OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 10, 2015
CITY HALL - COURT ROOM,
110 West Main Street, 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

III. ROLL CALL

IV. CONSIDERATION OF THE OFFICIAL AGENDA

V. CONSIDERATION FOR APPROVAL OF MINUTES
- A. Consideration of the Unapproved minutes August 11, 2015
- B. Consideration of the Unapproved minutes September 8, 2015
- C. Consideration of the Unapproved minutes October 13, 2015

VI. CITIZEN COMMENTS

VII. NEW BUSINESS
- A. AA 15-01 Requesting an Administrative Appeal to a denial to allow a stormwater detention pond to be the only use on a lot zone T-5 with parcel numbers 118P-00-046.00 and 118P-00-047.00 (page 53-68)
- B. CU 15-13 Request for Conditional Use to build a parking lot on commercially zoned parcels at the northwest corner of the intersection of South Lafayette Street and the Rail Road Tracks with parcel numbers 102A-00-033.00 and 102A-00-032.00 (page 69-76)
- C. EX 15-05 Use by Exception request for nonconforming monument sign at Renasant Insurance located at 307 B University Drive on a T-6 zoned parcel with the parcel number 118P-00-214.0 (page 77-86)
- D. EX 15-07 Use by Exception request for nonconforming monument sign at First Baptist Church located at 106 East Lampkin on a T-5 zoned parcel with the parcel number 118P-00-342.00 (page 87-96)
- E. FP 15-15 Request for Final Plat approval for subdividing one parcel into two located on the northwest corner Garrard Road and Old West Point Road with the parent parcel number 117C-00-036.01 (page 97-104)
- F. PP 15-17 Request for Preliminary Plat approval for subdividing one lot into two lots located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East with the parent parcel number 117F-00-008.00 (page 105-116)
- G. FP 15-16, Request for Final Plat approval for subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East with the parent parcel number 117F-00-002.00 (page 117-125)

VIII. PLANNER REPORT

IX. ADJOURN

UNAPPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF AUGUST 11, 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 Procedural Chair Chris Latimer, 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, John Moore, and Tom Walker. Absent was Commissioner Miller, due to a travel conflict. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

ELECTION OF COMMISSION CHAIR AND VICE CHAIR

Community Development Director Sanders introduced the two new members of the Commission, Mr. Jason Camp and Mr. Patrick Miller (in absentia), after which Procedural Chair Latimer called for nominations for the election of Commission Chair and Vice Chair to fill the vacancies left by former Chair Jeremy Murdock and former Vice Chair Dora Herring. Commissioner McReynolds made a motion to nominate Commissioner Brooks, which was seconded by Commissioner Walker; Commissioner Moore made a motion to nominate Commissioner Loveless as Vice Chair, which was seconded by Commissioner Walker, and the Commission voted unanimously to elect Commissioner Brooks as Chair and Commissioner Loveless as Vice Chair.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated August 11, 2015. Upon the motion of Commissioner McReynolds, which was seconded by Commissioner Moore, the Commission voted unanimously to approve the written agenda.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETINGS OF

JUNE 9, 2015

The Commission considered the matter of approval of the minutes of the meeting of June 9, 2015. Upon the motion of Commissioner Camp, which was seconded by Commissioner Moore, the Commission voted unanimously to approve the minutes of June 9, 2015.

JULY 14, 2015

The Commission considered the matter of approval of the minutes of the meeting of July 14, 2015. A correction by Community Development Director Sanders was made regarding an error in which the minutes stated that Commissioner Loveless's absence was due to travel. Upon the motion of Commissioner Moore, which was seconded by Commissioner McReynolds, the Commission voted unanimously to approve the minutes of July 14, 2015, as amended.

JULY 29, 2015

The Commission considered the matter of approval of the minutes of July 29, 2015. Commissioner Walker noted that a correction in the minutes should include that he was present at the meeting. Commissioner McReynolds moved to approve the minutes as amended, which was seconded by Commissioner Loveless, and the commission voted unanimously to approve the minutes of July 29, 2015, as amended.

CITIZEN COMMENTS

Chair Brooks 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. 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

City Planner Havelin introduced PP 15-11, a 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.

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.

If the Planning and Zoning Commission decides to approve the Applicant's request for Preliminary Plat approval, the following condition would be required:

- Modify condition #6 placed 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 7, 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.

After Mr. Havelin's presentation, Chair Brooks invited the Applicant's representative, Jason Pepper, to speak before the Commission. After no further discussion, Commissioner McReynolds moved to approve PP 15-11 with the suggested condition and amendment to the Board of Aldermen's condition number six, which was seconded by Commissioner Walker, and the Commission voted unanimously to approve PP 15-11, as amended.

B. FP 15-11 Request for Final Plat for Bent Brook Ridge Subdivision, a 21-lot subdivision, parent parcel #102H-00-060.00

City Planner Havelin introduced FP 15-11,a 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.

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

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.

After Mr. Havelin's presentation, Chair Brooks invited the Applicant's representative, Holland Cox, to answer questions from the Commissioners. After a brief discussion regarding sidewalks, paving, and a retaining wall, Commissioner Walker moved to approve FP 15-11, which was seconded by Commissioner Moore, and the Commission voted unanimously to approve FP 15-11.

C. <u>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</u>

City Planner Havelin introduced FP 15-12, a request by Joel Downey on behalf of Starkville Habitat for Humanity, to review a proposed final subdivision plat for a 5-lot subdivision called Owens Subdivision. 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, 2013. 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.

The applicant is seeking to plat five lots on the east side of Dr. Douglas L. Conner Drive, approximately 500' north of Martin Luther King Jr. Drive.

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.

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.

After Mr. Havelin's presentation, Chair Brooks invited the representative for the Applicant, Joel Downey, to speak. After discussion among the Commissioners, Commissioner Walker moved to approve FP 15-11, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve FP 15-11.

PLANNER'S REPORT

Community Development Director stated that he was pleased to report that the Comprehensive Plan is proceeding well and that Phil Walker is here to report on the progress. Bob Barber with Orion Planning Group joined Mr. Walker with the update on their interviews. A public Workshop and Presentation to generate ideas from the public to get their vision for the community will be held October 19–22, 2015. They discussed ways to formulate and implement the Comprehensive Plan and asked for the Commission's opinion of what they considered the strengths and challenges of Starkville, as well as their opinion on traffic and affordable housing.

ADJOURNMENT

With no further business to discuss, Commissioner Walker moved that the meeting be adjourned, which was seconded by Commissioner Loveless, and the Commission voted unanimously to adjourn. The next regularly scheduled meeting will be Tuesday, September 8, 2015, at 5:30 PM, in the City Hall Courtroom.

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Michael Brooks, Commission Chair

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Daniel Havelin, City Planner

UNAPPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF SEPTEMBER 8, 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 Brooks, 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, Patrick Miller, John Moore, and Tom Walker. 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 September 8, 2015. City Attorney Latimer noted that a procedural irregularity existed regarding the requisite notice that was given for RZ 15-05, and in order to be in compliance legally, he recommended removing RZ 15-05 from the Agenda, in agreement with the Applicant, to be brought forward at a later date. Commissioner Moore moved to approve the agenda, as amended, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve the written agenda, as amended.

CITIZEN COMMENTS

Chair Brooks 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. <u>CU 15-10: Request for Conditional Use to build residential units on commercially zoned parcels at 210 and 208 Reed Road with parcel numbers 118N-00-086.00 and 118N-00-087.00</u>

City Planner Havelin introduced CU 15-10, a public hearing noticed by the City of Starkville for a request by Larry Fair for a Conditional Use to add additional rental houses to the existing two

rental houses at 210 and 208 Reed Road in a C-2 General Business zone. Mr. Fair owns both lots at 210 and 208 Reed Road. Currently there is one house on each lot. Both lots are zoned C-2 General Business. Mr. Fair is requesting the Conditional use to add three additional rental units to the rear of the property. According to the Permitted and Conditional Use Chart, dwelling units are required to have a Conditional Use permit in a C-2 zone. A site plan has not been submitted to the City Staff at this time. However, Mr. Fair has indicated the proposed buildings would be of similar size to the existing buildings. The existing buildings are each less than 1,000 square feet. No off-site improvements and no amenities are being proposed by the Applicant for the site. There are no known site issues regarding the intended use of the site.

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 August 17, 2015, and a placard was posted on the property. As of this date, the Planning Office has received one phone call on August 25 and one letter 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 is currently used as residential.

Sufficient site size and adequate site specifications to accommodate the proposed use. The site is adequately sized to accommodate the proposed buildings.

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 proposed structures will be required to meet all current building codes.

REQUESTED CONDITIONS

1. The lots will be aggregated into one lot and filed with the county prior to issuance of any building permits.
2. Additional parking for existing buildings is to be provided for in the rear of existing buildings.

After Mr. Havelin's presentation, Chair Brooks opened the Public Hearing and invited the Applicant's representative, Larry Fair, to speak before the Commission. With none others coming forward to speak, Chair Brooks closed the Public Hearing and opened the floor to discussion among the Commissioners. After discussion regarding whether the houses would fit on the lot, Commissioner Brooks suggested that a more detailed to-scale drawing be provided in order to make a more informed decision regarding adding houses to the lot.

City Attorney 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 criteria that is listed in the Staff Report; 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 McReynolds moved to approve CU 15-10 with the suggested condition for the submittal of a site plan stamped by a registered professional surveyor or engineer within the next two weeks, which was seconded by Commissioner Moore, and the Commission voted unanimously to approve CU 15-10, on the condition of the site-plan submittal.

B. <u>EX 15-04: Request for Use by Exception to allow an outdoor dining area to be used as the front building plane to meet setback requirements at 702 University Drive with parcel number 101D-00-144.00</u>

City Planner Havelin introduced EX 15-04, a Public Hearing noticed by the City of Starkville, a request by Robin Fant for a Use by Exception to allow an outdoor dining area of a proposed renovation to be used as the front plane of the building for the purpose of determining the setback requirements at 702 University for a parcel located within a T-5 District. The Applicant is in the planning stages for a major renovation and conversion of the current Sweet Peppers Deli (formerly known as Bulldog Deli) to Bulldog Burger Company restaurant. As part of the renovation plans, the front addition to the building, added 1996, will be removed. An outdoor dining area with a wall will be constructed in its place. Due to the placement of the original structure, scheduled to remain, the front wall of the building will be outside the maximum setback for a T-5 District (15ft max). As part of this renovation, the existing parking in front of

the building, which is not allowed in the first or second layer of a T-5 District lot, will be removed.

Scale and intensity of use: The proposed change does not alter 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.

Twenty-one 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 August 24, 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.

Following Mr. Havelin's presentation, Chair Brooks opened the Public Hearing and invited the Applicant to speak, who was not in attendance. Mr. Havelin fielded questions from the Commissioners, who desired clarification from the Applicant. Given the confusion regarding the Applicant's intent, and without the Applicant presence, Commissioner Walker moved to table the request until the next meeting, which was seconded by Commissioner Miller, and the Commission voted unanimously to table the request for EX 15-04.

C. <u>PP 15-13 Request for Preliminary Plat approval for subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East with the parcel number 117F-00-002.00</u>

City Planner Havelin introduced PP 15-13, a request by HPM Development, LLC, for approval of a Preliminary Plat for subdividing one parcel into five lots. The proposed lots would be located at the southwest corner of the intersection of Garrard Road and Highway 12 East. The current parcel is +/- 25.69 acres and is zoned C-2 General Business. HPM Development is currently in the early planning stages for constructing car dealerships on several of the lots. As part of this development, the Applicant proposes to construct a new public street that will connect Garrard Road with Old West Point Road. The new road, labeled Parker-McGile Road on the plat, will service lots one, two, four, and five. Lot three will access Highway 12 by means of

an easement through private property. The Development Review Committee already reviewed and commented on the plat on August 27, 2015.

General Information: The proposed parcel is +/-25.69 acre. The parcel is located within a C-2 General Business District.

Easements and Dedications: One street with a 50-foot right of way will be dedicated as part of this plat. Ten-foot easements for utilities are shown on the plat.

Findings and Comments: All utility connections are currently available for proposed parcels.

Is this lot a part of a previously platted subdivision? If so, were letters of authorization provided by adversely affected 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 five-lot subdivision, Staff requests the following conditions:

1. Infrastructure drawings will be required upon Preliminary Plat approval prior to construction.
2. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.

3. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in AutoCAD format, as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications, and the City's ordinances.

Following Mr. Havelin's presentation, and as the representative for the Applicant was absent, Chair Brooks opened the floor to discussion among the Commissioners. Commissioner Walker moved to table the request due to the absence of the Applicant's representative, which was seconded by Commissioner Moore, and the Commission voted five to one, with Commissioner Camp voting against, to table the request until the next meeting.

PLANNER'S REPORT

Community Development Director Sanders and City Planner Havelin addressed concerns from the Commission regarding items that needed clarification regarding RZ 15-05, specifically the lot width, height of proposed structure, and the owners of subject properties that aren't on the tax record.

ADJOURNMENT

With no further business to discuss, Commissioner Walker moved that the meeting be adjourned, which was seconded by Commissioner Moore, and the Commission voted unanimously to adjourn. The next regularly scheduled meeting will be Tuesday, October 13, 2015, at 5:30 PM, in the City Hall Courtroom.

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Michael Brooks, Commission Chair

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Daniel Havelin, City Planner

DRAFT

MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi
October 13, 2015

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on October 13, 2015 at 5:30 p.m. in the Courtroom of City Hall, located at 101 E. Lampkin Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Commissioners Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

1. **A MOTION TO APPROVE THE OFFICIAL AGENDA OF THE PLANNING AND ZONING COMMISSION OF OCTOBER 13, 2015**

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of October 13, 2015 as revised, to wit:

1. A request by the property owner, for the removal of item B. under "New Business", that item being:

   A. **<u>CU 15-12</u> Request for Conditional Use to allow for a residential uses at a property currently zoned C-2 General Business with a parcel number of 118N-00-120.00.**

2. A request to move item C. under "New Business" to a regularly scheduled meeting in November, that item being:

   B. **<u>EX 15-06,</u> Use by Exception request for allowing a storm water detention pond to be the only use on two lots zoned T-5. Parcel #118P-00-046.00 and 118P-00-047.00**

Upon the motion of Commissioner Moore, duly seconded by Commissioner Walker, the motion to approve the Official Agenda of the Planning and Zoning Commission for October 13, 2015, as revised, received unanimous approval.

OFFICIAL AGENDA

PLANNING & ZONING COMMISSION

CITY OF STARKVILLE, MISSISSIPPI117

MEETING OF TUESDAY, October 13, 2015

CITY HALL - COURT ROOM,

101 LAMPKIN STREET, 5:30 PM

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

IV. ROLL CALL

V. CONSIDERATION OF THE OFFICIAL AGENDA

VI. CITIZEN COMMENTS

VII. OLD BUSINESS

A. **PP 15-13 Request for Preliminary Plat approval for Subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East with the parcel number** 117F-00-002.00

VIII. NEW BUSINESS

A. **CU15-11 Request for Conditional Use to allow a "Place of Worship" at 1437 Fire Station Road on a parcel with the parcel number** 118 -27-020.03

~~B. **CU 15-12 Request for Conditional Use to allow for a residential uses at a property currently zoned C-2 General Business with a parcel number of 118N-00-120.00.**~~

C. **EX 15-06 Use by Exception request for allowing a stormwater detention pond to be the only use on two lots zoned T-5. Parcel #118P-00-046.00 and 118P-00-047.00**

D. **RZ 15-05 Request for rezoning of several parcels located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage with parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00**

IX. PLANNER REPORT

A. The Comprehensive Plan Workshop will be held at the Starkville Sportsplex on Monday, October 19th at 5:30pm-8:30pm

B. The Design Presentation for the Comprehensive Plan will be held at the Starkville Sportsplex on Thursday, October 22nd at 6:00pm-7:30pm

X. ADJOURN

CITIZEN COMMENTS:

The Chairman called for and received no Citizen comments.

2. **A MOTION TO APPROVE PP15-13, A REQUEST BY HPM DEVELOPMENT FOR A PRELIMINARY PLAT APPROVAL**

There came for consideration, the matter of the approval of the motion to approve the PP15-13, request by HPM Development for Preliminary Plat. This approval for subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East, parcel number 117F-00-002.00, as presented by the Planning Division, is granted under the condition that the required infrastructure be in place prior to final plat of the subdivision, in accordance with Appendix B-Subdivisions, Article VII. Improvements.

Upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve the PP15-13, request by HPM Development for Preliminary Plat, for the subdividing of one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East, (parcel number 117F-00-002.00), as presented by the Planning Division, with the condition that, the required infrastructure be in place prior to final plat of the subdivision, in accordance with Appendix B-Subdivisions, Article VII. Improvements, was unanimously approved.

PUBLIC HEARING

The Planning and Zoning Commission held a public hearing regarding a request for conditional use of the property located at 1437 Fire Station Road (CU 15-11).

The Commission Chairman opened the floor for comments from the public regarding the request for conditional use of the property located at 1437 Fire Station Road (CU 15-11). Calling for, and receiving no comments from the public, the Commission Chair closed the public hearing portion of the meeting.

3. A MOTION TO APPROVE THE REQUEST FOR CONDITIONAL USE OF THE PROPERTY LOCATED AT 1437 FIRE STATION ROAD

There came for consideration the matter of the approval of a motion to grant conditional use of the property located at 1437 Fire Station Road (CU 15-11), for the purposes of allowing a "Place of Worship" to hold meetings. Conditional use is granted with the following requirements to wit:

That,

The request by Christian World Missions for a Conditional Use to allow a "Place of Worship" at 1437 Fire Station Road (CU 15-11), is zoned B-1 Buffer District and R-4, and the applicant is in the process of doing renovations to the existing structure for the purposes of holding worship services after the renovation is complete. The properties to the north and south are currently used as residential. The properties to the east are commercial. The property to the west is currently undeveloped. The five criteria for conditional use are met and a building permit shall be obtained prior to any construction activities. All of the conditional use requirements, will be fully and faithfully executed, or the conditional use shall become canceled and void. The five criteria for conditional use being:

1. Land use compatibility
   The property is currently a mission center.

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 renovations will require building permits and inspections

Upon the motion of Commissioner Camp, duly seconded by Commissioner Moore, the motion to approve the grant conditional use of the property located at 1437 Fire Station Road (CU 15 11), for the purposes of allowing a "Place of Worship" to hold meetings and that, conditional use is granted, with the conditions enumerated above.

PUBLIC HEARING

The Planning and Zoning Commission held a public hearing regarding a request for rezoning from Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6. The properties are located on the north side of University Drive between Camp Avenue and Rue Du Grand Formage.

The Commission Chairman opened the floor for comments from the public regarding the request for rezoning request of Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6. The properties are located on the north side of University Drive between Camp Avenue and Rue Du Grand Formage.

The Commissioners et al, observed a PowerPoint presentation provided by Christopher Kritzman/ Capital Growth Properties. Upon the conclusion of the Power Point presentation, the Commissioners received responses to questions regarding the height of the proposed development, the parcels numbers and placements of buildings germane to lots one, two, three and four and agreed that the zoning of T5, to lots one, two, three and four, would not affect the development.

Mohammed Moson, the project's Architect and Molly Jackson of Moore Law Offices, noted that parcel number two was "cut horizontally" without explanation, which is reflected as such on the "tax map". Mohammed Moson stated that he would need to conduct additional "measuring" for clarification before he could concur with the T5 recommendations.

Johnny Moore of Moore Law Offices addressed the Commission regarding the zoning, reports and the environmental impact studies and asked that the information he provided to the Commissioner. Mr. Moore provided to the Commissioners copies of a mixed-use development traffic study. The purpose of the traffic study is to evaluate existing traffic conditions, estimate traffic generated by the proposed development, predict the directional distribution of site traffic, project post-development traffic volumes for study area intersections and evaluate post development traffic conditions. Mr. Moore expressed that there exists a general change in the zoning area that would increase the need for mixed-use development. Two recent changes are the "trans-district" and the increase in development in the area. Mr. Moore noted that increase in the traffic and the need for housing, specifically, multi-use housing extended down to City Bagel.

Mr. Moore enumerated for the Commissioners the following properties that he believes represent an indication of change in the conditions of the area, which are Starkville Apartments, LLC, a project by John Hartline, The Gin, The Courtyard by Marriott, the Mill on Russel Street, the Jackson Street development on the "square" and others.

Molly Jackson of Moore Law Offices addressed the Commissioners et al stating that the site plans were conceptual in nature as a result, that they were hesitate to agree with the exact footage listed on the "map". Ms. Jackson offered a proposal of zoning all parcels listed as a T6 with the condition that any building that is adjacent to fronts University Drive, shall conform to T5 height requirements.

Commissioners Ward, Brooks and Miller asked for clarification regarding the sale of the property and whether or not the proposed condition would “transfer if the property was sold”; the City Attorney replied, yes, those conditions would transfer.

The following information is incorporated into the official record at the request of Mr. Johnny Moore, Esq. of Moore Law Offices:

REQUEST FOR PUBLIC HEARING
City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

APPLICANT INFORMATION

Name: Christopher Kritzman / Capital Growth Properties Phone: (404) 861-8063

Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243

E-mail address: chris@cgpre.com

PROPERTY OWNER INFORMATION

Name: HBC III, LLC (c/o Harry Bell) Phone: (662) 418-4095

Address: 402 Lampkin Street, Starkville, MS 39759

E-mail address:

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: Part of Lot 35B and Part of Lot 21 in Block 28, Starkville, MS 39759

Tax Map/Parcel ID Number: 101C-00-002.00 Zoning: T4

Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat

Reason for request: Christopher Kritzman/Capital Growth Properties request the property be rezoned from T4 to T6 based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth, as well as other evidence to be presented.

Property to the NORTH: Zoning C-2 Current Use Residential

Property to the EAST: Zoning T4 Current Use Vacant

Property to the SOUTH: Zoning T5 & T4 Current Use Multifamily Residential

Property to the WEST: Zoning T5 Current Use Multifamily Residential & Retail

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.

☐ Application Fee ☐ Legal Description ☒ Notarized Owner Authorization

Submitted by: Date: 8/10/2015

Revised February 2015

REQUEST FOR PUBLIC HEARING

City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

APPLICANT INFORMATION

Name: Christopher Kritzman / Capital Growth Properties Phone: (404) 861-8063

Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243

E-mail address: chris@cgpre.com

PROPERTY OWNER INFORMATION

Name: BSquare, LLC (c/o Betty Bell) Phone: (662) 323-2731

Address: 402 Lampkin Street, Starkville, MS 39759

E-mail address:

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: Lots 33 and Part of 35B in Block 28, Starkville, MS 39759

Tax Map/Parcel ID Number: 101C-00-001.00 Zoning: C-2

Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat

Reason for request: Christopher Kritzman/Capital Growth Properties request the property be rezoned from C-2 to T6 based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth, as well as other evidence to be presented.

Property to the NORTH: Zoning T4 Current Use Residential / Vacant

Property to the EAST: Zoning T4 Current Use Vacant

Property to the SOUTH: Zoning T4 Current Use Multifamily & Single Family Residential

Property to the WEST: Zoning T5 & T4 Current Use Retail & Multifamily Residential

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.

☐ Application Fee ☐ Legal Description ☒ Notarized Owner Authorization

Submitted by: Date: 8/10/2015

Revised February 2015

REQUEST FOR PUBLIC HEARING

City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

APPLICANT INFORMATION

Name: Christopher Kritzman / Capital Growth Properties Phone: (404) 861-8063

Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243

E-mail address: chris@cgpre.com

PROPERTY OWNER INFORMATION

Name: Mary Ann and Hal D. Fuller Phone: (662) 323-1338

Address: 112 Forest Hill Drive, Starkville, MS 39759

E-mail address: randy@colemangrouponline.com

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: All of Lots 29, 30, 31, & 31-A of Block 28, Starkville, MS 39759

Tax Map/Parcel ID Number: 101D-00-001.00; 101D-00-002.00; 101D-00-003.00; 101D-00-004.00 Zoning: T5

Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat

Reason for request: Christopher Kritzman/Capital Growth Properties request the property be rezoned from T5 to T6 based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth, as well as other evidence to be presented.

Property to the NORTH: Zoning T4 Current Use Vacant

Property to the EAST: Zoning T5, T4 & C-2 Current Use Multifamily Residential

Property to the SOUTH: Zoning T5 Current Use Multifamily Residential & Retail

Property to the WEST: Zoning T6 & R-1 Current Use Multifamily & Single Family Residential

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.

