



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, July 29, 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 15-09 Request for Conditional Use to use temporary classrooms as "Educational Facilities" at Armstrong Middle School at 303 McKee Street.
- 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.

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: Starkville Oktibbeha School District, Applicant
SUBJECT: CU 15 09: Request for Conditional Use to use temporary classrooms as "Educational Facilities" at Armstrong Middle School at 303 McKee Street.
DATE: July 29, 2015

The purpose of this report is to provide information regarding the request by Starkville Oktibbeha School District for a Conditional Use to use temporary classrooms as "Educational Facilities" at Armstrong Middle School at 303 McKee Street. Please see attachments 1-4.

BACKGROUND INFORMATION

Due to the recent consolidation of the County and City schools, the student population at Armstrong Middle School has grown beyond the current capacity of the existing classrooms. As a short term solution, Starkville Oktibbeha School District is requesting a Conditional Use to allow for temporary classrooms to be placed on the property to serve the additional students.

Scale and intensity of use.

The size of the temporary classrooms are less than 2,000 sqft each.

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	R1	Single Family Residential
East	R1 and R2	Multifamily and Single Family Residential
South	R2	Single Family Residential
West	R2	Single Family Residential

82 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 July 20, 2015 and a placard was posted on the property. 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 is currently used as a school.

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

The site is adequately sized to accommodate the proposed addition.

Proper use of mitigative techniques.

None proposed

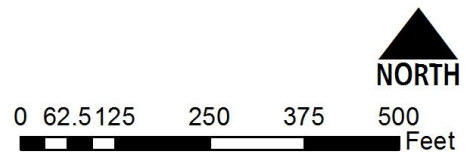
Hazardous waste.

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

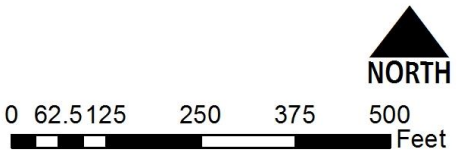
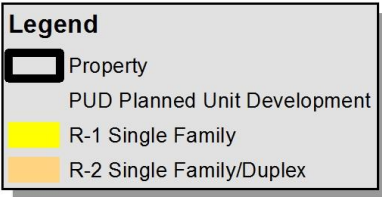
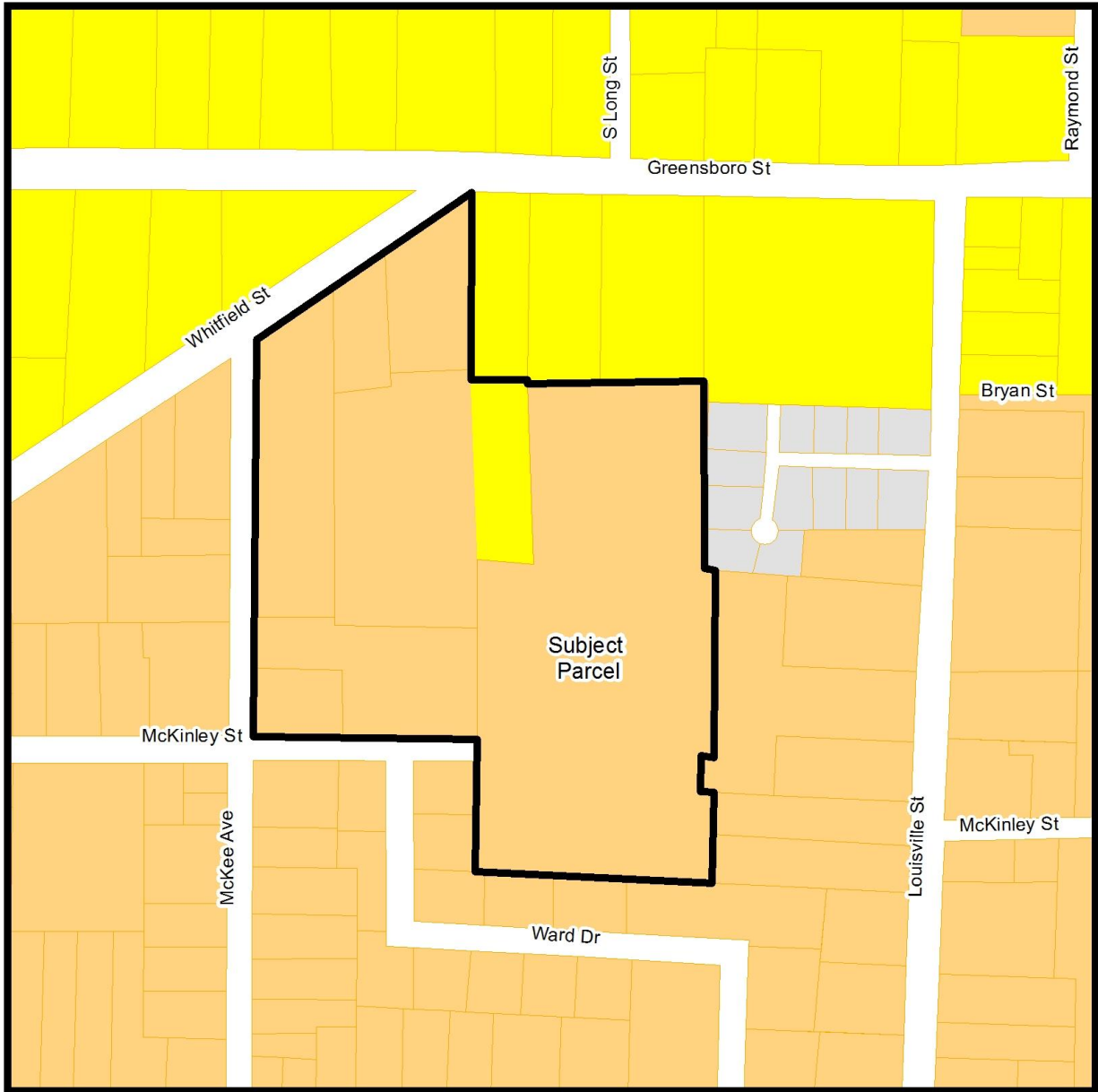
Compliance with applicable laws and ordinances.

