



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, August 11, 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. ELECTION OF CHAIRMEN AND VICE CHAIRMEN FOR COMMISSION
- V. CONSIDERATION OF THE OFFICIAL AGENDA
- VI. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the unapproved June 9, 2015 minutes
 - B. Consideration of the unapproved July 14, 2015 minutes
 - C. Consideration of the unapproved July 29, 2015 minutes
- VII. CITIZEN COMMENTS
- VIII. NEW BUSINESS
 - A. PP 15-11 Request for Preliminary Plat approval for subdividing one parcel into two located on the northwest corner Garrard Road and Old West Point Road. Parent Parcel #117C-00-036.01
 - B. FP 15-11 Request for Final Plat for Bent Brook Ridge subdivision a 21 lot subdivision, Parent Parcel #102h-00-060.00
 - C. FP 15-12 Request for Final Plat for Owen's Subdivision a 5 lot subdivision, Parent Parcels #118P-00-057.02, #118P-00-057.03, #118P-00-057.04, #118P-00-058.00, #118P-00-059.00, #118P-00-050.00, #118P-00-061.00
- IX. PLANNER REPORT
 - A. Introduction of Comprehensive Plan consultants to the Commission.
 - B. Interview of the Commission by the Comprehensive Plan Consultants
- 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.

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UNAPPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION

SPECIAL CALLED MEETING OF JULY 29, 2015

THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held a Special Called meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Commissioner Loveless moved to appoint Community Development Director Buddy Sanders as Procedural Chair, which was seconded by Commissioner Walker.

Procedural Chair Sanders called the meeting to order, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Michael Brooks, Jason Camp, Ira Loveless, Jim McReynolds, and John Moore. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, Recording Secretary Bill Green, and City Attorney Chris Latimer, who was present via phone conference.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated July 29, 2015. There were no changes to the written agenda.

CITIZEN COMMENTS

Procedural Chair Sanders asked if any member of the public cared to address the Commission regarding items not already on the Agenda. No citizens came forward.

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.**

City Planner Havelin introduced CU 15-09, a Public Hearing noticed by the City of Starkville for a 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.

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.

Eighty-two 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 14, 2015, and a placard was posted on the property. As of this date, the Planning Office has received no phone calls against this request.

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 school.*
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.*

After Mr. Havelin’s presentation, Procedural Chair Sanders opened the Public Hearing, and a representative for the applicant, Mr. Holloway, came forward to speak regarding the need for the Conditional Use.

With none others coming forward to speak, Mr. Sanders closed the Public Hearing, and after discussion among the Commissioners, Commissioner Walker moved to approve CU 15-09, which was seconded by Commissioner Brooks, and the Commission voted unanimously to approve CU 15-09. The request will go before the Board of Aldermen at their next meeting.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 5:50 PM. The next regularly scheduled meeting will be Tuesday, August 11, 2015, at 5:30 PM, in the City Hall Courtroom.

Buddy Sanders, Procedural Chair

Daniel Havelin, City Planner

UNAPPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION

MEETING OF JULY 14, 2015

THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held their regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. As the terms ended for the Chair and Vice Chair, and with the notified absence of Jason Camp, the newest member of the Planning & Zoning Commission, the election for Chair and Vice Chair will be held at the next regularly scheduled meeting. Commissioner Brooks moved to nominate City Attorney Latimer as Procedural Chair, which was seconded by Commissioner Walker, and the Commission voted to approve Mr. Latimer as Procedural Chair. The meeting was called to order by Procedural Chair Latimer, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Michael Brooks, Jim McReynolds, John Moore, and Tom Walker. Absent were Ira Loveless and Commissioner Jason Camp, who was away due to a work event that had been planned before his selection to the Commission. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated July 14, 2015. Commissioner Brooks noted that a correction needed to be made in the address on Item B, to change from “East” to “West”.

CITIZEN COMMENTS

Procedural Chair Latimer asked if any member of the public cared to address the Commission regarding items not already on the Agenda. No citizens came forward.

NEW BUSINESS

**A. CU 15-07 Request for Conditional Use to allow an addition to
Second Baptist Church on Yeates Street, Parcel #102B-00-323.00**

City Planner Havelin introduced CU 15-07, a Public Hearing noticed by the City of Starkville for a 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. 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. The Planning and Zoning Commission 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 the approval by the Board of Aldermen.

Thirty-four 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, June 11, 2015, and a placard was posted on the property on June 15, 2015. As of this date, the Planning Office has received no phone call against this request.

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.

After Mr. Havelin's presentation, Procedural Chair Latimer opened the Public Hearing, and with none coming forward to speak, and after discussion among the Commissioners, Commissioner Walker moved to approve CU 15-07 with conditions recommended by Staff, which was seconded by Commissioner Brooks, and the Commission voted unanimously to approve CU 15-07.

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 West, Suite C, Parcel #102L-00-015.04

City Planner Havelin introduced CU 15-08, a Public Hearing noticed by the City of Starkville, for 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 in an existing building at 831 Highway 12 West, Suite C. The applicant will be offering consumer lending; sales finance; and financing automobiles, furniture, and equipment for local dealers. Due to the type of business the applicants wish to operate, a Conditional Use is required per the City of Starkville Permitted and Conditional Use Chart.

Ten 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 29, 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 calls against this request.

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 has previously been used as commercial.*
2. Sufficient site size and adequate site specifications to accommodate the proposed use:
The site is adequately sized to accommodate the proposed use.
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: *The applicant has not received a business license. There are no known violations of current laws or ordinances at this time.*

Procedural Chair Latimer opened the Public Hearing, and Sonya Collier, the proposed manager for the office, came forward to speak on behalf of the applicant. With none others coming forward to speak, Mr. Latimer closed the Public Hearing. After discussion among the Commissioners regarding compliance with regulations, Mr. Latimer at this point reminded the Commissioners of the five criteria to test for a Conditional Use Zoning Request: The test is based on whether the Applicant by preponderance of the evidence, or more likely than not (50 percent plus one), has met the five criteria already mentioned by Mr. Havelin; in respect to land use compatibility, the test is whether the proposed use would be compatible and harmonious with adjacent land use and would not adversely impact land use in the immediate vicinity. Commissioner Brooks moved to approve CU 15-08, which was seconded by Commissioner McReynolds, and the Commission voted three to one to approve CU 15-08, with Commissioner Moore voting nay.

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

City Planner Havelin introduced EX 15-03, a Public Hearing noticed by the City of Starkville, for 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 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.

Two 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, 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 in favor of approval for this request.

STAFF RECOMMENDATION

No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:

- Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section; and
- Be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.