☐ Application Fee ☐ Legal Description ☒ Notarized Owner Authorization

Submitted by: Date: 8/10/2015

Revised February 2015

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

AUTHORIZATION

I, Betty Bell for BSquare, LLC, am the owner of the real property located at 105 Camp Avenue, Starkville, MS 39759, Parcel Number 101C-00-001.00. I hereby authorize Christopher Kritzman / Capital Growth Properties to submit an application to the City of Starkville's Planning and Zoning Commission for the following request(s):

☑ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 5 day of August, 20 15.

Owner: Betty F. Bell — Date: 8/5/15

Betty F. Bell for BSquare, LLC

Date: 8/5/2015 Notary: Elizabeth Foley Holditch

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI
ELIZABETH FOLEY HOLDITCH
ID No 100627
NOTARY PUBLIC
Comm Expires Nov. 8, 2015
OKTIBBEHA COUNTY

February, 2015

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

AUTHORIZATION

I, Mary Ann & Hal D. Fuller, am the owner of the real property located at 703, 703 1/2, 705, & 705 1/2 University Drive Starkville, MS 39759, Parcel Number 101D-00-001.00; 101D-00-002.00 ~~101D-00-003.00; 101D-00-004.00~~. I hereby authorize Christopher Kritzman / Capital Growth Properties to submit an application to the City of Starkville's Planning and Zoning Commission for the following request(s):

☑ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 10th day of August, 2015.

Owner: Hal Fuller Date: 08-10-15

Mary Ann Fuller 8-10-15

Date: 8-10-15 Notary: Victoria C Squiers

(SEAL) STATE OF MISSISSIPPI NOTARY PUBLIC ID # 27864 VICTORIA C. SQUIERS Commission Expires Oct. 14, 2017 OKTIBBEHA COUNTY

My Commission Expires:

February, 2015

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

AUTHORIZATION

I, Harry Bell for HCBIII, LLC, am the owner of the real property located at 104 Camp Avenue, Starkville, MS 39759, Parcel Number 101C-00-002.00. I hereby authorize Christopher Kritzman / Capital Growth Properties to submit an application to the City of Starkville's Planning and Zoning Commission for the following request(s):

☑ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 5 day of August, 20 15.

Owner: Harry C Bell III
Harry C. Bell, III for BCBIII, LLC

Date: 8/5/2015

Date: 8/5/2015

Notary: Elizabeth Foley Holditch

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI
ELIZABETH FOLEY HOLDITCH
ID No 100627
NOTARY PUBLIC
Comm Expires Nov. 8, 2015
OKTIBBEHA COUNTY

February, 2015

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

AUTHORIZATION

I, Ann L. Bell for HCBIII, LLC, am the owner of the real property located at 104 Camp Avenue, Starkville, MS 39759, Parcel Number 101C-00-002.00. I hereby authorize Christopher Kritzman / Capital Growth Properties to submit an application to the City of Starkville's Planning and Zoning Commission for the following request(s):

☑ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 5 day of August, 20 15.

Owner: Ann L. Bell for HCBIII, LLC Date: 8/5/2015

Date: 8/5/2015 Notary: Elizabeth Foley Holditch

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI
ELIZABETH FOLEY HOLDITCH
ID No 100627
NOTARY PUBLIC
Comm Expires Nov. 8, 2015
OKTIBBEHA COUNTY

EXHIBIT "A"
MARY ANN FULLER and HAL D. FULLER

All of Lots 29, 30, 31, and 31-A (not parceled rural property) of Block 28 of the A. L. Goodman Official map of the City of Starkville, Mississippi. Said parcel being more particularly described as follows:

Commencing at the Southwest Corner of Lot 29 of Block 28 of the A. L. Goodman Official Map of the City of Starkville, Mississippi, said point also being located on the North right-of-way of University Drive and being the point of beginning of the following described parcel. From said point of beginning run thence North 34 degrees 50 minutes 19 seconds East for a distance of 299.00 feet thence North 01 degrees 07 minutes 01 seconds East for a distance of 69.54 feet; thence South 56 degrees 06 minutes 57 seconds East for a distance of 19.27 feet; thence North 00 degrees 10 minutes 09 seconds West for a distance of 229.80 feet; thence South 89 degrees 21 minutes 10 seconds East for a distance of 146.75 feet; thence South 02 degrees 30 minutes 26 seconds West for a distance of 398.62 feet; thence South 17 degrees 01 minutes 11 seconds West for a distance of 85.00 feet; thence South 21 degrees 56 minutes 10 seconds West for a distance of 213.98 feet to a point located on the North right-of-way of University Drive; thence North 55 degrees 21 minutes 44 seconds West along said right-of-way for a distance of 30.02 feet; thence North 55 degrees 31 minutes 16 seconds West along said right-of-way for a distance of 227.17 feet to the point of beginning.

For further description see Warranty Deed recorded in Deed Book 2012, Page 7385-7387 on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

EXHIBIT "A"
HCB III, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

1.64 +/- acres being part of Lot 32 and part of Lot 35B in Block 28 of the City of Starkville, Mississippi also being located in Section 2, Township 18 North, Range 14 East and identified as Tax Parcel #101C-00-002.00

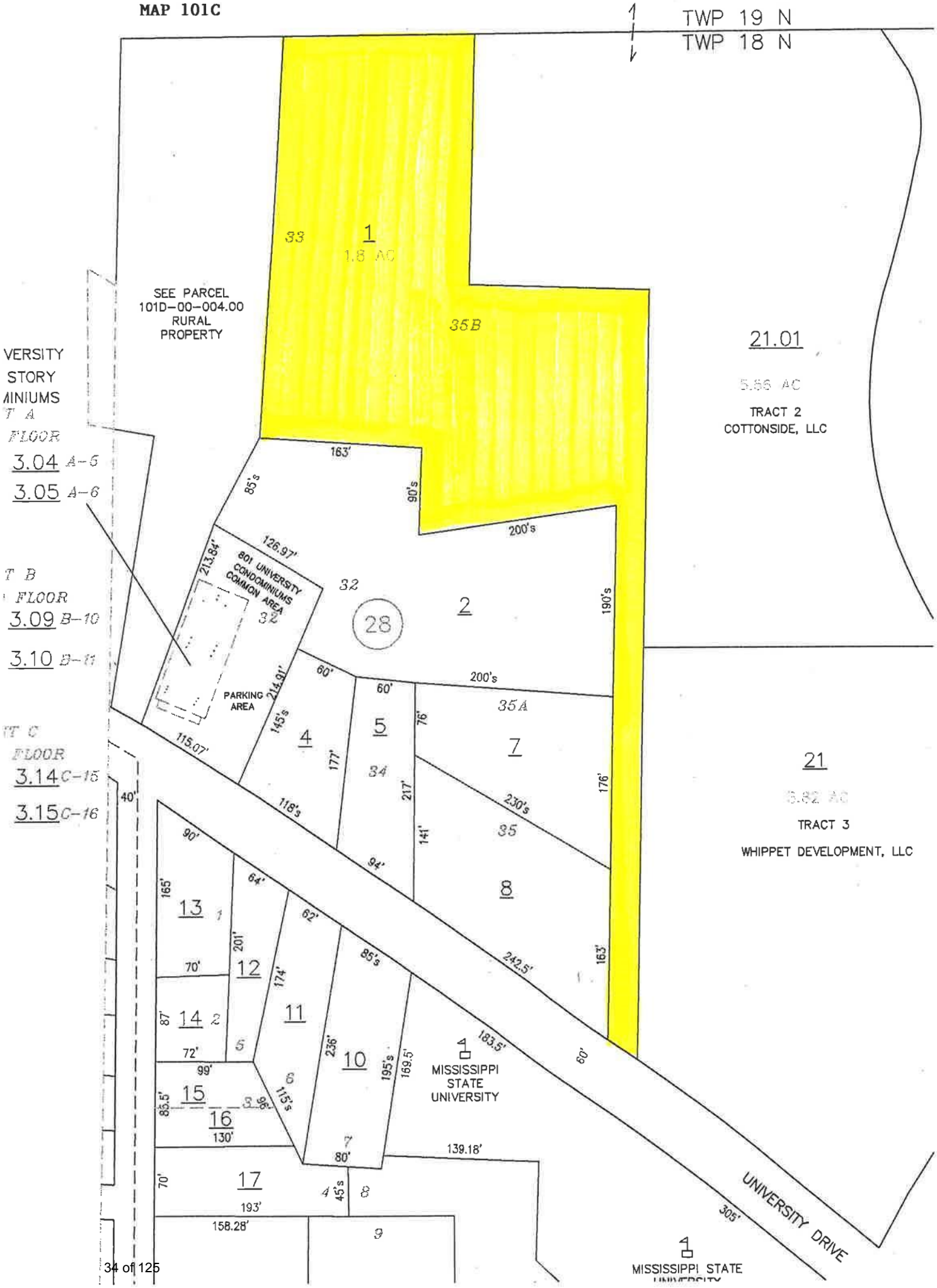
Being further described in Warranty Deed recorded in Deed Book 2015, Pages 3507-3515 on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

EXHIBIT "A"
BSQUARE, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

3.5 +/- acres being Lot 33 and part of Lot 35B in Block 28 of the City of Starkville, Mississippi also being located in Section 2, Township 18 North, Range 14 East, and identified as Tax Parcel #101C-00-001.00.

For further description see Warranty Deed recorded in Deed Book 2015, Pages 3516-3524 on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

