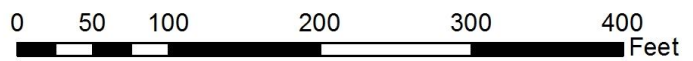
Electricity would need to come from Four County Electric and approval of a septic system would be required by the Mississippi State Department of Health.

CONCLUSIONS

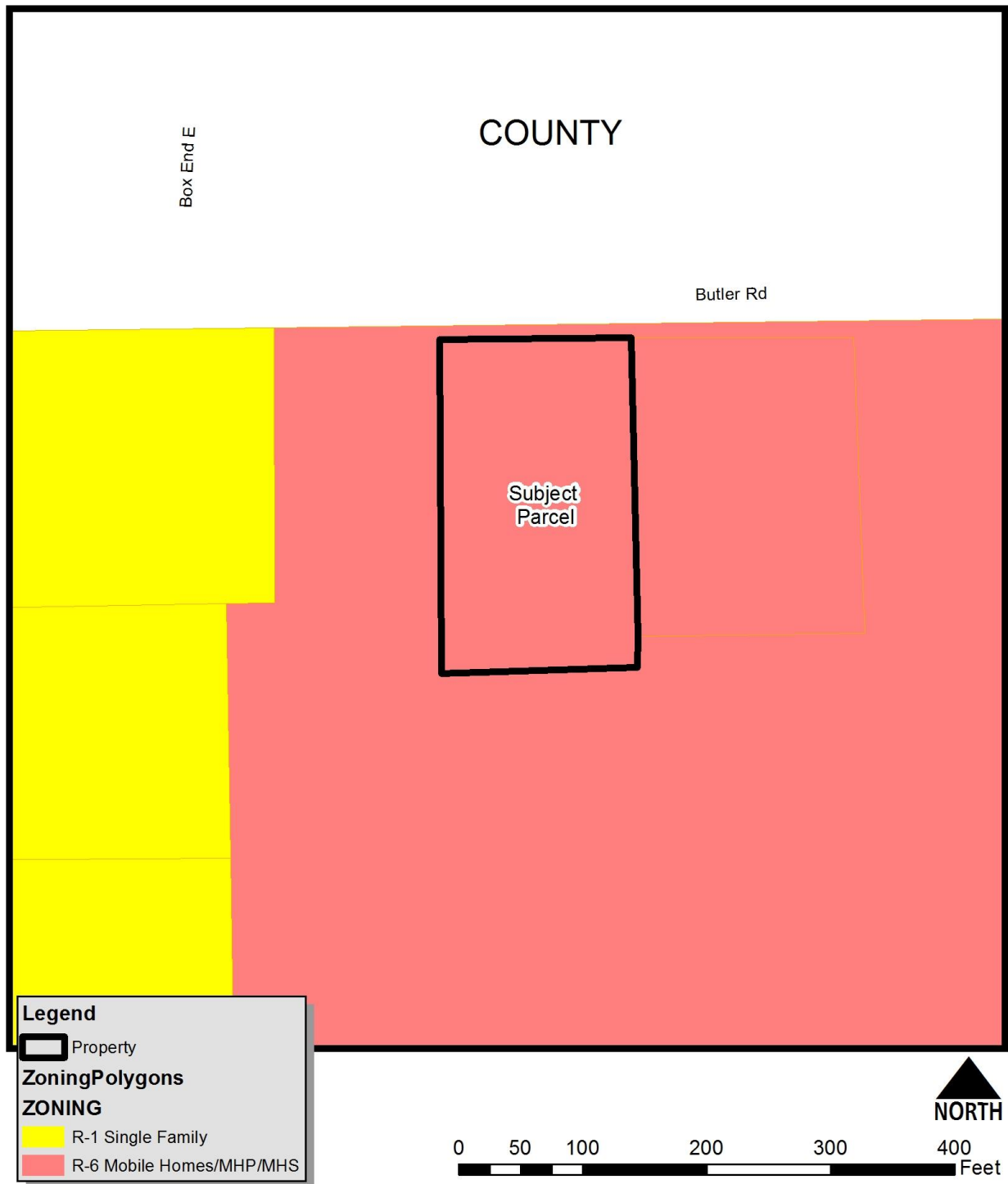
If the Planning and Zoning Commission decides to approve the Applicant's request for a 1 lot subdivision, Staff recommends the following condition:

1. Documentation from the Mississippi State Department of Health stating that a septic system can be installed on the subdivided property.
2. Placement of any structure shall meet all setback requirements.
3. Documentation of inspection and approval of installed septic system is required before a Certificate of Occupancy can be issued.

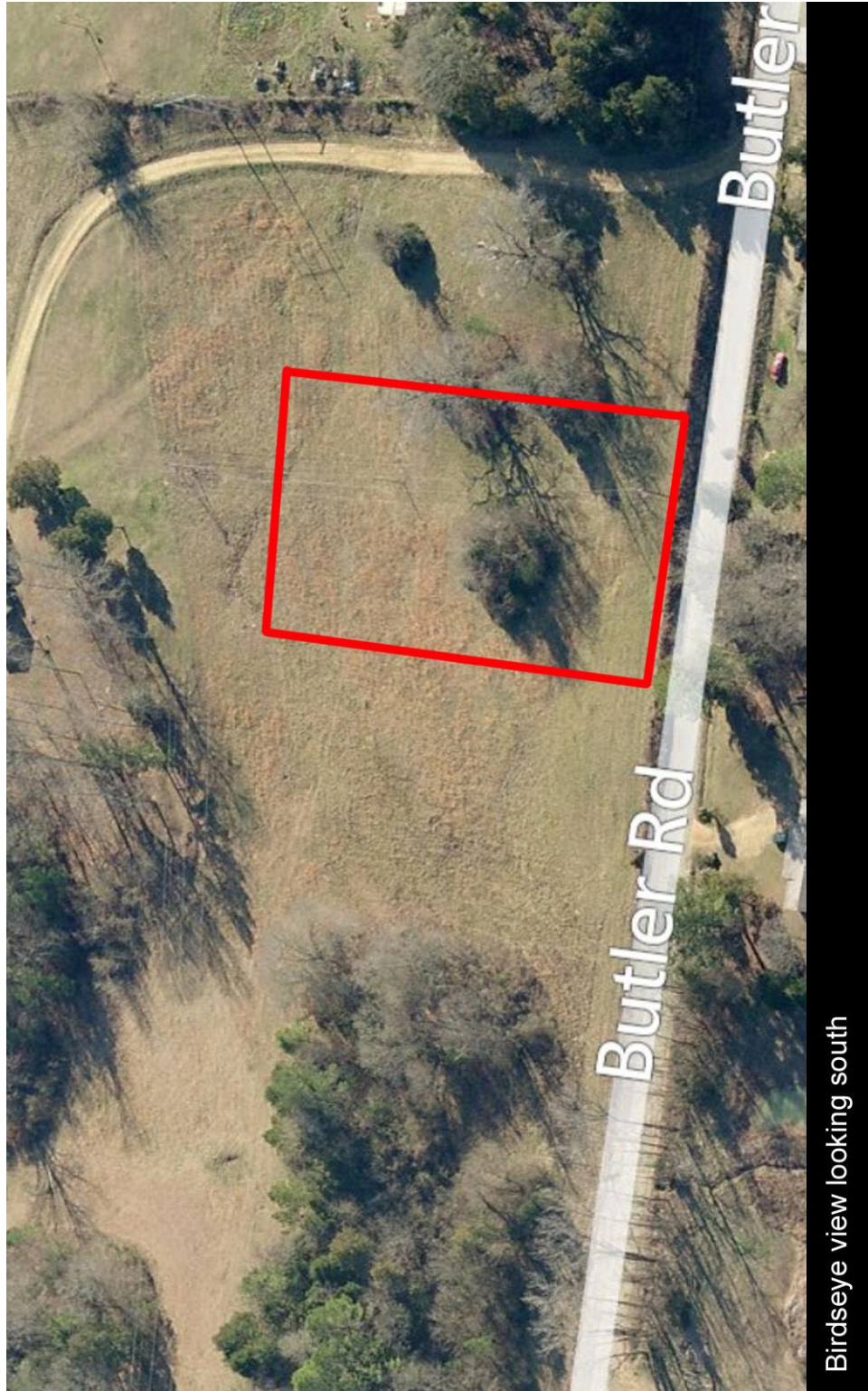
Attachment 1
PP 15-10 and FP 15-10 Aerial