City Attorney Latimer reminded the Commission that the test for approval for Use by Exception is of the broadest in giving the most discretion for a decision: if the applicant by a preponderance of the evidence satisfies the conditions as presented by Mr. Havelin regarding the intent of transect districts of this section and consistent with the goals, objectives, and policies of the City of Starkville's Comprehensive Plan.

Procedural Chair Latimer opened the Public Hearing, and Stan House, the sign contractor, and Mark Castleberry, representing the applicant, came forward to speak, stating how they have satisfied the required conditions. With none others coming forward to speak, Mr. Latimer closed the Public Hearing and opened the floor to discussion among the Commissioners. Commissioner Walker moved to approve EX 15-03, which was seconded by Commissioner Brooks, and the Commission voted unanimously to approve EX 15-03.

D. 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

City Planner Havelin introduced PP 15-10 and FP 15-10, a request by Saperior Patton for approval of a Preliminary Plat and Final Plat for one lot. The proposed parcel is +/-1.00 acre. The proposed lot is labeled on the plat as Lot 7. The parcel is located within an R-6 Residential Zoning District. Properties to the West, South, and East are zoned R-6. Property to the North is outside City limits. To the best of Staff's knowledge, the parent tract is not part of a platted subdivision. The 1.00 acre parcel is located in an R-6 Mobile Home zoning district.

Requirements for R-6 parcels:

- The individual mobile home lot shall have a minimum lot area of 5000 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', Rear 15', sides 5'. *At this time no plan illustrating the placement of any structure or mobile home has been submitted.*

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. If the Planning and Zoning Commission decides to approve the applicant's request for a one-lot subdivision, Staff recommends the following conditions:

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.

After Mr. Havelin's presentation, questions came from the Commission regarding the history of subdivision of the parent tract, including the subject property, which has not been previously officially platted and recorded in the courthouse.

City Attorney Latimer quoted from Mississippi Code § 17-1-23(4):

"If the owner of any land which shall have been laid off, mapped or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, desires to alter or vacate such map or plat, or any part thereof, he may petition the board of supervisors of the county or the governing authorities of the municipality for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated or altered and the names of the persons to be adversely affected thereby or directly interested therein. However, before taking such action, the parties named shall be made aware of the action and must agree in writing to the vacation or alteration. Failure to gain approval from the parties named shall prohibit the board of supervisors or governing authorities from altering or vacating the map or plat, or any part thereof."

City Attorney Latimer then asked, that in light of what he had just read, should notice be required? Mr. Sanders answered that if the lot had been already platted previously and were to be platted again, then notification would be required.

Procedural Chair Latimer asked for the applicant, Saperior Patton, to speak, who plans to build a single-family home on the property. Ms. Patton stated that she has the deed to the land and has complied with requirements asked of her and that she plans to build a house; the rest of the land would be open land.

Mr. Latimer stated that the only adjacent property owners would be Ms. Theresa Spinks and Mr. Luther Hunter, who sold the property to Ms. Patton, and if the Commission so moves to approve, it should be conditional upon getting approval from Mr. Hunter and Ms. Spinks before going before the Board of Aldermen. The Commissioners discussed what is now in place to correct the problem of premature recording in the courthouse of plats not officially approved. With no further discussion, Commissioner Walker moved to approve PP 15-10, with the condition of obtaining written permission from Mr. Hunter and Ms. Spinks, pursuant to Mississippi Code § 17-1-23(4), which was seconded by Commissioner Moore, and the Commission voted unanimously to approve PP 15-10.

Commissioner Moore moved to approve FP 15-10, with the condition of obtaining written permission from Mr. Hunter and Ms. Spinks, pursuant to Mississippi Code § 17-1-23(4), which was seconded by Commissioner Walker, and the Commission voted unanimously to approve FP 15-10.

E. PP 15-11 Request for Preliminary Plat approval for subdividing one parcel into two,
Parent Parcel #102I-00-003.00

City Planner Havelin introduced PP 15-11, a request by Larry Tabor for Preliminary Plat approval for subdividing one parcel into two, located on the northwest corner of Lynn Lane and South Montgomery. The proposed parcel is +/-2.00 acre. The parcel is located within an R-3 Residential Zoning District, which 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. 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 7, 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. Require a privacy screen on average height between 7 and 8 feet with a maximum of 20 percent transparency along the northern boundary adjacent to Pleasant Acres and along the boundary of the Guyton property.

Procedural Chair Latimer asked for questions for the representative of the applicant, Jason Pepper. With none coming forward to speak, the floor was opened to discussion among the Commission regarding whether the lot is an already subdivided plat. With no such plat existing, Commissioner Walker moved to approve PP 15-11, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve PP 15-11.

F. RZ 15-04: Rezoning request for Terry Parrish Property, east side South Jackson north of the railroad tracks, from a C-2 to T5 zone, Parcels #102A-00-014.00, 102A-00- 015.00, and 102A-00-016.00

City Planner Havelin introduced RZ 15-04, a Public Hearing noticed by the City of Starkville for a request by Jason Pepper on behalf of Terry Parrish to rezone three properties from C-2 to T5. The three parcels total +/- 1.08 acres. The parcels are located on the northeast side of the intersection of South Jackson and the railroad tracks. The earliest zoning map (1960s–1970s Map) available to Staff illustrates the subject property as being zoned C-2. The 1982 and 2000 maps also show the property as C-2. The 2013 zoning map shows the property as C-2 and T5. Properties to the north are zoned T-5; properties to the east and west are zoned C-2 and T-5; properties to the south are zoned C-2. The property is currently under contract, and plans for

development are being made. The current split zoning of the parcel would present a challenge to any development.

Twenty-two 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, 2015, and a placard was posted on the property on June 15, 2015. As of this date, the Planning Office has received no phone calls against this request. 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 together 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.

After Mr. Havelin's presentation, Mr. Latimer reminded the Commission that the Official Zoning Map may be amended only when one or more of the following conditions prevail:

- 1. Error in original zoning map that needs correcting.**
- 2a. Change or changing conditions in the neighborhood sufficient enough to justify a change in zoning.**
- 2b. Public Need.**

The applicant bears the burden of proof by clear and convincing evidence, which is a higher standard than preponderance of evidence.

Procedural Chair Latimer opened the Public Hearing and asked for Jason Pepper as representative for the applicant to come forward to speak. He presented the case for change in neighborhood and public need. With none others coming forward to speak, the Public Hearing was closed, and after discussion among the Commissioners, Commissioner Walker moved to approve RZ 15-04, based on a finding of fact that the neighborhood has changed and there is a public need, which was seconded by Commissioner Moore, and the Commission voted unanimously to approve RZ 15-04.