MAP 101C


TWP 19 N
TWP 18 N
33
1
1.8 AC
35B
SEE PARCEL
101D-00-004.00
RURAL
PROPERTY
21.01
5.66 AC
TRACT 2
COTTONSIDE, LLC
VERSITY
STORY
MINIUMS
T A
FLOOR
3.04 A-5
3.05 A-6
T B
FLOOR
3.09 B-10
3.10 B-11
T C
FLOOR
3.14 C-15
3.15 C-16
163'
85's
90's
200's
126.97'
213.84'
801 UNIVERSITY
CONDOMINIUMS
COMMON AREA
32
28
2
190's
PARKING
AREA
214.91'
60'
200's
145's
4
5
34
76'
35A
7
115.07'
177'
217'
176'
118's
230's
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163'
70'
174'
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87'
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236'
10
195's
169.5'
183.5'
60'
MISSISSIPPI
STATE
UNIVERSITY
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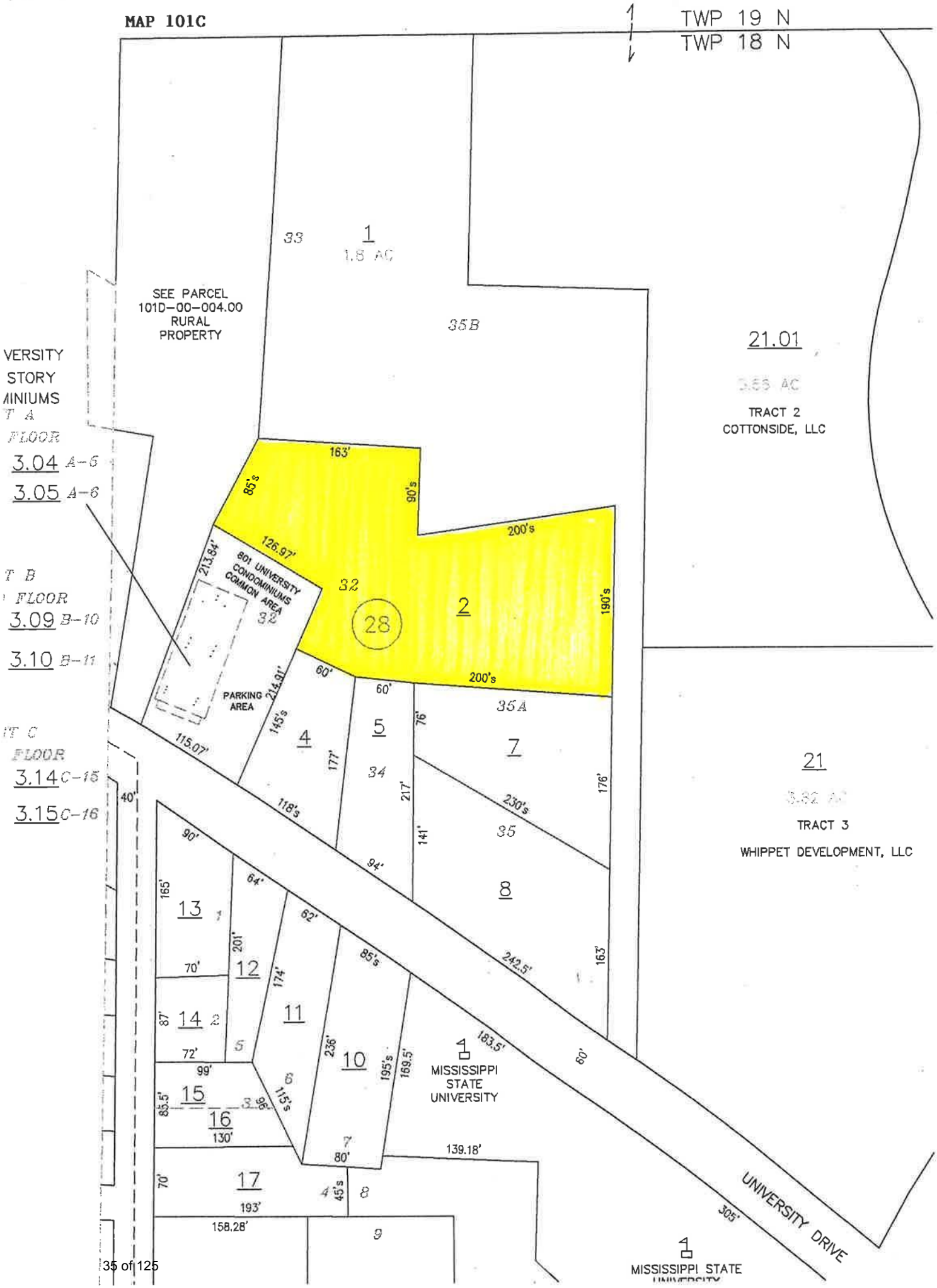
99'
15
85.5'
3.96'
115's
16
130'
7
80'
139.18'
17
70'
4
45's
8
193'
158.28'
9
305'
UNIVERSITY DRIVE
21
3.82 AC
TRACT 3
WHIPPET DEVELOPMENT, LLC
MISSISSIPPI STATE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200's
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200's
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145's
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MISSISSIPPI STATE
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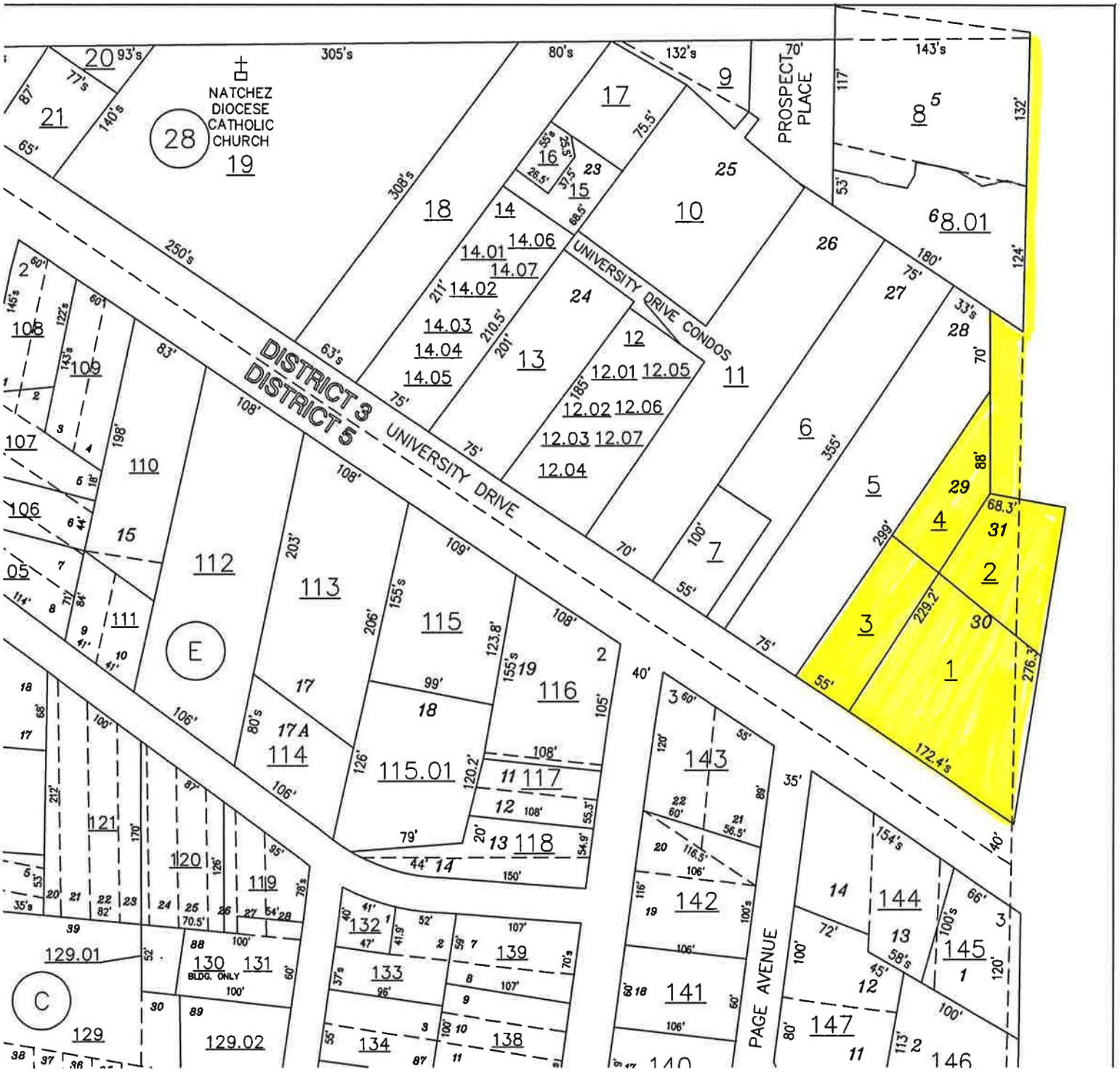
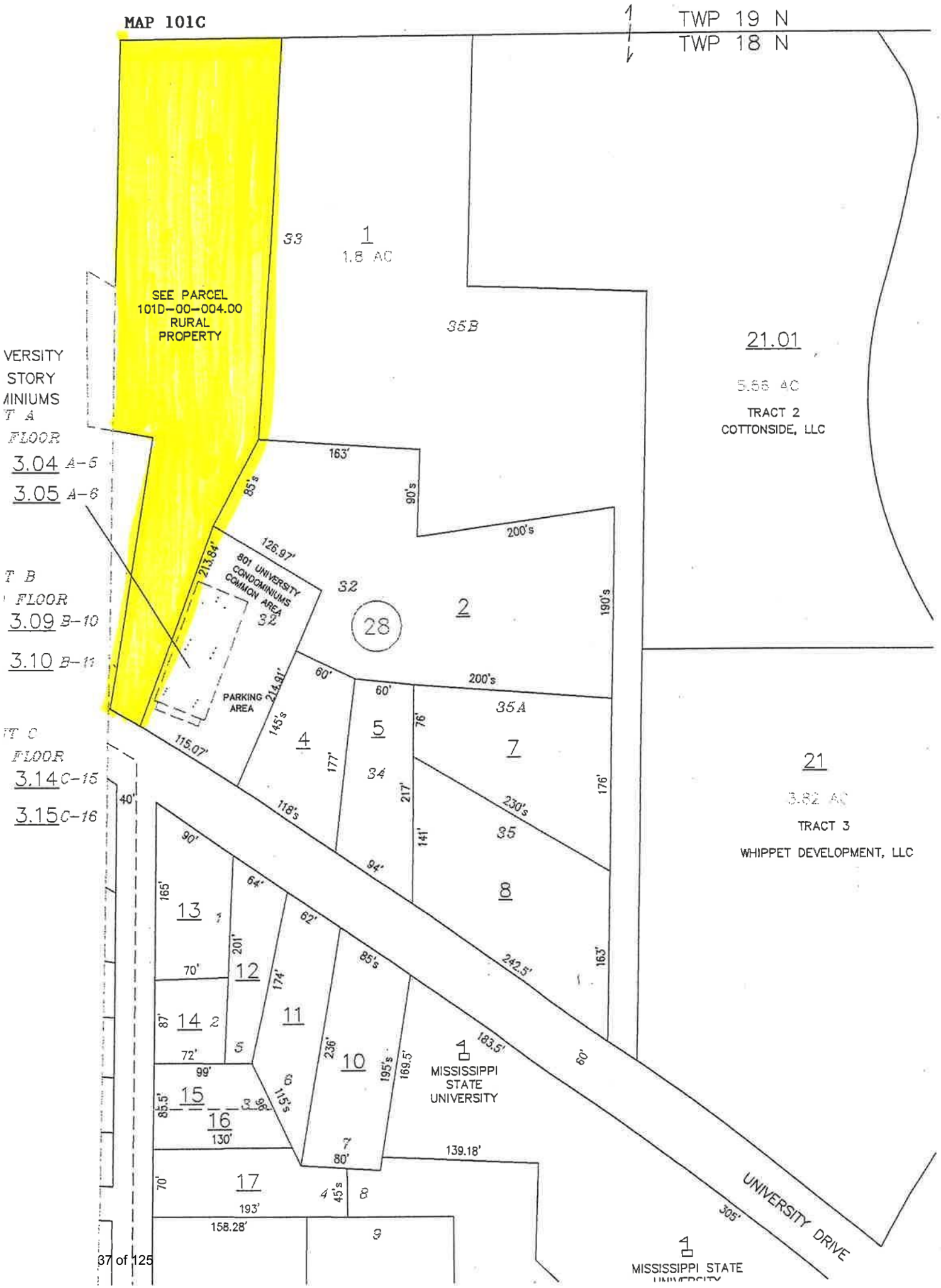
3.82 AC
TRACT 3
WHIPPET DEVELOPMENT, LLC

MAP 101D


NATCHEZ DIOCESE CATHOLIC CHURCH
PROSPECT PLACE
UNIVERSITY DRIVE CONDOS
DISTRICT 3
DISTRICT 5
UNIVERSITY DRIVE
PAGE AVENUE
BLDG. ONLY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TWP 19 N
TWP 18 N
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101D-00-004.00
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115.07'
177'
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230's
176'
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87'
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183.5'
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305'
UNIVERSITY DRIVE
21
3.82 AC
TRACT 3
WHIPPET DEVELOPMENT, LLC
MISSISSIPPI STATE

2015

Mixed Use Development Traffic Study – Starkville, Mississippi

October, 2015

Table of Contents

Page

INTRODUCTION 2
Figure 1 – Site Location Map 3
BACKGROUND INFORMATION 4
Site Description and Access 4
Study Area Roadways 4
Multi-Use Path 4
EXISTING TRAFFIC CONDITIONS 5
Existing Traffic Counts 5
Existing Intersection Capacity Analysis 5
Table 1 – Existing Intersection Capacity Analysis 5
Figure 2—Existing Peak Hour Turning Movement Counts 6
FUTURE TRAFFIC CONDITIONS 7
Trip Generation 7
Table 2—Trip Generation Estimates 7
Trip Distribution Patterns 7
Trip Assignment and Future Traffic Volumes 7
Figure 3—Future Peak Hour Turning Movement Volumes 8
Future Intersection Capacity Analysis 9
Table 3 – Future Intersection Capacity Analysis 9
CONCLUSIONS 10

INTRODUCTION

A mixed-use development of approximately 222 apartment homes and approximately 8,000 square feet of specialty retail shops have been proposed for construction in Starkville, Mississippi. The proposed mixed-use development is located along the north side of University Drive and just west of Camp Avenue. Access for the development would consist of two access driveways, one which would intersect with University Drive Avenue and one which would intersect with Camp Avenue. The location of the proposed development is illustrated in **Figure 1.**

This traffic study has been conducted to:

- Evaluate existing traffic conditions;
- Estimate traffic to be generated by the proposed development;
- Predict the directional distribution of site traffic;
- Project post-development traffic volumes for study area intersections; and
- Evaluate post-development traffic conditions.

Sources of information used in this report include: the Institute of Transportation Engineers; Transportation Research Board; City of Starkville; Capital Growth Buchalter, Inc.; Traffic Data, LLC; and field reconnaissance efforts and other information collected by Skipper Consulting, Inc.