Attachment 2
PP 15-10 and FP 15-10 Zoning



Attachment 3



Birdseye view looking south

GRAPHIC SCALE
 (8 FEET)
 1 inch = 40 ft.

NORTH

BUTLER ROAD

RAILROAD

LOT 1
 1.00 AC.
 435.37' W
 100.00' N

LOT 2
 1.00 AC.
 435.37' W
 100.00' N

LOT 3
 1.00 AC.
 435.37' W
 100.00' N

LOT 4
 1.00 AC.
 435.37' W
 100.00' N

LOT 5
 1.00 AC.
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 100.00' N

LOT 6
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 435.37' W
 100.00' N

LOT 7
 1.00 AC.
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 100.00' N

LOT 8
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LOT 9
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LOT 10
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LOT 11
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LOT 14
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LOT 74
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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: Larry Tabor, Applicant
SUBJECT: PP 15-11, Request for Preliminary Plat approval for subdividing one parcel into two located on the northwest corner of Lynn Lane and South Montgomery. Parent Parcel #102I-00-003.00
DATE: July 14, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Larry Tabor for approval of a Preliminary Plat for subdividing one parcel into two. The proposed lot would be located on Lynn Lane and was rezoned R-3 by the Board of Aldermen on July 7, 2015. As a condition of the rezoning, the parent lot was required to subdivide the parcel within 90 days of the rezoning. Please see attachments 1-6.

Below is information pertaining to R-3 Multi-Family Zoning District

Sec. E. - R-3 residential zoning regulations.

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 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, one-family dwelling: 5,000 square feet.
 - b. Minimum lot area, duplex dwelling: 7,000 square feet.
 - c. Minimum lot area, triplex dwelling: 9,000 square feet.
 - d. Minimum lot area, fourplex dwelling: 11,000 square feet.
 - e. Minimum lot width at the building line:
 - One-family dwelling: 50 feet.
 - Duplex, triplex or fourplex: 70 feet.
 - f. Minimum depth of front yard: 25 feet.
 - g. Minimum depth of rear yard: 20 feet.
 - h. Minimum width of each side yard: Five feet.
 - i. 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 proposed parcel is +/-2.00 acre. The parcel is located within an R-3 Residential Zoning District

Easements and Dedications

No easements or dedications shown

Findings and Comments

All utilities are currently available for proposed parcel.