PLANNER'S REPORT

Community Development Director Sanders reported that the school district has made a request for a Conditional Use for an additional classroom in an R-3 zone, in order for the school to be operational when school starts. To give the requisite notice and to be in time for presentation at the meeting of the Board of Aldermen, a Special Called meeting has been requested for July 29. Commissioner Walker moved to hold a Special Called meeting on July 29, 2015, which was seconded by Commissioner Brooks, and the motion carried unanimously.

The consulting firm for the Comprehensive Plan will have an introductory public meeting on Tuesday, July 21, at 5:30.

ADJOURNMENT

With no further business to discuss, Commissioner Brooks moved that the meeting be adjourned, which was seconded by Commissioner Mc Reynolds, and the Commission voted unanimously to adjourn at 6:45 PM. The next meeting will be a Special Called meeting on July 29, 2015, at 5:30 PM, in the City Hall Courtroom.

Chris Latimer, Procedural Chair

Daniel Havelin, City Planner

UNAPPROVED
MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF JUNE 9, 2015
THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. The meeting was called to order by Chair Jeremy Murdock, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Michael Brooks, Dora Herring, Ira Loveless, Jim McReynolds, John Moore, and Jeremy Murdock. Commissioner Tom Walker's absence was notified in advance; after Commissioner Brooks moved to excuse his absence, which was seconded by Commissioner Loveless, and the board voted unanimously to excuse the absence of Commissioner Walker. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, and Recording Secretary Bill Green.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated June 9, 2015. Upon the motion of Commissioner Moore, seconded by Commissioner Loveless, the Commission voted unanimously to approve the written agenda.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING
OF MARCH 10, 2015**

Chair Murdock called for consideration of approval of the March 10, 2015, minutes. After a revision to correct a typographical error to the minutes, Commissioner Brooks moved to approve the minutes as amended, which was seconded by Commissioner McReynolds, and the commission voted unanimously to approve the minutes of May 10, 2015, as amended.

**CONSIDERATION FOR APPROVAL OF THE MINUTES
OF THE MEETING OF MAY 12, 2015**

Chair Murdock called for consideration of approval of the May 12, 2015, minutes. Commissioner Herring moved to approve the minutes, which was seconded by Commissioner

Moore, and the commission voted unanimously to approve the minutes of May 12, 2015, as amended.

CITIZEN COMMENTS

Chair Murdock asked if any member of the public cared to address the Commission regarding items not already on the Agenda. Robert Boyd came forward to inquire about whether residents in neighborhoods zoned R-1 are allowed to raise chickens.

OLD BUSINESS

A. RZ 15-02: Request for rezoning of part of one parcel, #102I-00-003.00, located at 712 South Montgomery from R-1 to R-3.

Community Development Director Buddy Sanders introduced RZ 15-02, which had been tabled from the last meeting. Commissioner Herring moved to take RZ 15-02 off the table, which was seconded by Commissioner Brooks, and the Commissioners voted unanimously to take RZ 15-02 from the table. Jeremy Tabor came forward to state the public need due to the recent growth of Starkville, the increase of higher-density single-family dwellings in the area, and because of Starkville's status as a desirable retirement destination. He proposed six two-family dwellings with protective covenants.

After Mr. Tabor's presentation, Chair Murdock opened the public hearing, and Mr. Robert Boyd came forward to speak in opposition due to the residential density being too high next to a neighborhood zoned R-1, the additional burden on the sewerage, and the consideration of homeowners who bought homes with the understanding they would be living in an R-1 zone. Next Mr. Mark Guyton came forward to express concern regarding how the zoning change would affect his property.

After Chair Murdock closed the public hearing, the Commission was reminded that the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1). Error in original zoning map that needs correcting.

2a). Change or changing conditions in the neighborhood sufficient enough to justify a change in zoning.

2b). Public Need.

The applicant bears the burden of proof by clear and convincing evidence, which is a higher standard than preponderance of evidence.

Commissioner Herring suggested that conditions be placed on the rezoning request. After discussion among the Commissioners regarding conditions that should be placed on the rezoning request, Commissioner Brooks moved to approve RZ 15-02 with the following conditions attached:

1. Contingent on approval of the subdivision within ninety days;
2. Front lot to remain zoned R-1;
3. Single family / owner occupied units, restricted to 12 units maximum;
4. Buffer or site blinding with fence or greenery on areas adjacent to R-1 properties;
5. Covenants required should be similar to other developments in the area, particularly the Annabellum development.

Commissioner McReynolds seconded the motion, and the Commission voted unanimously to approve RZ 15-02 with the five attached conditions.

NEW BUSINESS

A. CU 15-06: Nell Valentine, Conditional Use, 905 Louisville Street, Zoned C-1, Ward 7, would like to use a commercially zoned property as a residence.

City Planner Havelin introduced CU 15-06, a Public Hearing noticed by the City of Starkville, for the request by the Applicant to use an existing building located at 905 Louisville Street as a residence. The previous use for the building was commercial. According to the City of Starkville Permitted and Conditional Use Chart, “Dwelling, single family, detached” is listed as a Conditional Use.

Sixteen 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 May 21, 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.

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.

Chair Murdock opened the public hearing, and with none coming forward to speak, and after discussion among the Commissioners, Commissioner Brooks moved to approve CU 15-06, which was seconded by Commissioner McReynolds, and the Commissioners voted unanimously to approve CU 15-06.

A. FP 15-09: Request by Five Apples, LLC, for Final Plat Approval for a 7-lot subdivision at the southwest corner of Yellow Jacket Drive and South Montgomery Streets.

City Planner Havelin introduced the request of Five Apples, LLC, for a proposed final subdivision plat for a 7-lot subdivision called The Delphine. The development is approximately 1.44 acres. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting. The Preliminary Plat was approved by the Planning and Zoning Commission on September 9, 2014, and the Board of Aldermen on September 16, 2014.

Table 32 of the City's Comprehensive Plan allows a maximum gross density of eight dwelling units per acre for the R-3 zoning district, which is categorized as Medium Residential. The density calculation for the proposed final plat is approximately 4.86 dwelling units per acre. 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, electrical service, and sanitary sewer utility services will be provided by the City. Street numbers have been assigned for construction permitting and utility assignments.

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-3 zoning dimensions. A bond has been received to cover the cost of the remaining sidewalk in front of the four westernmost lots. Bond has been reviewed and accepted.