Building the proposed addition will require building permits and inspections.

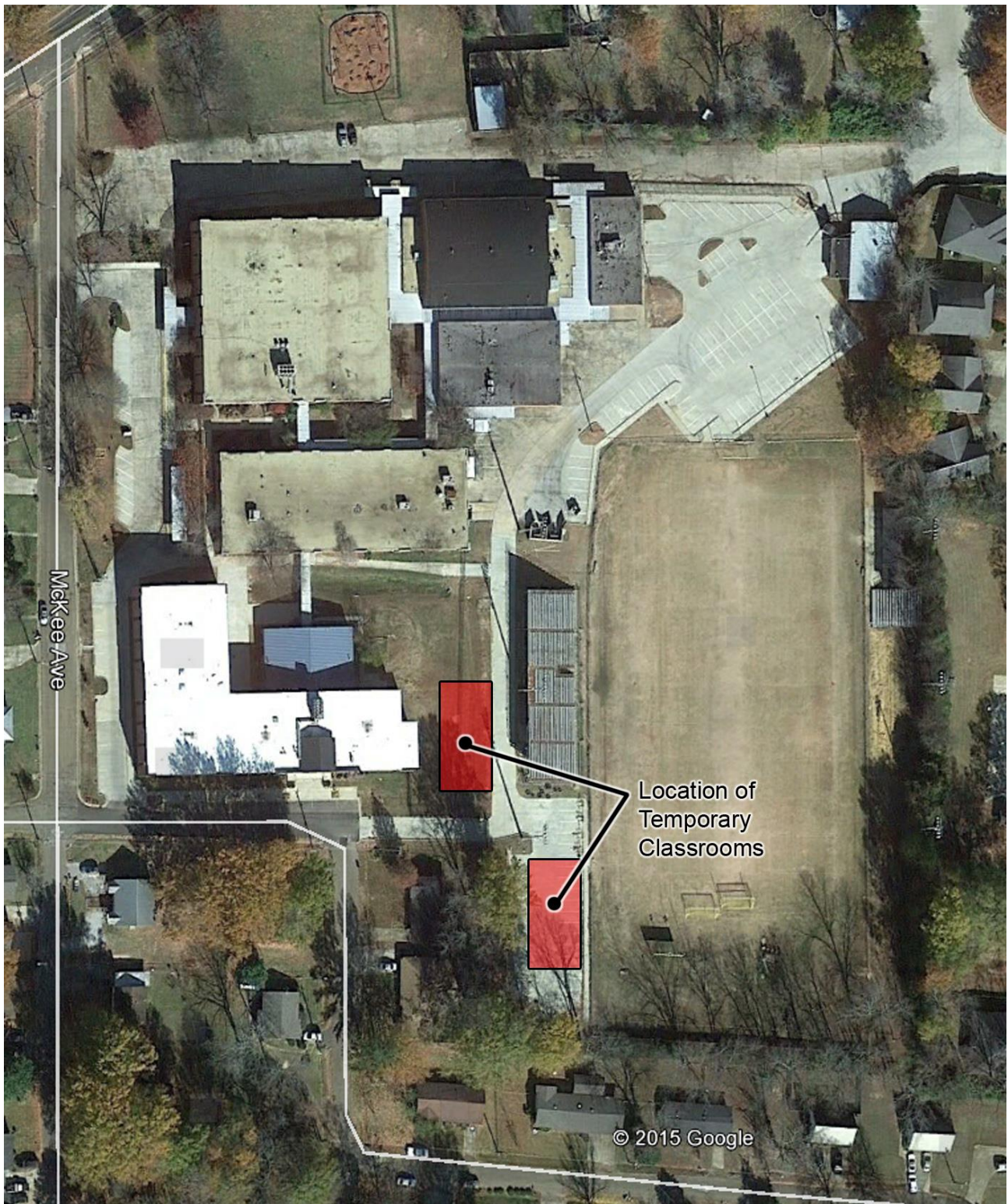
Attachment 1
CU 15-09 Aerial



Attachment 2
CU 15-09 Zoning



Attachment 3



Attachment 4



View of temporary classroom