North
Scale: n.t.s

SKIPPER CONSULTING INC.

Project Location

Mixed Use Development - Starkville, Mississippi

October 2015

Figure 1

BACKGROUND INFORMATION

Site Description and Access

The proposed development would be located along the north side of University Drive just west of Camp Avenue. The proposed development is planned to consist of approximately 268 apartments and specialty retail shop space of approximately 8,000 square feet.

Access for the development would consist of two access driveways, one which would intersect with University Drive and a secondary access from Camp Avenue.

Study Area Roadways

In the vicinity of the site, University Drive is a two-lane roadway with a posted speed limit of 25 miles per hour. University Drive has parking along the south side of the roadway and bicycle lane along both sides of the roadway. University Drive connects Downtown Starkville with Mississippi State University. For the purposes of this study University Drive is considered an east/west roadway.

Colonel Muldrow Avenue is a one lane residential roadway that is one-way northbound. Colonel Muldrow Avenue extends from Russell Street to University Drive. For the purposes of this study Colonel Muldrow Avenue is considered a north/south street.

Multi-Use Path

There is a multi-use path along the south side of University Drive in the vicinity of the proposed development. The multi-use path extends onto the University campus and provides an alternate mode of transportation.

EXISTING TRAFFIC CONDITIONS

Existing Traffic Counts

Morning, and afternoon peak hour turning movement counts were conducted at the intersections of University Drive and Camp Avenue/Creamery Drive and University Drive and the site of the proposed access drive / Colonel Muldrow Avenue. The turning movement counts are depicted in **Figure 2.**

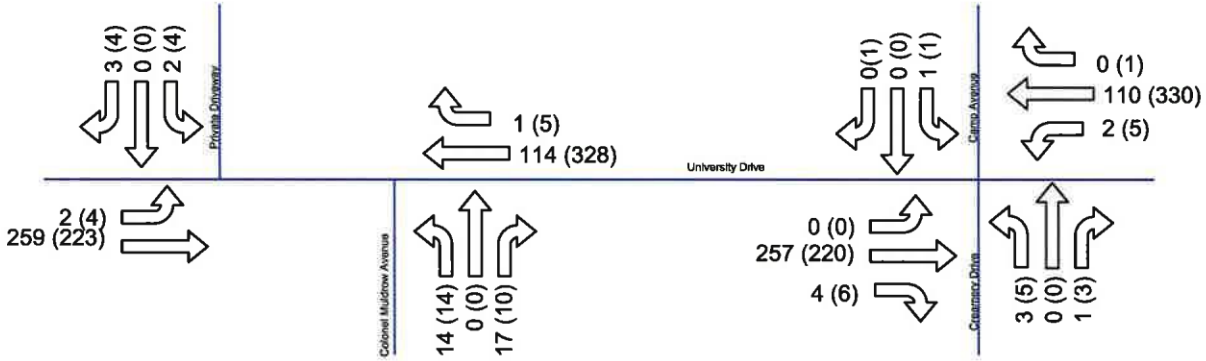
Existing Intersection Capacity Analysis

Using methods as outlined in the *Highway Capacity Manual*, the existing capacity and operation of the study intersections were evaluated. According to this method of analysis, traffic capacities are expressed as levels of service, ranging from "A" (best) to "F" (worst). In general, a level of service (LOS) "C" is considered desirable, while a level of service "D" is considered acceptable during peak hours of traffic flow. The level of service for each approach is illustrated in **Table 1**.

Table 1 – Existing Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	**A**	**A**
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	B
	Overall Intersection LOS	**A**	**A**

As illustrated in **Table 1**, each approach for the study intersections operate with acceptable levels of service under existing conditions.



Legend

7:00-8:00AM (4:00-5:00PM)

North
Scale: n.t.s

SKIPPER CONSULTING INC.

Existing Peak Hour Turning Movements

Mixed Use Development - Starkville, Mississippi

October 2015

Figure 2

FUTURE TRAFFIC CONDITIONS

Trip Generation

The number of vehicle trips estimated to be generated by the proposed residential development was based on trip generation counts from similar residential developments at peer universities in the southeast. These existing developments were selected due to their similar size and proximity to the university campus. Trip generation estimates for specialty retail were determined for the proposed development based on data contained in the *Trip Generation Manual, Ninth Edition*, as published by the Institute of Transportation Engineers (ITE). Rates for the morning and afternoon retail trips were based on hourly trip data found in the *Trip Generation Manual*. The peak hour trip generation estimates for the proposed development are shown in **Table 2**.

Table 2—Trip Generation Estimates

Land Use	Size	Units	AM Peak		PM Peak	
			In	Out	In	Out
Apartments	268	Units	20	39	88	132
Specialty Retail	8,000	S.F.	9	3	23	29
Total			**29**	**42**	**117**	**161**

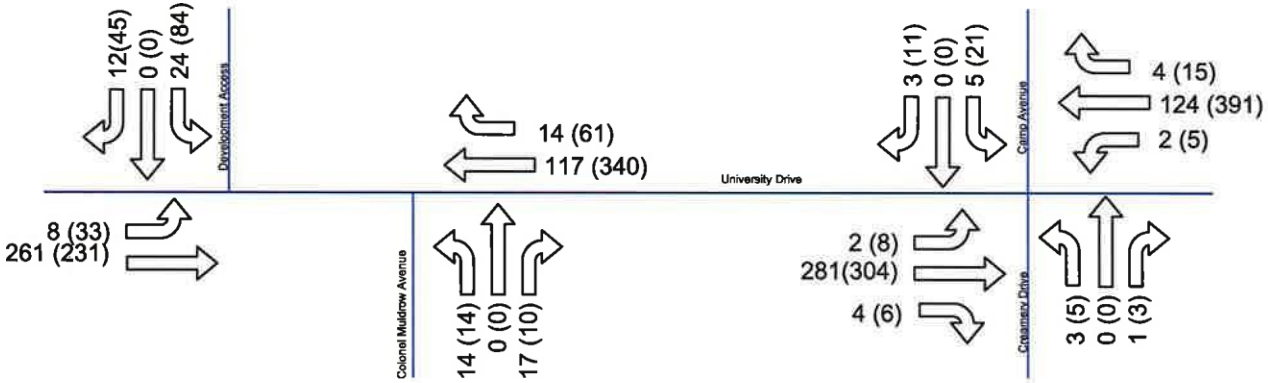
Trip Distribution Patterns

The directional distribution of new traffic expected to be generated by the proposed development was estimated based upon population concentrations within the site's market area, existing travel patterns, and the planned access system for the development. The directional distribution pattern for new trips generated by the proposed residential development is summarized as follows:

- approximately 35% to/from the west via University Drive; and
- approximately 65% to/from the east via University Drive.

Trip Assignment and Future Traffic Volumes

Using the distribution patterns outlined above, projected new trips for the morning, and afternoon peak hours were assigned to the study intersections along University Drive. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future morning and afternoon peak hour turning movement volumes, illustrated in **Figure 3**, were used as the basis for assessing future traffic conditions.



Legend

7:00-8:00AM (4:00-5:00PM)

North
Scale: n.t.s

SKIPPER CONSULTING INC.

Future Peak Hour Turning Movements

Mixed Use Development - Starkville, Mississippi

October 2015

Figure 3

Future Intersection Capacity Analysis

Morning, midday, and afternoon peak hour capacity analyses were conducted for projected future conditions at the study intersections. Capacity analyses were conducted using methods as outlined previously for existing conditions. The results of the capacity analyses are illustrated in **Table 3.**

Table 3 – Future Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	**A**	**A**
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	C
	Overall Intersection LOS	**A**	**B**

As illustrated in **Table 3**, each approach and movement for the study intersections would continue to operate with acceptable levels of service under future conditions.

CONCLUSIONS

Based upon the site review and analyses documented in this report, the following conclusions can be stated:

1. The proposed mixed-use development is located along the north side of University Drive just west of Camp Avenue in Starkville, Mississippi. Access for the development would consist of two access driveways, one which would intersect with University Drive and one which would intersect with Camp Avenue.
2. Presently, acceptable levels of service are being provided at each of the study intersections.
3. Currently there is a multi-use path along the south side of University Drive that extends onto the Mississippi State University campus.
4. The proposed development is planned to contain approximately 222 apartments and specialty retail shops of approximately 8,000 square feet. The development is estimated to generate approximately 71 trips (29 in, 42 out) during the morning peak hour, approximately and approximately 278 trips (117 in, 161 out) during the afternoon peak hour.
5. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future peak hour traffic volumes were used as the basis for assessing future traffic conditions.
6. Capacity analyses for future traffic conditions indicate that acceptable levels of service would continue to be provided for each of the study intersections.

Upon the conclusion of the presentation by Christopher Kritzman/ Capital Growth Properties, Molly Jackson, of Moore Law Offices, Mohammed Moson, Architect of record, and Attorney Johnny Moore, of Moore Law Offices, the Commission Chair opened the public hearing for comments from the public. The following individuals provided comments in favor of, and opposed to the requested zoning:

Dan Camp	Opposed, concerns regarding the buffer zone, the zoning over all, the esthetics of the buildings, the height of the buildings.
J.P. Faver	Opposed, concerns regarding the height of the buildings, the "industrial feel" of the buildings, the traffic flow, the detraction from the Cotton District appeal.
Cindy Gilmer	Opposed, concerns regarding the height of the buildings, the "industrial feel" of the buildings, the traffic flow, the detraction from the Cotton District appeal.

Calling for additional public comments and hearing none, the Commission Chair closed the public comments portion of the public hearing.

The Commission Chair asked for in rebuttal of the Public Comments from Christopher Kritzman/ Capital Growth Properties or their affiliates. Molly Jackson of Moore Law Offices spoke to the Commission offering the following proposed conditions regarding the zoning for said project that,

- The entire site for the project will be zoned T6 with the condition that any building that falls within one hundred and sixty feet of University Drive, shall conform to the T5 building heights requirements.

The Commission took under advisement, the proposed conditions as presented by Molly Jackson of Moore Law Offices.

Mr. Kritzman spoke to the concerns regarding the "renderings" of the proposed project and offered to work with the community. Mr. Kritzman, defined the "Class A" term as an industry term and noted that through a survey, students stated that they preferred to live in the proposed area of development due to the proximity to the University's campus. Mr. Kritzman noted through further, studies that his firm had conducted the increase in traffic and the impact that it will have on the area would not be detrimental. Lastly, several "New Urbanism "projects and locations were sited.

Mr. Johnny Moore of Moore Law Offices, addressed the Commission with closing comments specifically that, additional questions will be addressed through the Development Review Committee process. Mr. Moore sited that the project located adjacent to the City Bagel did not "fit in" with what City Bagel was doing and the house next to it and that complete compatibility is a matter of taste and perception.

Upon the conclusion of Mr. Moore's comments, the Commission Chair called the Public Hearing closed.

The Commissioners deliberated the information that was provided and discussed.

4. A MOTION TO APPROVE THE REQUEST FOR CHRISTOPHER KRITZMAN/CAPITAL GROWTH PROPERTIES TO REZONE SIX PROPERTIES FROM C-2/T5/T4 TO T6.

There came for consideration the matter of the approval of a motion to grant the rezoning request of Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6 with the following conditions:

That,

- Buildings within one hundred and seventy feet of University Drive not exceed four stories in height.
- The first floor of buildings adjacent to University Drive are to be retail.
- Buildings along western line adjacent to R-1 property will be required to have a buffer.
- In addition to the site being required to meet all requirements of the current Stormwater Ordinance, post-development runoff cannot exceed pre-development runoff at the point of sub-basin discharge for a 2 and 10 year event.
- A traffic study will need to be submitted to City staff prior to Board of Aldermen meeting.
- There be a Construction easement via Collegview Street.

Upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve the rezoning request of Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6 with the conditions enumerated above was put to a vote with the results as follows:

Jason Camp, Ward 1	Nay
Jim McReynolds, Ward 2	Yea
Tom Walker, Ward 3	Yea
Michael Brooks, Ward 4	Yea
Patrick Miller, Ward 5	Nay
Ira Loveless, Ward 6	Yea
John Moore, Ward 7	Yea

Having receive a majority of the affirmative vote, the measure passed.