Staff Recommended Condition:

1. Sidewalk construction for the remaining lots shall conform to the City’s Sidewalk Ordinance and ADA standards.

After Mr. Havelin’s presentation, Chair Murdock opened the floor for questions. After discussion among the Commission, Commissioner Brooks moved to approve FP 15-09, with the condition recommended by Staff, which was seconded by Commissioner Moore, and the Commission voted unanimously to approve FP 15-09.

A. PP 15-09: Request for renewal of Preliminary Plat by Frank Jones Construction for the final phase of Country Club Estates Subdivision.

City Planner Havelin introduced the request for re-approval of a Preliminary Plat to subdivide 40.46 acres into 85 lots, with 61 lots being at least 13,068 sq. ft. / 0.30 acre, which is a lot size found typically in an R-1 Single Family subdivision. The Applicant is also proposing to subdivide 24 garden home lots with the minimum lot size being 8,276 sq. ft. / 0.19 acre. The minimum lot size required in an R-4 Zone is 3,200 sq. ft. / 0.07 acre. The applicant was not able to get to a stage of construction to apply for Final Plat within the required 12-month period, and the previously approved Preliminary Plat approval has expired on May 20, 2015.

Approved Conditions from the Board of Aldermen, May 20th, 2014:

1. “R-4A” should be replaced with “R-4” on Preliminary Plat.
2. Correct Description of fifty feet of Country Club Road.
3. Covenants restricting the placement of any fence within drainage easements.
4. Drainage swales/linear basins to be designed to the satisfaction of the City Engineer and approval of the Board of Aldermen.

5. Document outlining ownership and maintenance responsibilities of storm drainage system to the satisfaction of the City Attorney, City Engineer, and Community Development Director.

After Mr. Havelin's presentation, the Commission discussed whether the conditions recommended by the Board had been met. Commissioner Herring noted that an apparent mistake in the Staff Report regarding net density must be corrected from 2.6 lots per square acre on the Plat, and the Commissioners added to the conditions made by the Board a sixth condition correcting that error. Commissioner Brooks moved to approve PP 15-09 with the six conditions attached, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve PP 15-09 with the six conditions.

B. RZ 15-03: Request by Michael and Gayle Kracker to rezone from R-1/C-1 to B-1 part of one parcel located at the northwest corner of Old West Point Road and Garrard Road.

City Planner Havelin introduced RZ 15-03, a Public Hearing noticed by the City of Starkville, in which the Applicant is seeking to rezone +/-2.1 acres of land and a +/- 18 acre parcel from C-1/R-1 to B-1. The rest of the parcel would remain R-1. The parcel is located on the west side of Old West Point Road at the northwest corner of Old West Point Road and Garrard Road.

The earliest zoning map (1960s–70s Map) available to Staff illustrates the subject property as being zoned R-2. The 1982, 2000, and 2013 zoning maps show the property as C-1 Neighborhood Commercial and R-1 Single Family. The Applicant purchased property and has plans to develop in the near future. The Applicant's intent for development is unknown to City Staff at this time. The current split zoning of the parcel would present a challenge to any development.

Thirty 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 May 21, 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.

Per Title 17, Chapter 1, of the Mississippi Code Annotated, (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 8 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 Garrard Road at a maximum of 26' in width. The Garrard Road curb cut can be no closer than 200' from the intersection and 150' from the western boundary of the proposed rezoning. No curb cuts shall be on Old West Point Road. Access must be by means of existing private road, Boyd Drive.
3. If the property were to be developed as residential of any density, no driveway curb cuts will be allowed onto Garrard Road and no driveway curb cuts along Old West Point Road other than by access to the existing private road, Boyd Drive.
4. No mobile homes shall be placed on the site.
5. No multi-family development shall be placed on the site.

After Mr. Havelin's presentation, Attorney John Moore, representative of the Applicant, came forward to speak about the intent for usage, which would be primarily residential, that there is a public need for units so close to campus, and that nine zoning changes since 2005 show a change in condition.

After discussion among the Commissioners, Chair Murdock then opened the Public Hearing, and Dinesha Green came forward to voice concern over the possible added congestion the project would bring. Next Pam Powell, a resident of Boyd Drive, came forward to express her concern that her house would face a commercial lot and requested that it would remain R-1. Also coming forward to speak was Joe Evans, who has no problem with the development on Garrard Road, but expressed his concern about ambiguity of lot lines and requested that a residential mindset for zoning should be maintained in the area.

As no others came forward to speak, Chair Murdock closed the Public Hearing. After discussion among the Commissioners regarding the condition of split zoning, Commissioner Brooks moved to Approve RZ 15-03 based on Change in Conditions and Public Need, with the following six conditions to be met:

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 Garrard Road at a maximum of 26' in width. The Garrard Road curb cut can be no closer than 200' from the intersection and 150' from the western boundary of the proposed rezoning. No curb cuts shall be on Old West Point Road. Access must be by means of the existing private road, Boyd Drive.
3. If the property were to be developed as residential of any density, no driveway curb cuts shall be allowed onto Garrard Road and no driveway curb cuts along Old West Point Road other than by access to the existing private road, Boyd Drive.
4. No mobile homes shall be placed on the site.
5. No multi-family development shall be placed on the site.

6. Rezoning shall be contingent on subdivision of the property, to be presented within six months before any further development on the property.

Commissioner McReynolds seconded the motion, and the Commission voted to approve RZ 15-03 by a vote of four to one, with Commissioner Loveless voting nay.

E. SE 15-01, PP 15-08, and FP 15-08: Request for Special Exception, Preliminary Plat, and Final Plat, Parcel #116-23-007.24, zoned R-1, approval by Freddie Milons Jr.

City Planner Havelin introduced SE 15-01, PP 15-08, and FP 15-08, a request for Special Exception, Preliminary Plat, and Final Plat approval by Freddie Milons Jr. to allow a +/- 1.21 acres lot he purchased from a relative to be platted that does not have 50 feet of frontage on a public right of way. Unknown to both the Grantor and Grantee, a subdivided lot of less than 5 acres requires the review of the Planning and Zoning Commission and approval by the Board of Aldermen. Mr. Milons is seeking to bring the 1.21 acre lot he purchased into compliance by asking for Special Exception, Preliminary Plat, and Final Plat Approval, so he can begin the process of adding a residence to the lot. To bring the property into compliance, a Special Exception will be needed due to the fact that the parent lot and the newly created lot are not located on a public right of way. Both lots are located on a private drive, Treasure Lane.

The lot is located at 557 Treasure Lane and is currently zoned R-1 Single Family. The newly created lot meets the minimum size requirements for R-1 zoning.

Easements and Dedications

The City is not requiring any Easements at this time. However, Easements from Four County Electric and Rock Hill Water Association will/may be required. Both Four County Electric and Rock Hill Water services are available in the area. The City of Starkville does provide sewer service to this area.