CONCLUSIONS

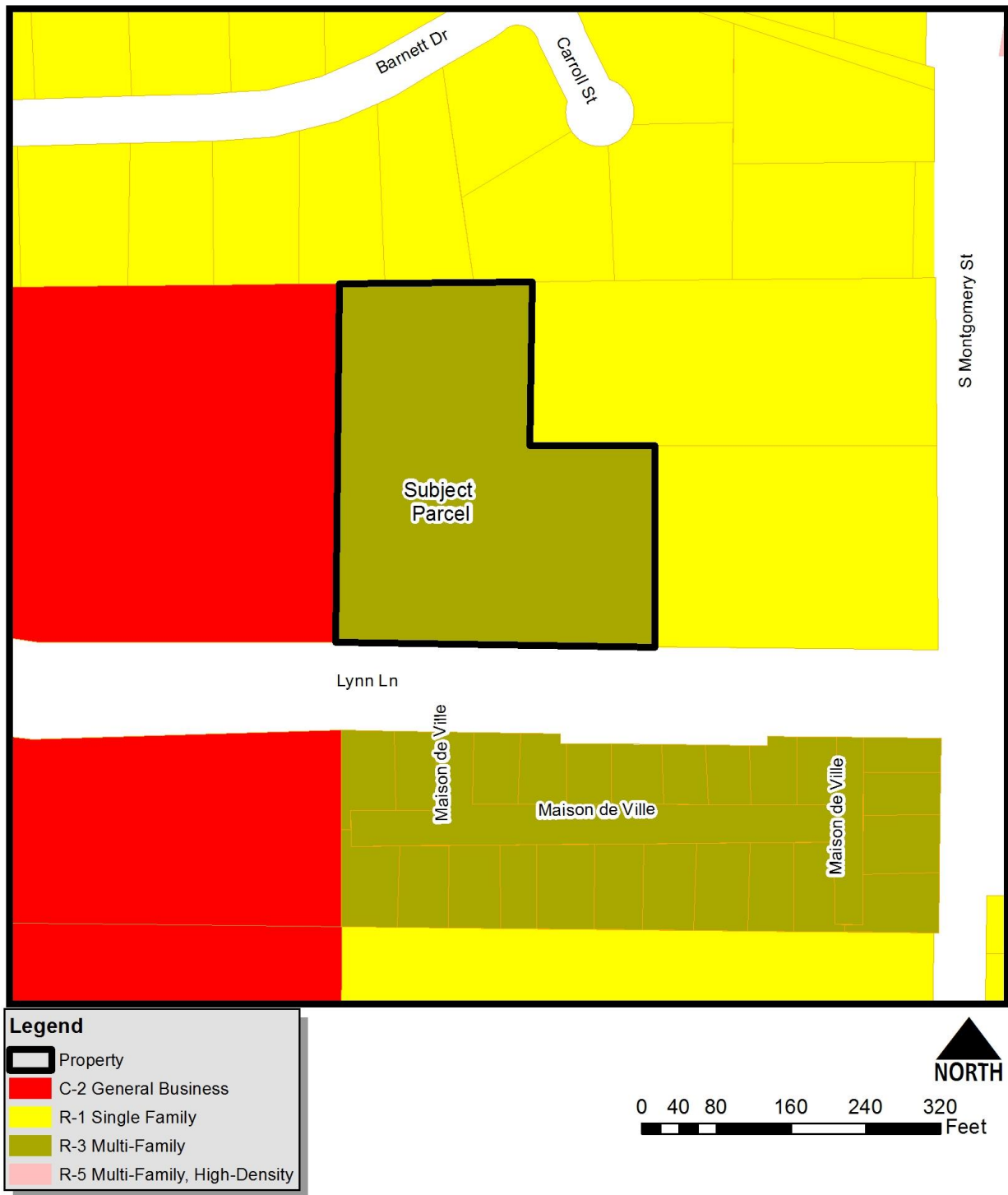
If the Planning and Zoning Commission decides to approve the Applicant's request for a preliminary plat for a lot subdivision, Staff recommends the following condition:

- No conditions (*conditions below were placed on the parcel at July 7th 2015 Board of Aldermen meeting as part of the approval of the rezoning*)
 1. *Rezoning contingent upon subdividing proposed rezoned area from the rest of the parcel within 90 days of the approval for rezoning.*
 2. *Each unit shall be single family owner occupied*
 3. *No more than 12 dwelling units*
 4. *Buffer per Section 8 of the Landscape Ordinance required adjacent to R-1 zoned parcels*
 5. *Require adherence to HOA Covenants*
 6. *Requiring a privacy screen on average height between 7 and 8 feet with a maximum of 20% transparency along the northern boundary adjacent to Pleasant Acreage and along the boundary of the Guyton property.*