The Commissioners et al heard a report presented by the City Planner to wit:

A. The Comprehensive Plan Workshop will be held at the Starkville Sportsplex on Monday, October 19th at 5:30pm-8:30pm
B. The Design Presentation for the Comprehensive Plan will be held at the Starkville Sportsplex on Thursday, October 22nd at 6:00pm-7:30pm

5. A MOTION TO ADJOURN UNTIL 5:30 P.M. ON NOVEMBER 10, 2015

There came for consideration the matter of the approval of a motion to adjourn until the next regularly scheduled meeting at 5:30 p.m. on November 10, 2015, in the Courtroom of City Hall, which is located at 101 Lampkin Street, Starkville, Mississippi. Upon the motion of Commissioner Walker, duly seconded by Commissioner,

The motion to adjourn until the next regularly scheduled meeting at 5:30 p.m. on November 10, 2015, in the Courtroom of City Hall, which is located at 101 Lampkin Street, Starkville, Mississippi, received unanimous approval.

_____ _____

Buddy Sanders, Procedural Chair Daniel Havelin, City Planner

Tammy Carlisle, Scribe

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525 ext. 136)

CC: Applicant: Rick Nail Owner: 236 Dr MLK JR Dr, LLC

SUBJECT: AA 15-01 Requesting an Administrative Appeal to a denial to allow a stormwater detention pond to be the only use on a lot zone T-5 with parcel numbers 118P-00-046.00 and 118P-00-047.00

DATE: November 10, 2015

The purpose of this report is to provide information regarding an appeal by Rick Nail on behalf of 236 Dr MLK JR Dr, LLC for a Denial of a request for a non-permitted above ground stormwater handling facility on two parcel in a T5 District. Please see attachments 1-10.

BACKGROUND INFORMATION

The applicant had requested to alter an approved site plan and construct a stormwater detention pond on the lots located on the northwest corner of Dr Martin Luther King Jr Dr West and North Jackson Street. The proposed detention pond will be used to meet the minimum requirement of *Chapter 54 – Environment, Article VI. – Stormwater Management Ordinance* for the parcel just north of the two subject parcels in a C-2 zone. The C-2 Parcel (#118P-00-045.00) is the proposed location for the Family Dollar store. An Approved Site plan was issued in October of 2014 for the Family Dollar site. The Approved Site plan showed stormwater detention an "Underground Detention" facility. The underground facility would have been place underneath a proposed driveway and would not prevent the placement of future buildings on the two subject parcels. If the stormwater detention facility were to be place above ground on the two subject parcels, it would be the only use on the two subject parcels. The chart of permitted uses for transect district does not list Stormwater Facilities as a permitted use, therefore was denied by letter on October 16, 2015. The applicant appealed this decision with an email notification on October 22, 2015 and letter on November 2, 2015.

ANALYSIS

Appendix A, Article VII, Section T, 1.4 provides five specific standards for approval of an administrative appeal.

1. That failure to approve the appeal could result in exceptional hardship to the applicant; and
2. That approving the appeal will not result in any threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public; and
3. That the necessity for the appeal is not the result of conditions which have been self-imposed by the applicant; and

4. That the approval of the appeal is the minimum necessary for the applicant to continue with the project.
5. If the appeal is not approved, the decision of the Planning and Zoning Commission may be appealed to the Mayor and Board of Aldermen. The appeal shall be filed in writing by the applicant within 10 working days of the denial by the Planning and Zoning Commission and shall be filed with the Planning Office. The appeal shall be heard at the next regularly scheduled meeting of the Mayor and Board of Aldermen following receipt of the notice of appeal.

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

1.4 ADMINISTRATIVE REVIEW

(a) This Section specifically provides for the administrative approval or denial of site and/or building plans.

(b) Administrative reviews of site and/or building plans shall be reviewed within 30 calendar days of receipt of a complete application submittal package to the Planning Office.

(c) Any decision regarding an approval or denial of a site and/or building plan shall state, in writing, the reasons for the approval or denial, within 30 calendar days of receipt of the complete application submittal package to the Planning Office.

(d) If the Planning Office denies any site and/or building plan, the applicant may appeal the decision to the Planning and Zoning Commission so long as the appeal is submitted within 30 days of the denial. The Planning and Zoning Commission shall review the application de novo.

i. The appeal must be filed with the Planning Office for submittal to the Planning and Zoning Commission.

ii. The following procedures shall apply to all appeals:

a. The appeal shall state specific relief sought and reasons for such relief.

b. It shall be the applicant's responsibility to provide sufficient justification for approval of the appeal.

c. The City Planner shall prepare a report evaluating the applicant's appeal for the Planning and Zoning Commission within 30 days of the filing of the appeal. If the Planning and Zoning Commission fails to act upon the appeal within 90 days of the filing of the appeal, the appeal will be deemed denied and subject to further appeal as set out in subsection (g).

d. In reviewing the appeal, the Planning and Zoning Commission shall consider all technical evaluation and relevant factors presented by the applicant and City staff.

e. The Planning and Zoning Commission may attach such conditions to the granting of the appeal as it deems necessary to further the purpose of this Form Based Code.

f. If the appeal is approved, it shall be granted upon findings by the Planning and Zoning Commission that the following standards have been met:

i. That failure to approve the appeal could result in exceptional hardship to the applicant; and

ii. That approving the appeal will not result in any threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public; and

iii. That the necessity for the appeal is not the result of conditions which have been self-imposed by the applicant; and

iv. That the approval of the appeal is the minimum necessary for the applicant to continue with the project.

g. If the appeal is not approved, the decision of the Planning and Zoning Commission may be appealed to the Mayor and Board of Aldermen. The appeal shall be filed in writing by the applicant within 10 working days of the denial by the Planning and Zoning Commission and shall be filed with the Planning Office. The appeal shall be heard at the next regularly scheduled meeting of the Mayor and Board of Aldermen following receipt of the notice of appeal.

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.

TRANSECT DISTRICT PERMITTED USE CHART

TRANSECT DISTRICT	T4	T5	T6
Assisted Living Facility	■	■	
Dwelling, Accessory Unit	■	■	
Dwelling, Single Family	■	■	
Dwelling, 2-Family	■	■	
Dwelling, 3 & 4 Family	□	■	■
Dwelling, Multi-Family	□	■	■
Dwelling, Live/Work	□	■	■
Dormitory		■	■
Fraternity/Sorority House		■	■
Group Home		■	
Business Offices	□	■	■
Conference/Convention Center		□	■
Eating/Drinking Establishment	□	■	■
General Retail/Services	□	■	■
Personal Services	□	■	■
Recreation and Entertainment, Indoor		■	■
Recreation and Entertainment, Outdoor		■	■
Visitor Accommodations & Services		■	■
Parking Lot/Garage		□	□
Home Occupation	■	■	■
Bed & Breakfast Inn	■	■	□
Boarding/Rooming House		□	□

Hotel (no room limit)		□	■
Child Care		□	■
Community Services	■	■	■
Family Run Child Care	■	■	
Educational Facilities	■	■	■
Governmental Facilities	□	■	■
Institutional & Health Care Facilities	□	■	■
Places of Worship	□	□	□
Transportation			■
Utilities	■	■	■
Industrial, Light		□	
Manufacturing, Light		□	
Fire Station	■	■	■
Police Station	■	■	■
Post Office		■	■
Funeral Home	□	□	□

■ BY RIGHT

□ BY EXCEPTION

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

Direction	**Zoning**	**Current Use**
North	C-2	Undeveloped (Proposed Family Dollar Site)
East	T5	Commercial
South	T5	Commercial
West	T5	Undeveloped