Findings and Comments

- Electricity would need to come from Four County Electric.
- Water would need to come from Rock Hill Water Association.

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

1. If connection to City sanitary sewer cannot be made, approval and inspection of subject septic system from the Mississippi State Department of Health is required before a Certificate of Occupancy is issued for any residential structure.

Following Mr. Havelin's presentation, Chair Murdock called for the Applicant to speak. Mr. Milons stated that he was unaware of the process when his father gave the land to his sister. After discussion among the Commissioners regarding tax parcel numbers corresponding to the map, the legal lot of record and procedures of the Chancery Clerk, and whether subdivision rules were being followed, Commissioner Herring moved to approve SE 15-01, with the one condition recommended by Staff ("If connection to City sanitary sewer cannot be made, approval and inspection of subject septic system from the Mississippi State Department of Health is required before a Certificate of Occupancy is issued for any residential structure"), which was seconded by Commissioner Moore, and the Commission voted unanimously to approve SE 15-01.

Commissioner Brooks moved to approve PP 15-08, with the same condition in the Staff Report, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve PP 15-08.

Commissioner Moore moved to approve FP 15-08, with the same condition in the Staff Report, which was seconded by Commissioner Brooks, and the Commission unanimously voted to approve FP 15-08.

F. SE 15-02 & PP 15-07: Central Station Phase II located between South Montgomery and Worley Street Parcel #102A-00-004.17, zoned T5.

City Planner Havelin presented SE 15-02 and PP 15-07, a request for Special Exception and Preliminary Plat by Jason Pepper on behalf of Tag Investments to allow a subdivision of one lot that does not have 50 feet of frontage on a public right of way, located between South Montgomery and Worley Street, Parcel #102A-00-004.17, zoned T5.

The subject property is part of a proposed development for the parcel to the south. The parcel to the south is currently under contract to be purchased and developed by PLC Properties as apartments. In an effort to park their development, Jason Pepper on behalf of TAG Investments (seller) and PLC Properties (buyer), is requesting to purchase and subdivide part of the existing land-locked parcel located between the proposed development and the Tabor Development to the

north. The subject parcel has a parcel #102A-00-004.17. The parcels to the south that are part of the proposed development are parcels # 102A-00-4.01 / 102A-00-4.10. In order to subdivide the existing land-locked parcel, a Special Exception will be needed to modify an existing parcel that does not have 50 feet of right of way frontage. In addition to this request, the Applicant is also seeking a Preliminary Plat for the subdivision. The subject parcel has acreage of approximately +/- 0.12 acres. The proposed subdivision would create two lots, Lot #1 (0.07 acre) and Lot #2 (0.05 acre). Lot #2 would be sold to PLC Properties and then aggregated into the parcels 102A-00-4.01 and 102A-00-4.10 to create one parcel. Lot #1 would remain in the possession of its current owner. If the subdivision were approved, Lot #1 would meet the minimum size and setback requirements of T5 Zoning districts. The City is requiring any Electrical, Water, and Sewer Easements through adjacent property to the south. All Easements are to be shown on final plat.

After discussion among the Commissioners regarding the plan for the taking down of the water tower, the donation of the water tower, and the concern regarding lack of height requirements of four-story buildings in T5 zones, Commissioner Brooks moved to approve SE 15-02, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve SE 15-02.

Commissioner Brooks also moved to approve PP 15-07, which as seconded by Commissioner Mc Reynolds, and the Commission voted unanimously (with the exception of Commissioner Moore who had left the room) to approve PP 15-07.

PLANNER'S REPORT

Community Development Director Sanders reported that the Board of Aldermen has retained a developer from Nashville, Tennessee, to conduct the development of the Comprehensive Plan, as well as to rewrite the code for the Comprehensive Plan for the City.

Also, there's a specific line item to review each separate property to address split zoning.

Mr. Sanders took the opportunity to publicly thank Commissioners Herring and Murdock for their service to the City, as well as their service to the Staff and to himself personally. Mr. Sanders then presented them with a plaque as a gift of appreciation from the City.

ADJOURNMENT

With no further business to discuss, Commissioner Brooks moved that the meeting be adjourned, and the Commission voted unanimously to adjourn at 7:50 PM. The next regularly scheduled meeting will be Tuesday, July 14, 2015, at 5:30 PM, in the City Hall Courtroom.

Jeremy Murdock, Commission Chair

Daniel Havelin, City Planner

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: Michael Kracker, Applicant
SUBJECT: PP 15-11, Request for Preliminary Plat approval for subdividing one parcel into two located on the northwest corner Garrard Road and Old West Point Road. Parent Parcel #117C-00-036.01
DATE: August 11, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Michael Kracker for approval of a Preliminary Plat for subdividing one parcel into two. The proposed lot would be located on Garrard Road and was rezoned B-1 by the Board of Aldermen on July 7, 2015. As a condition of the rezoning, the parent lot was required to be subdivided within 6 months of the rezoning. Please see attachments 1-6.

Below is information pertaining to B-1 Buffer 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 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.*

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 of 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.*

PLAT PROPOSAL

General Information

The proposed parcel is +/-2.10 acre. The parcel is located within a B-1 Buffer District

Easements and Dedications

No easements or dedications shown

Findings and Comments

All utilities are currently available for proposed parcel.

Is this lot a part of a previously platted subdivision? If so, were letters of authorization provided by adversely affect property owners adjacent to the parcel.

This parcel is not a part of a platted subdivision. No authorization needed

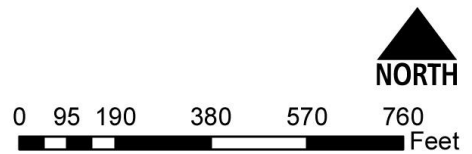
CONCLUSIONS

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:

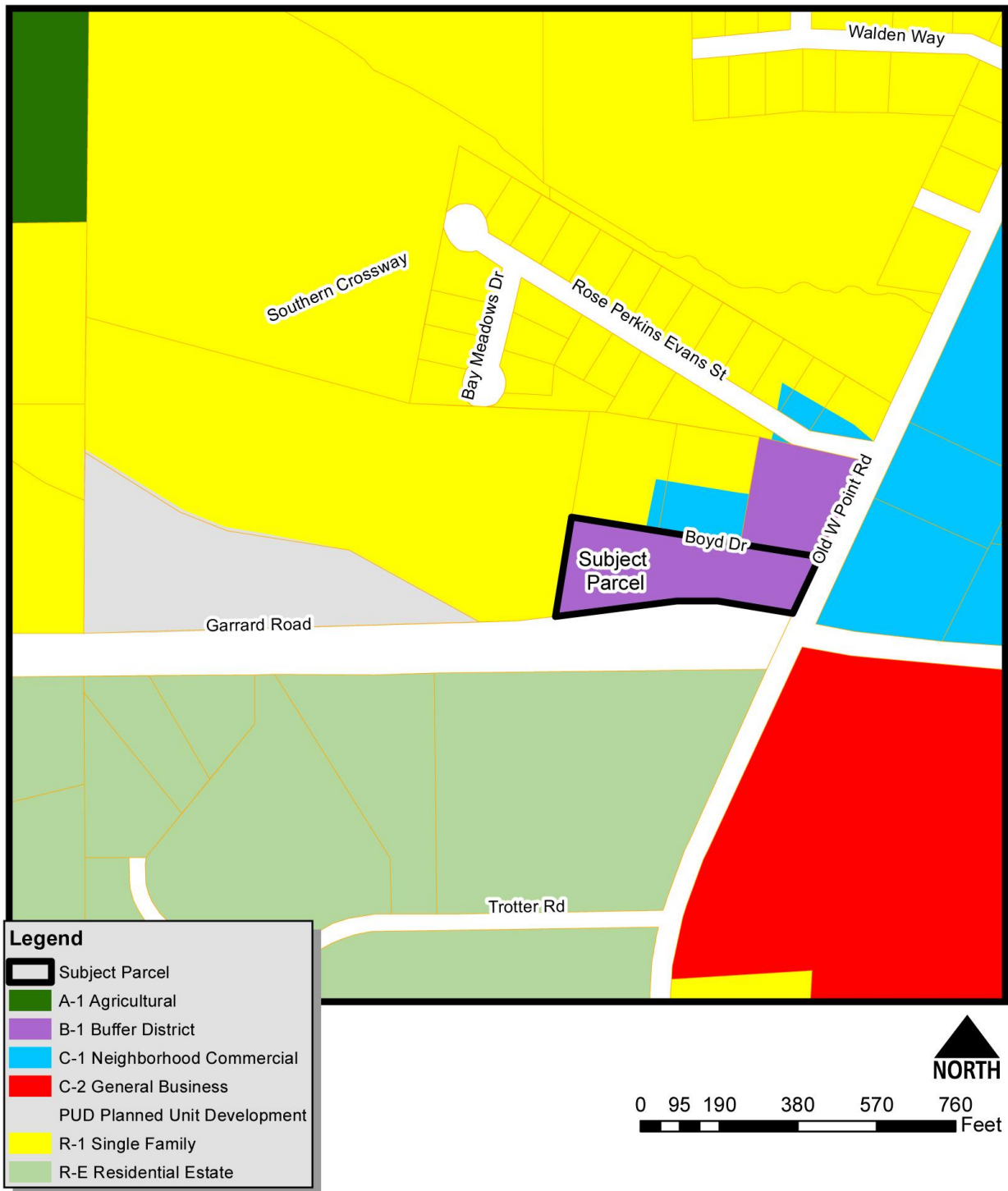
- Suggest modifying condition #6 place on the property by Board of Aldermen on July 7, 2015. Modification would read "Rezoning of property contingent upon a lot subdivision. Subdivision process shall begin within 6 months of approval date."
- *Conditions below were placed on the parcel at July 7th 2015 Board of Aldermen meeting as part of the approval of the rezoning*
 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 Garrard Road at a maximum of 26' in width. The Garrard Road curb cut can be no closer than 200' from intersection and 150' from western boundary of proposed rezoning. No curb cuts on Old West Point Road. Access must be by means of existing private road, Boyd Drive.*
3. *If the property were to be developed as residential of any density, no driveway curb cuts allowed onto Garrard Road and no driveway curb cuts along Old West Point Road other than by access to existing private road, Boyd Drive.*
4. *No Mobile Homes shall be placed on the site.*
5. *No Multi-Family development shall be placed on the site.*
6. *Rezoning of property contingent upon a lot subdivision within 6 months of rezoning approval.*

Attachment 1
PP 15-12 Aerial



Attachment 2
PP 15-12 Zoning



Attachment 3



View looking west down Boyd Drive

Attachment 4



View looking northwest at subject property

Attachment 5



View looking east down Garrard Road

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: Frank Brewer
SUBJECT: FP 15-11 Request for Final Plat for Bent Brook Ridge Subdivision a 21 lot subdivision, parent parcel #102H-00-060.00
DATE: August 11, 2015

The purpose of this report is to provide you with information regarding the request by Frank Brewer, to review a proposed final subdivision plat for a 21 lot subdivision called Bent Brook Ridge. The development is approximately 4.96 acres. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting. The Preliminary Plat was approved by the Planning and Zoning Commission on May 13, 2014 and the Board of Aldermen on May 20, 2014.

BACKGROUND INFORMATION

The applicant is seeking to plat twenty-one lots on the south side of Yellow Jacket Drive approximately 530' east of Eckford Drive. Please see attachments 1-6.

PLAT PROPOSAL

General Information

Table 32 of the City's Comprehensive Plan allows a maximum gross density of 8 dwelling units per acre for the R-3a zoning district, which is categorized as Medium Density Residential. The gross density calculation for the proposed final plat is approximately 4.23 dwelling units per acre.

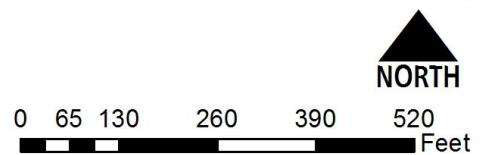
Easements and Dedications

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, electrical service and sanitary sewer utility services will be provided by the City. Street numbers have been assigned for construction permitting and utility assignments.