Attachment 1
PP 15-11 Aerial



Attachment 2
PP 15-11 Zoning



Attachment 3



View looking north across Lynn Lane at Subject Property

Attachment 4



View looking south across Lynn Lane at adjacent property

Attachment 5



Birdeye view looking south at Subject Property

[illegible]

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: Jason Pepper, Applicant
SUBJECT: RZ 15-04 Rezoning request for Terry Parrish Property east side South Jackson north of the railroad tracks from a C-2 to T-5 zone. #102A-00-014.00, 102A-00-015.00, and 102A-00-016.00
DATE: JULY 14, 2015

The purpose of this report is to provide information regarding the request Jason Pepper on behalf of Terry Parrish to rezone three properties from C-2 to T5. The three parcel total +/- 1.08 acres. The parcel is located on the east side of South Jackson Street just north of the railroad tracks. 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 C-2. The 1982 and 2000 also shows the property as C-2. The 2013 Zoning Map shows the property as C-2 and T5. The property is currently under contract and plans for development are being made. 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
102A-00-014.00	C-2	C-2	C-2	C-2
102A-00-015.00	C-2	C-2	C-2	C-2
102A-00-016.00	C-2	C-2	C-2	C-2
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-2	C-2	T5	T5
East	C-2	C-2	C-2	T5/C-2
South	C-2	C-2	C-2	C-2
West	C-2	C-2	C-2	T5/C-2

Zoning and land uses adjacent to the subject property		
Direction	Zoning	Current Use
North	T5	Vacant
East	T5/C2	Commercial
South	C2	Commercial/Residential
West	T5/C2	Commercial

NOTIFICATION

30 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 May 21st 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.

REZONING REQUEST

The subject rezoning requests are from C-2 Business to T5 District. Differences between zones are:

Current Zoning District

Sec. L. - C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 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, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.
5. Maximum height of building or structures: 45 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 may be used as long as the panels make up less than 40 percent 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 12 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.

(Ord. No. 2014-4, 9-16-14)

Proposed Zoning District

Sec. T. - § 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

7.2 - LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 - BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.

- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 - PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 - SIGNAGE

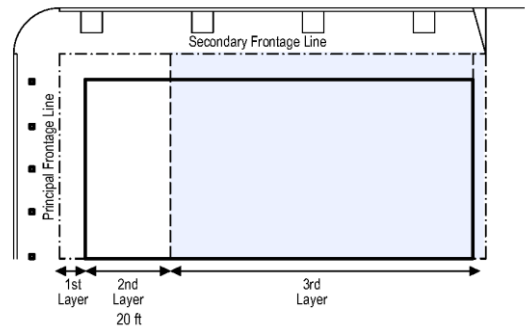
- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories
Illustration		

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer.
2. Covered parking shall be provided within the third layer.
3. Trash containers shall be stored within the third Layer.



STATE REZONING CRITERIA

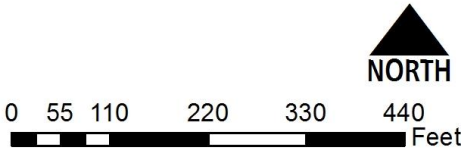
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

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.
 - On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcel is adjacent to a T5 District parcel to the north and is currently planned to be developed with the parcel to the north as one project.