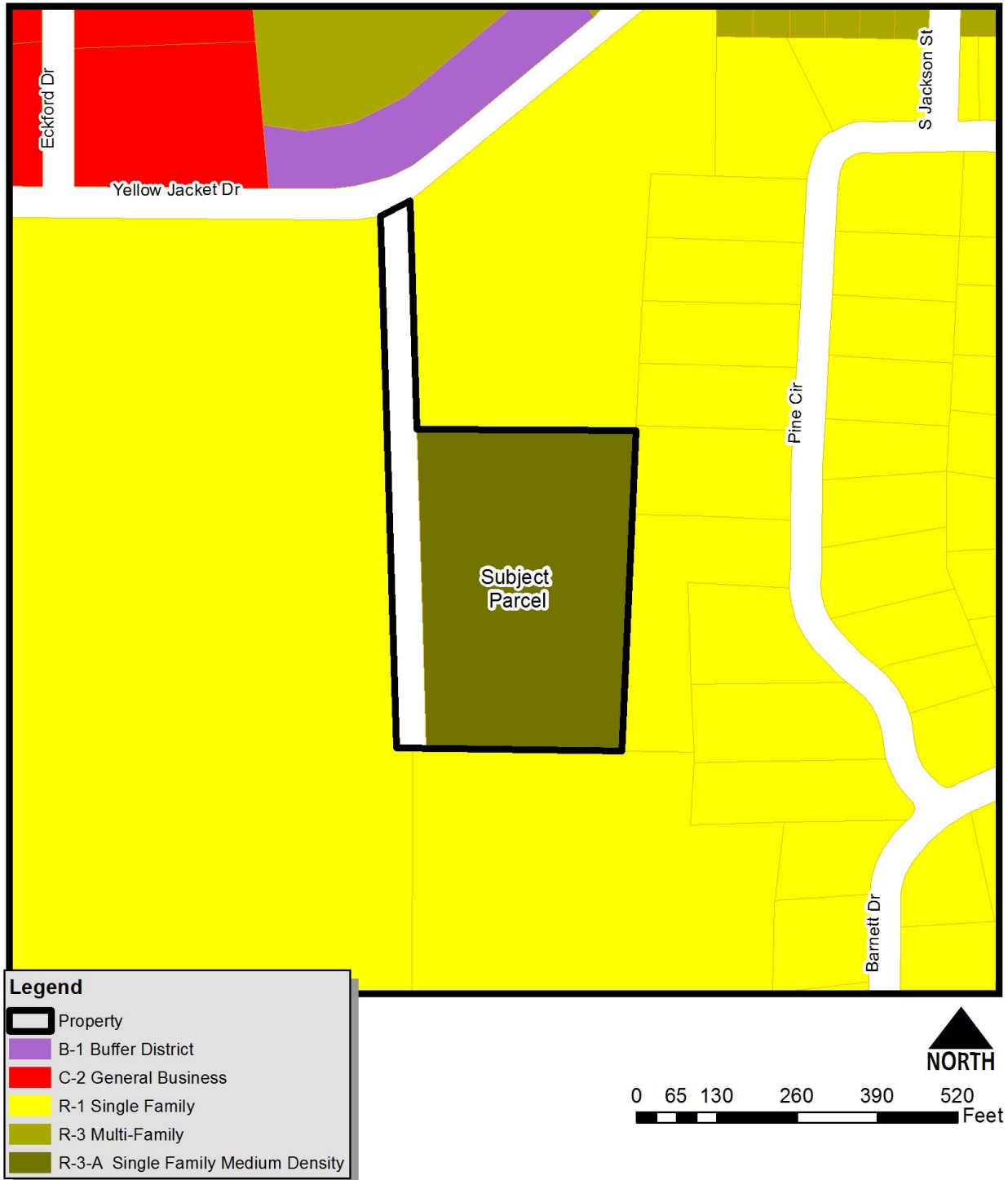
Findings and Comments

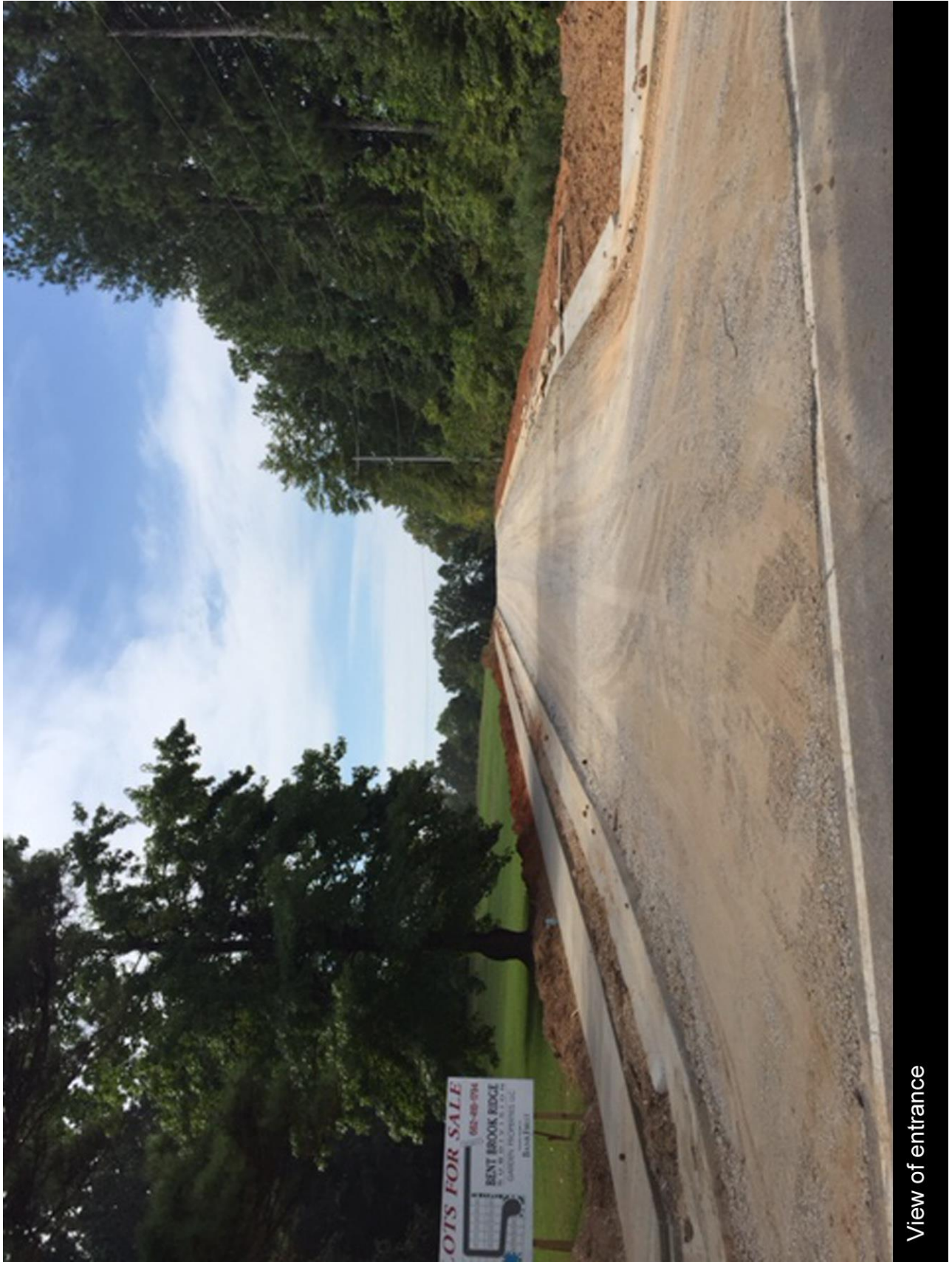
The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. The proposed subdivision meets all R-3a zoning dimensions. A bond will be issued to cover the cost of the remaining sidewalk, asphalt layer and required landscaping.