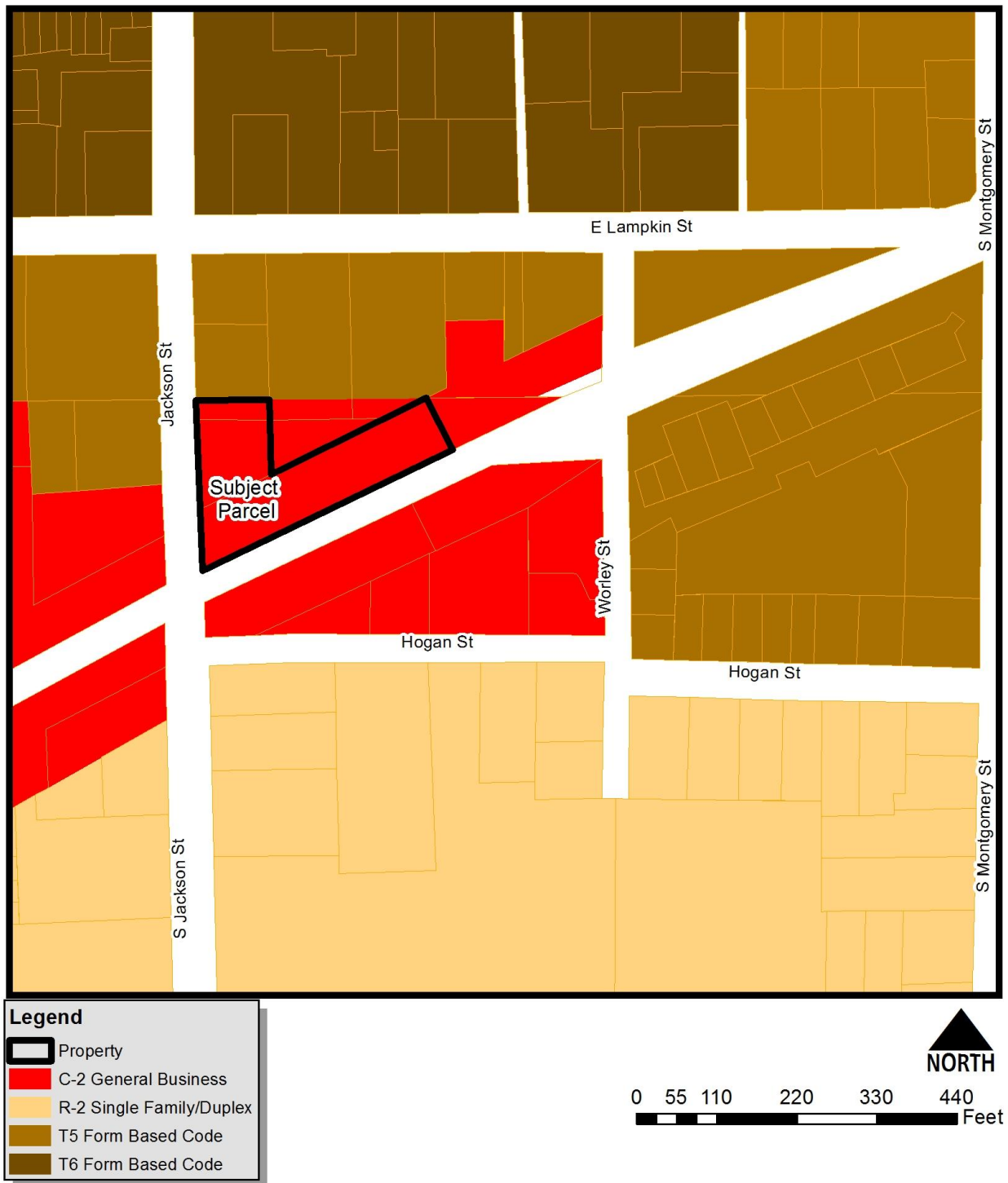
REQUESTED CONDITIONS

1. Buildings to be used as residential on the first floor, shall be accessed from the street.

Attachment 1
RZ 15-04 Aerial



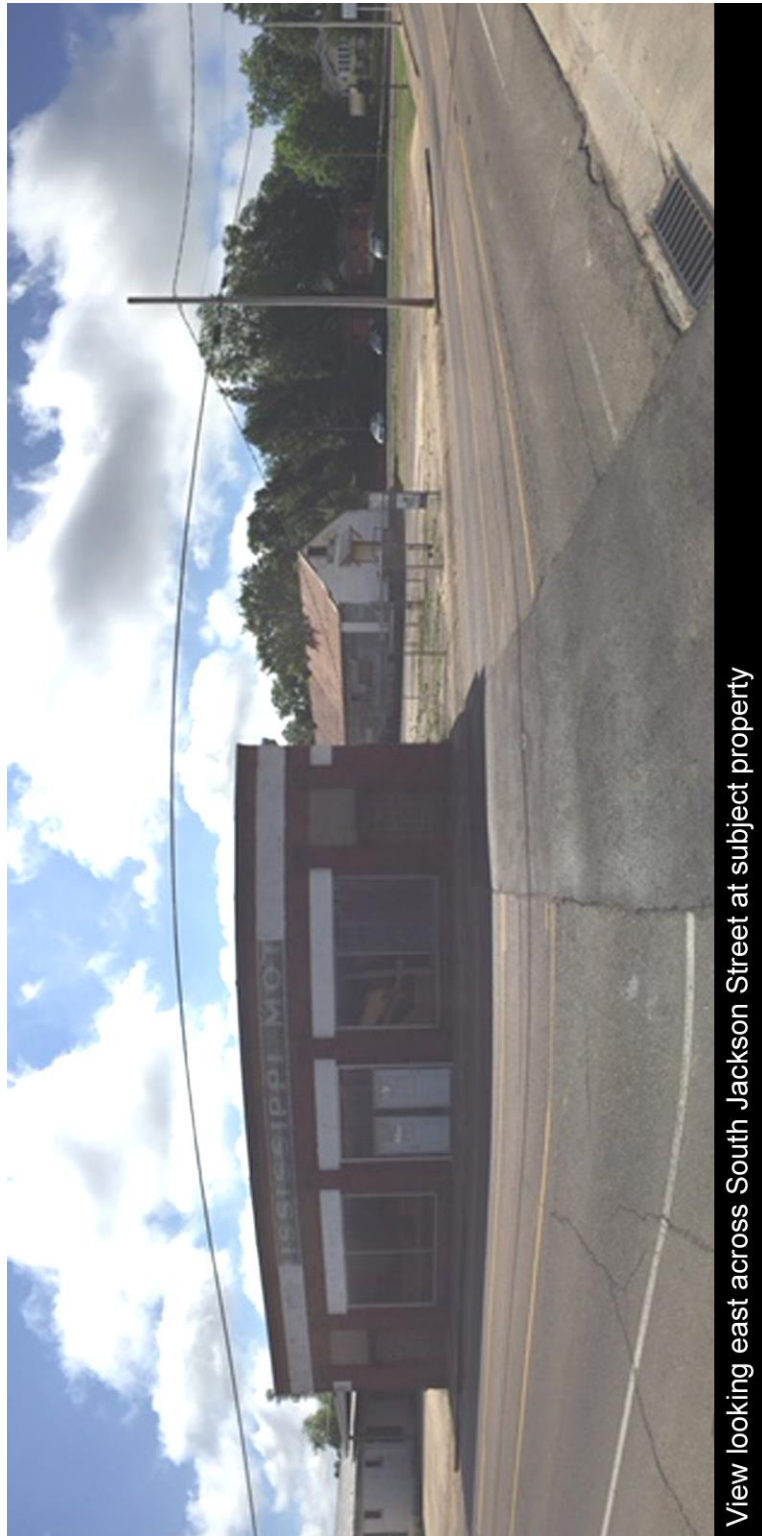
Attachment 2
RZ 15-04 Zoning



Attachment 3



Attachment 4



View looking east across South Jackson Street at subject property

Attachment 5



View looking east across South Jackson Street at subject property