Attachment 1
FP 15-11 Aerial



Attachment 2
FP 15-11 Zoning





View of entrance

Attachment 4



Attachment 5



View of detention pond on southwest corner of subdivision

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: Joel Downey
SUBJECT: FP 15-12 Request for Final Plat for Owen's Subdivision a 5 lot subdivision, parent parcels #118P-00-057.02, #118P-00-057.03, #118P-00-057.04, #118P-00-058.00, #118P-00-059.00, #118P-00-050.00, #118P-00-061.00
DATE: August 11, 2015

The purpose of this report is to provide you with information regarding the request by Joel Downey on behalf of Starkville Habitat for Humanity, to review a proposed final subdivision plat for a 5 lot subdivision called Bent Brook Ridge. The development is approximately 0.81 acres. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting. The Preliminary Plat was approved by the Planning and Zoning Commission on January 9, 2013 and the Board of Aldermen on February 19, 2015. Due to a delay in the construction process the Preliminary Plat was reapproved by the Planning and Zoning Commission on January 13, 2015 and the Board of Aldermen on January 20, 2015.

BACKGROUND INFORMATION

The applicant is seeking to plat 5 lots on the east side of Dr. Douglas L. Conner Drive approximately 500' north of Martin Luther King Jr. Drive. Please see attachments 1-6.

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-5 zoning district, which is categorized as High Density Residential. The gross density calculation for the proposed final plat is approximately 6.17 dwelling units per acre.

Easements and Dedications

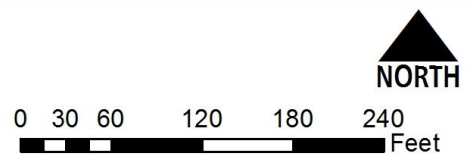
All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The electrical service will be placed underground. Potable water, electrical service and sanitary sewer utility services will be provided by the City. Street numbers have been assigned for construction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

Findings and Comments

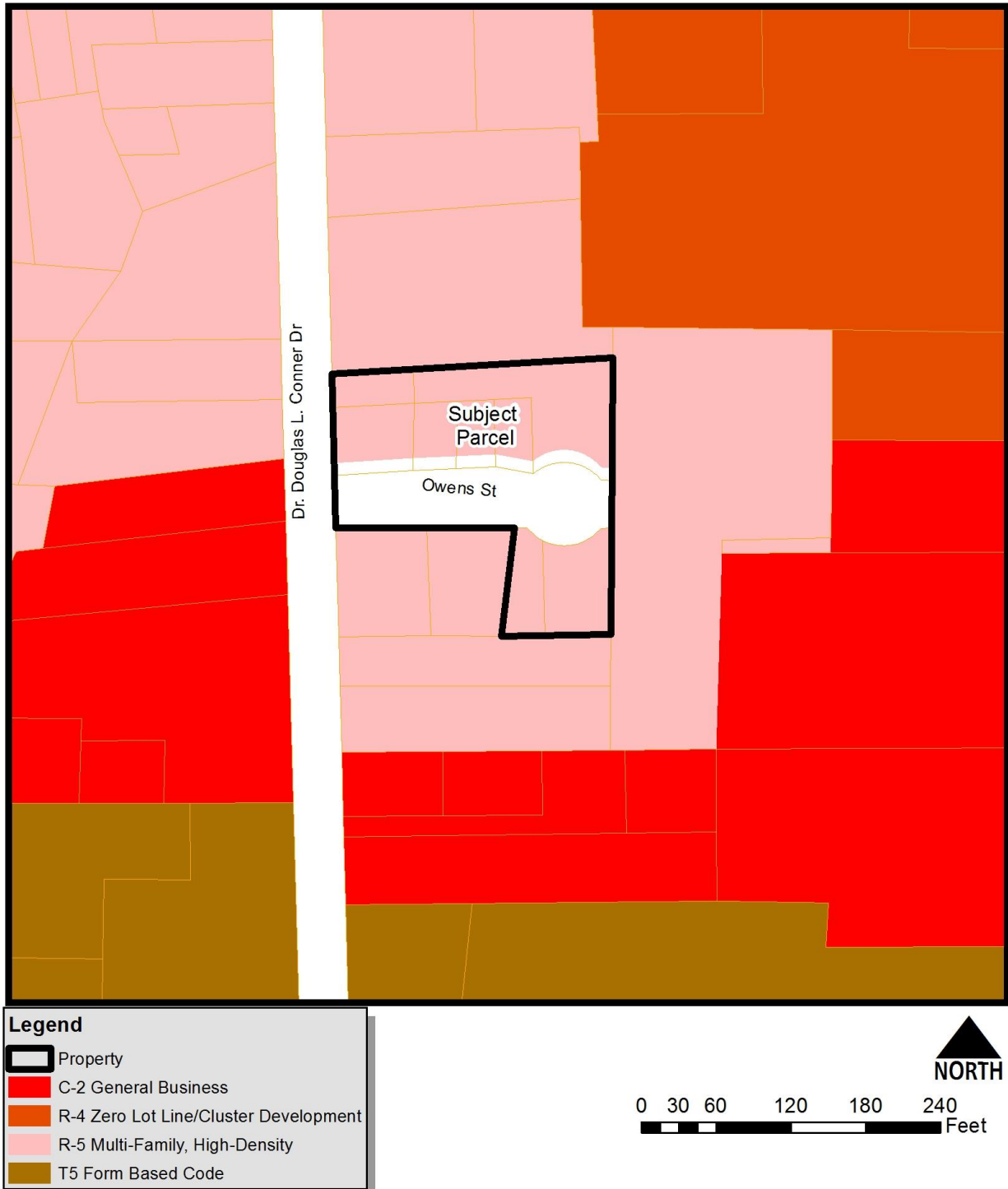
The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the

Mississippi Code Annotated (1972), as amended. The proposed subdivision meets all R-5 zoning dimensions. No bonding required.

Attachment 1
FP 15-12 Aerial



Attachment 2
FP 15-12 Zoning



Attachment 3



View of sidewalks

Attachment 4



View looking southeast

Attachment 5



View looking southwest