Attachment 1

EX 15-06 Aerial

NORTH

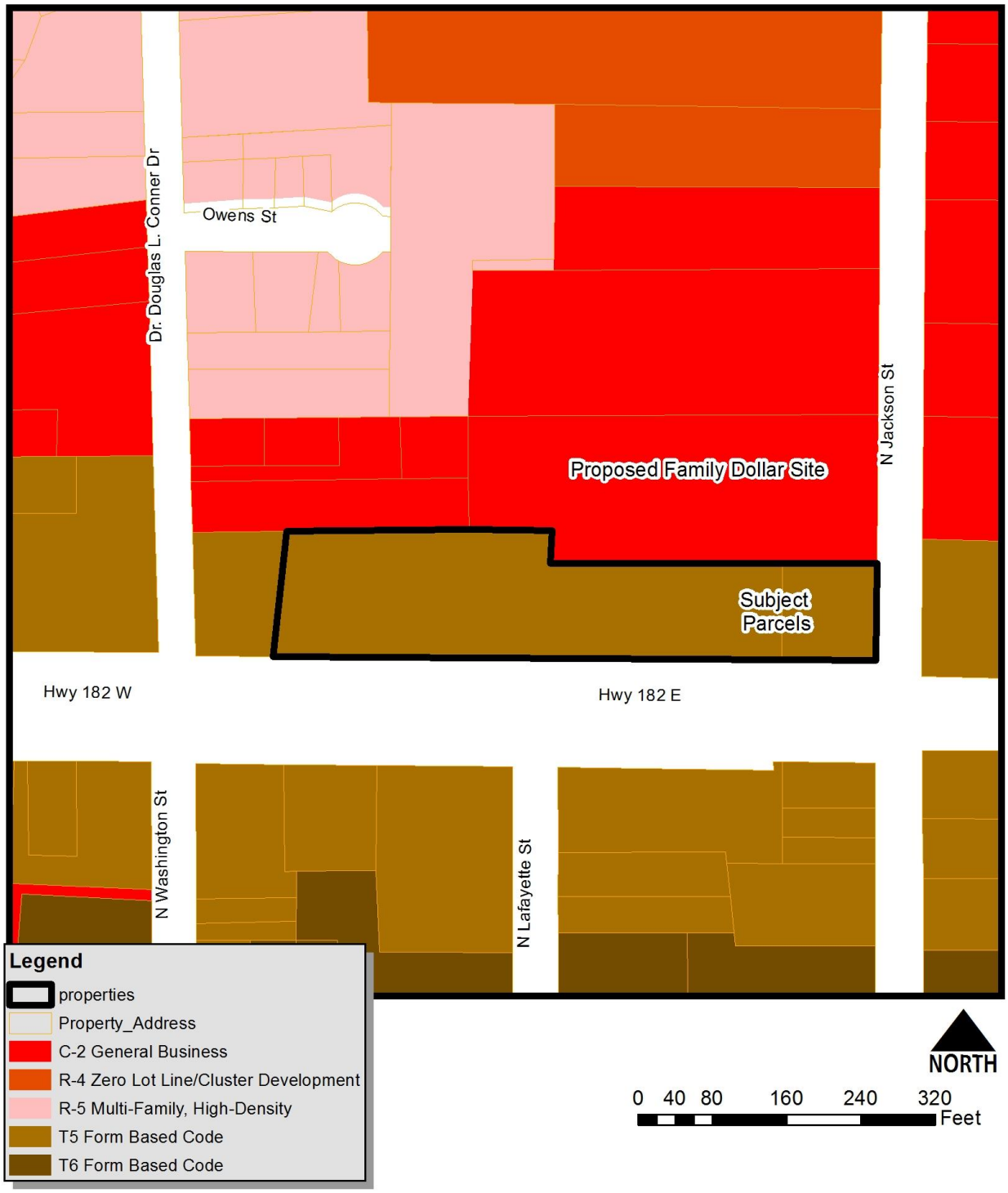
0 40 80 160 240 320 Feet

Legend

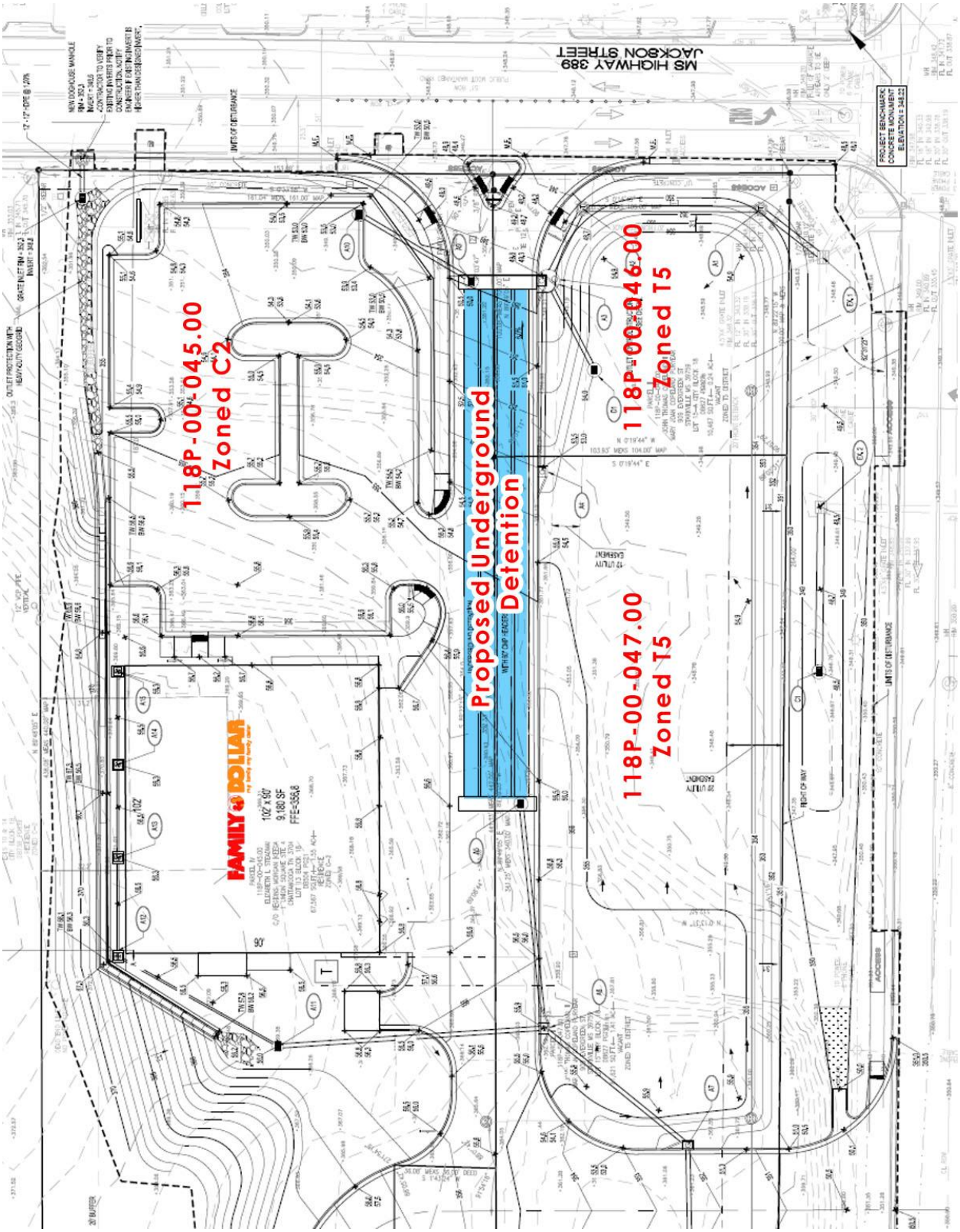
- properties
- Property_Address

Attachment 1

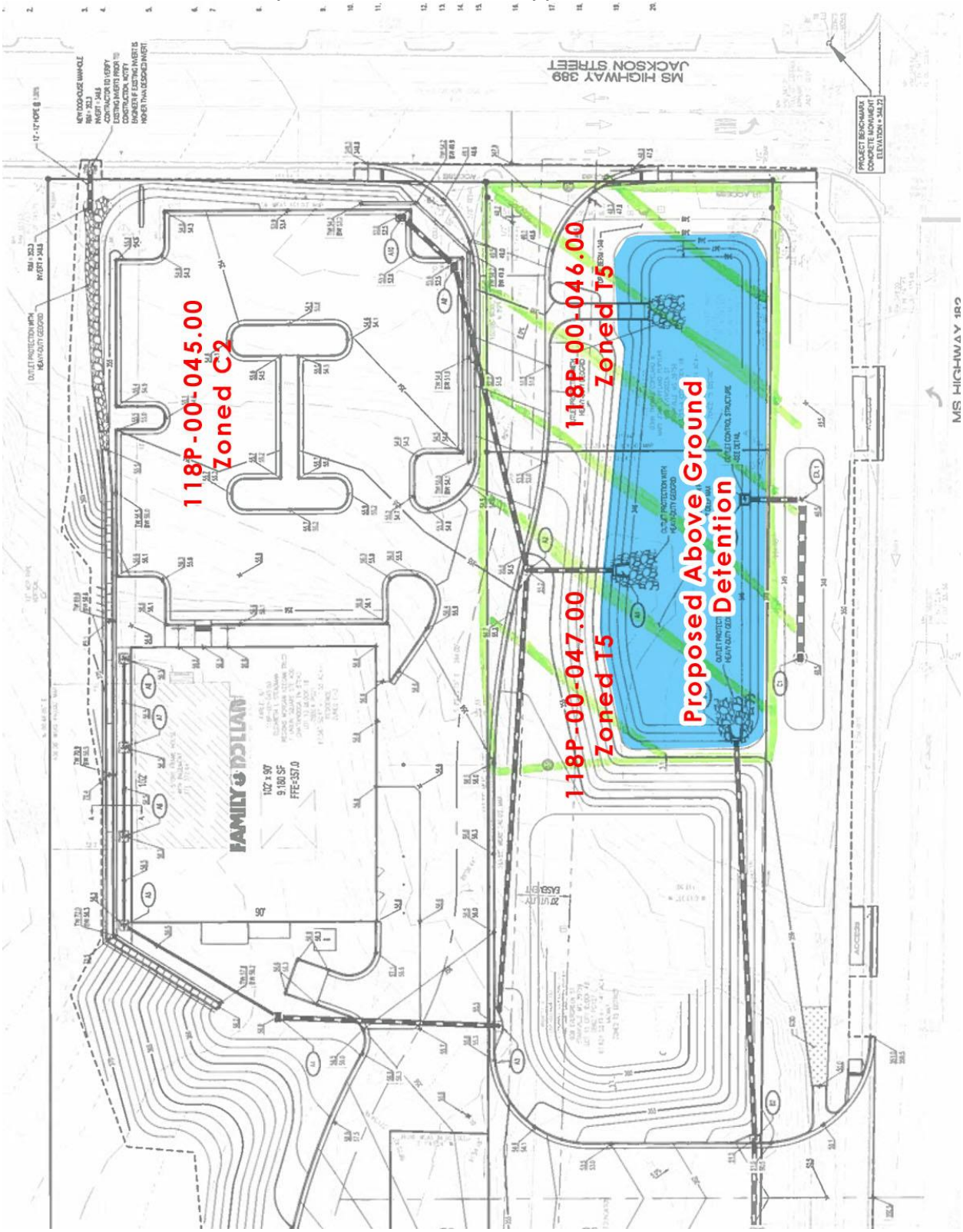
EX 15-06 Aerial



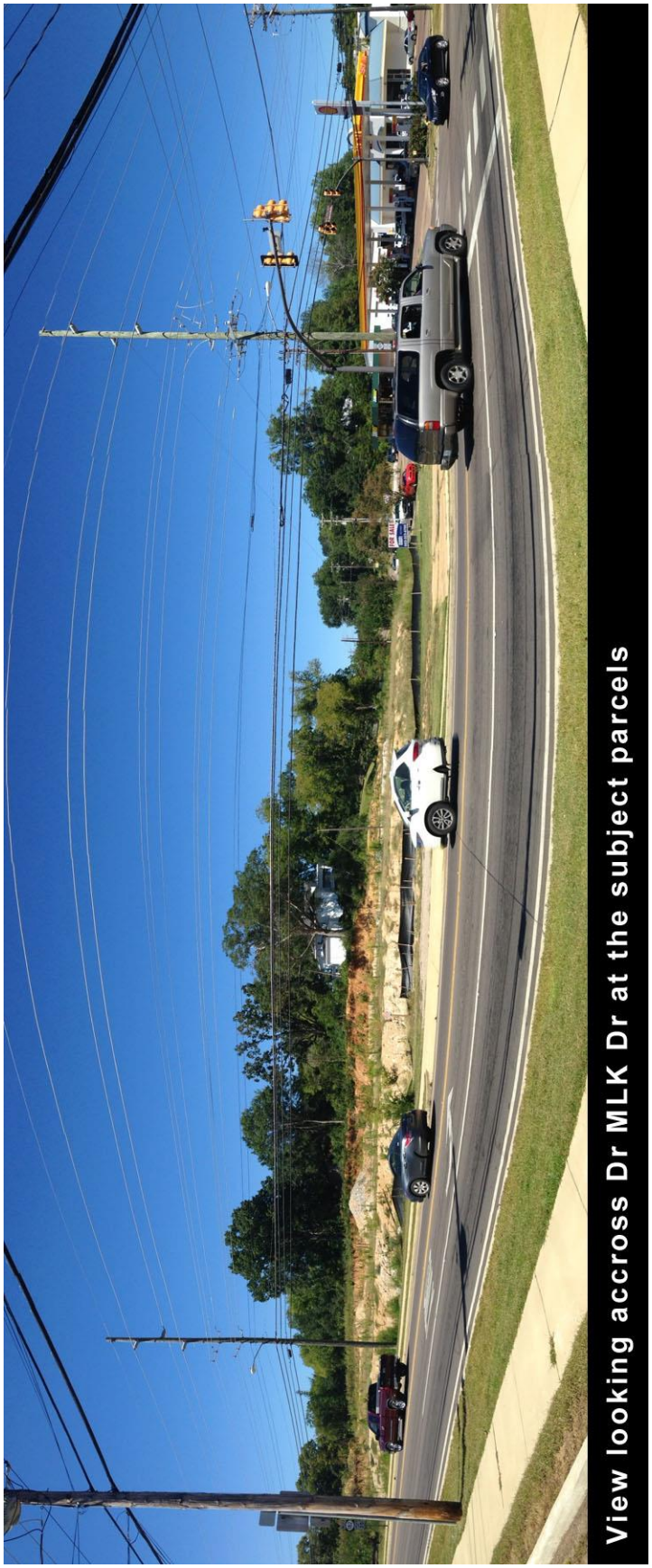
Attachment 3
Approved Site Plan



Attachment 4
Proposed Modification to Approved Site Plan

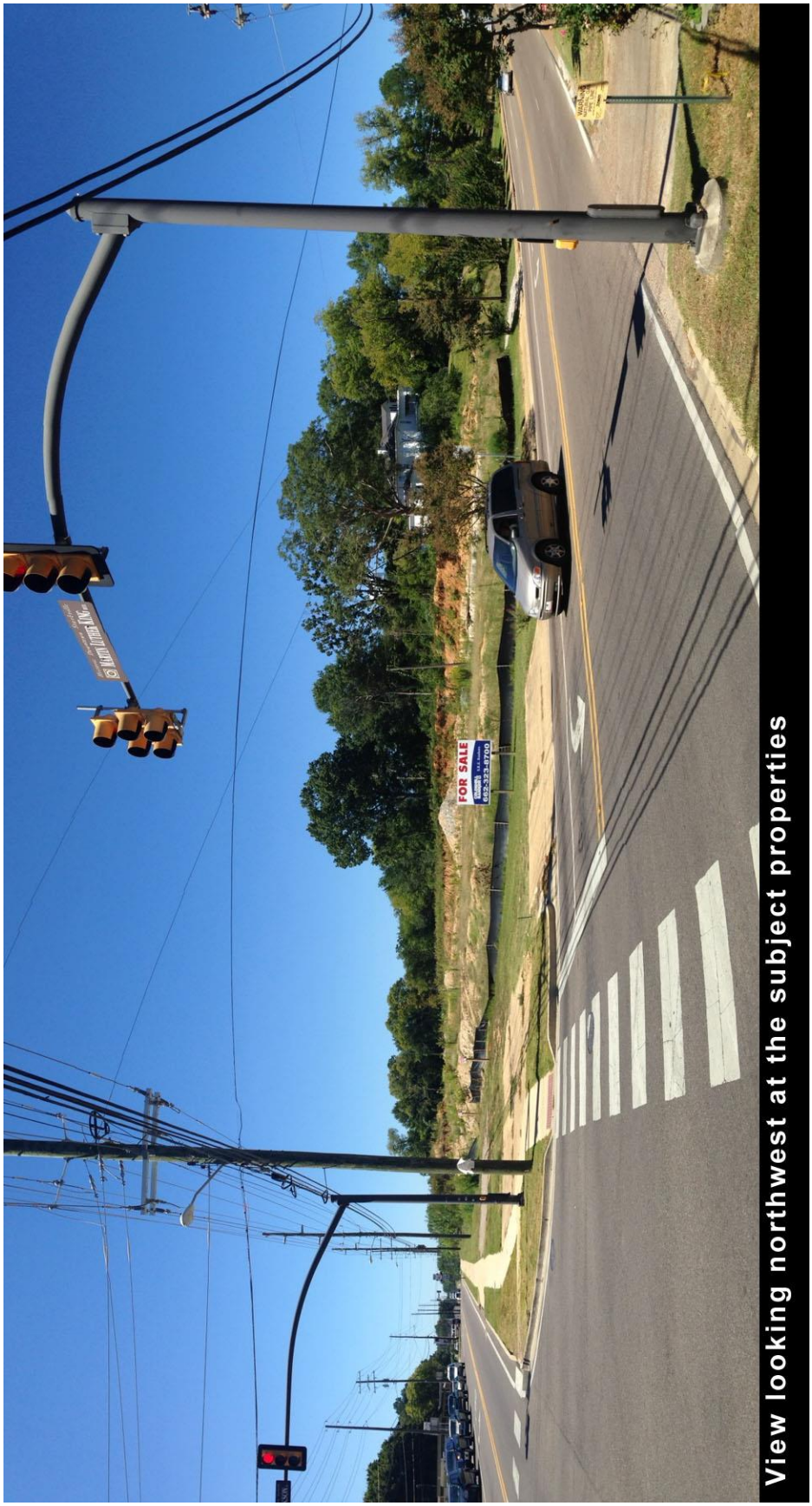


Attachment 5



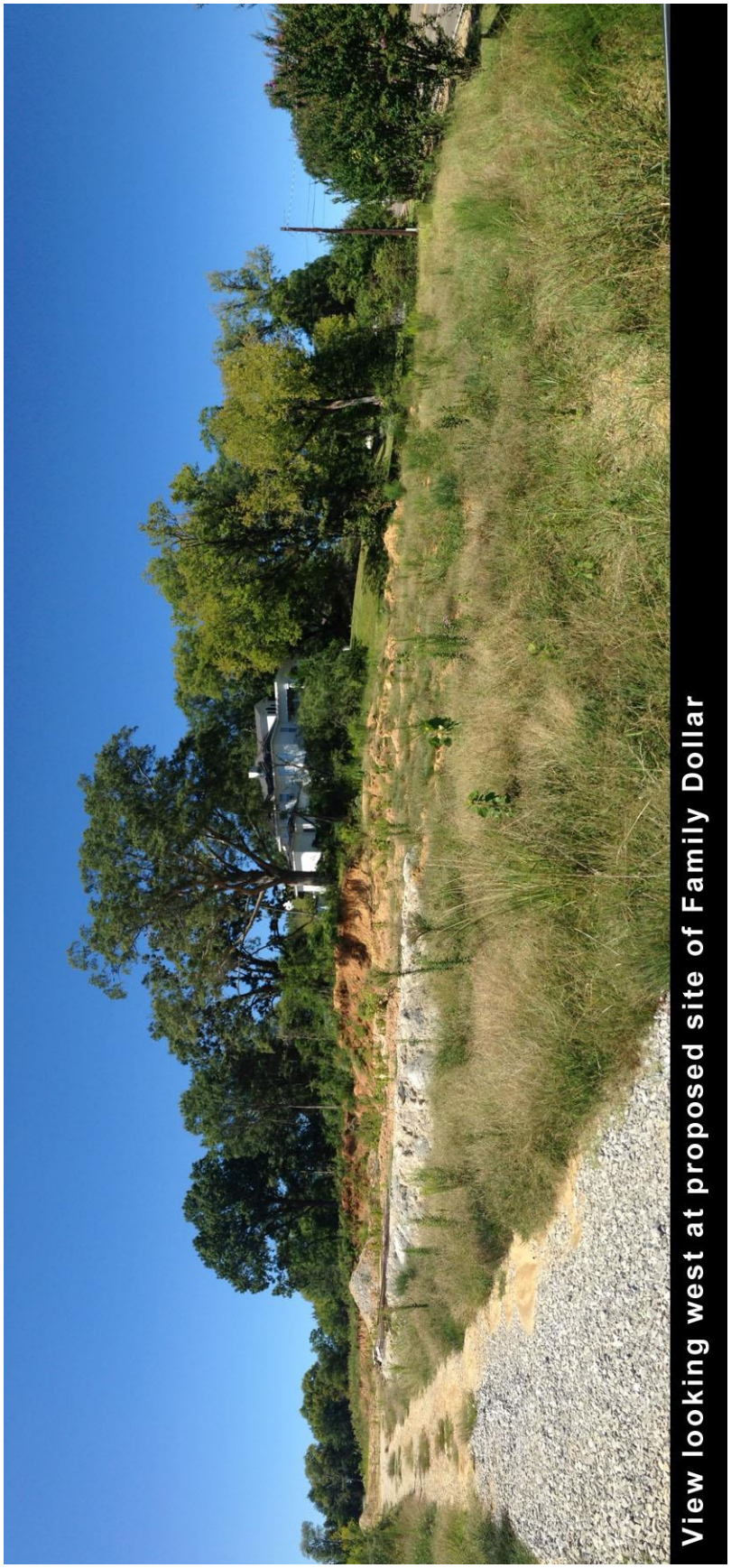
View looking accross Dr MLK Dr at the subject parcels

Attachment 6



View looking northwest at the subject properties

Attachment 7



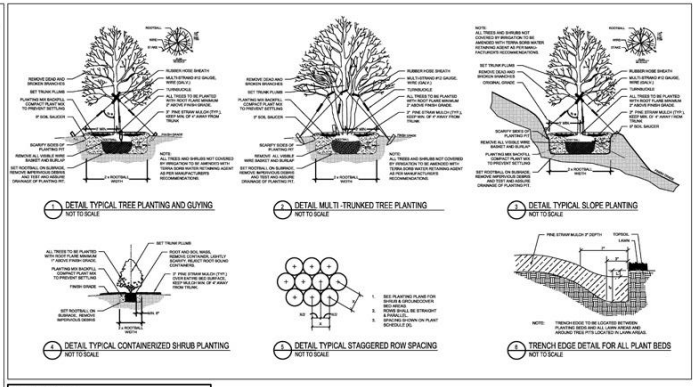
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	BN	4	Betula nigra	River Birch	30 gal		10'-12'	Min.3 trunks
	PO	3	Platanus occidentalis	American Sycamore	30 gal	2.5"Cal	10'-12'	
	TD	5	Taxodium distichum	Bald Cypress	30 gal	3"Cal	10'-12'	Single Leader, specimen quality

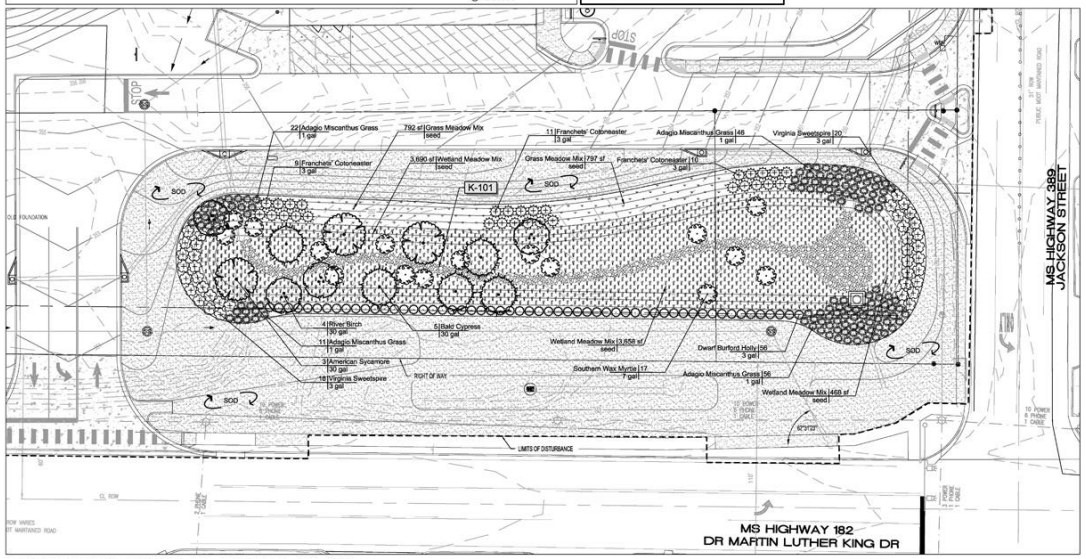
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	FC	30	Cotoneaster franchetii	Franchets' Cotoneaster	3 gal		60" o.c.	
	IC2	56	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal		48" o.c.	Full to Ground
	IV	38	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	3 gal		60" o.c.	
	MC	16	Myrica cerifera	Southern Wax Myrtle	7 gal	4'-5'	96" o.c.	Full to Ground, Space as shown

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	MS2	135	Miscanthus sinensis 'Adagio'	Adagio Miscanthus Grass	1 gal		48" o.c.	

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	CD	22,978 sf	Cynodon dactylon	Bermuda Grass Seed	seed		
	SM	1,590 sf	Grass Meadow Mix	Grass Meadow Mix	seed		Mix 116 - Southern Mixed Grass Meadow Economy Mix by Roundstone Native Seed. Application Rate @ 7.5 lbs./acre
	WM	7,816 sf	Wetland Meadow Mix	Wetland Meadow Mix	seed		Mix 129 - Southern Wetland Meadow Mix by Roundstone Native Seed. Application rate @ 4.2 lbs/acre



SEED NOTE:
In the event of a storm, the Bermuda seed, Mix 116, & Mix 129 shall be replaced by contractor if they have not reached an appropriate stage in germination.



DETENTION POND PLANTING PLAN

SCALE 1" : 20'
0 10 20 40
SCALE IN FEET
NORTH

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
K-101	STONE STREAM BED - RIP RAP CLASS A, SIZE 4"-8"; OR APPROVED EQUAL	1,624 sf

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS.

2. THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE HE REQUIRES DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER OR DAMAGED PARTY.

3. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES PRIOR TO CONSTRUCTION.

4. ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 1/2" IN SIZE.

5. ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.

6. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.

7. THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.

8. THE LOCATION OF ALL PLANTING BEDS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. ALL BEDS SHALL BE EDGED AS SHOWN ON THE DRAWINGS. ALL PLANTING BEDS SHALL BE MULCHED AS SPECIFIED. A MINIMUM 72-HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.

9. MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF ALL EXISTING TREES.

10. CONTRACTOR SHALL SUPPLY AND SPREAD 6" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.

11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT AREAS.

13. PLANTS SHALL BE WELL-FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

14. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.

15. ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND ORGANIC MATERIAL AND PER SPECIFICATIONS.

16. FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES.

17 EACH ROW OF SHRUBS PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

18 MINIMIZE EDGE OF ALL PLANTING BEDS TO 4' DEPTH TO FORM A NEAT CRISP DEFINITION.

19. ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINESTRAW.

20. MULCH ALL AREAS OF ANNUALS AND SPREADING GROUND COVER MASS PLANTING WITH 2 INCHES OF DOUBLE HAMMERED BRAWN MULCH.

21. GRASS: ALL AREAS TO BE GRADED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 50 POUNDS PER 1000 SQ. FT. AND FERTILIZER SHALL BE APPLIED AT A RATE OF 50 POUNDS PER 1000 SQ. FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF MULCH.

22. ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS, TREES, OR SOD SHALL BE SEEDED.

23. GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.

24. SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

25. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

26. REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

27. WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS TERRA-SORB OR EQUAL FOR EACH TREE INSTALLATION.

NOTE:
ALL TREES AND SHRUBS NOT COVERED BY IRRIGATION TO BE AMENDED WITH TERRA SORB WATER RETAINING AGENT AS PER MANUFACTURERS RECOMMENDATIONS.

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RENTA
landscape architecture
RENTA LANDSCAPE ARCHITECTURE
PO BOX 305
GRAMBLING, ALABAMA 35201
205-545-7630

FOR REVIEW

A Landscape Development Plan for
Family Dollar
Starkville, Mississippi

JOB NUMBER	
LBYD-1509	
SHEET TITLE	
LANDSCAPE PLANTING PLAN	
DATE	
09.29.15	
DRAWN BY	CHECKED BY
VTW	ALR

REVISIONS

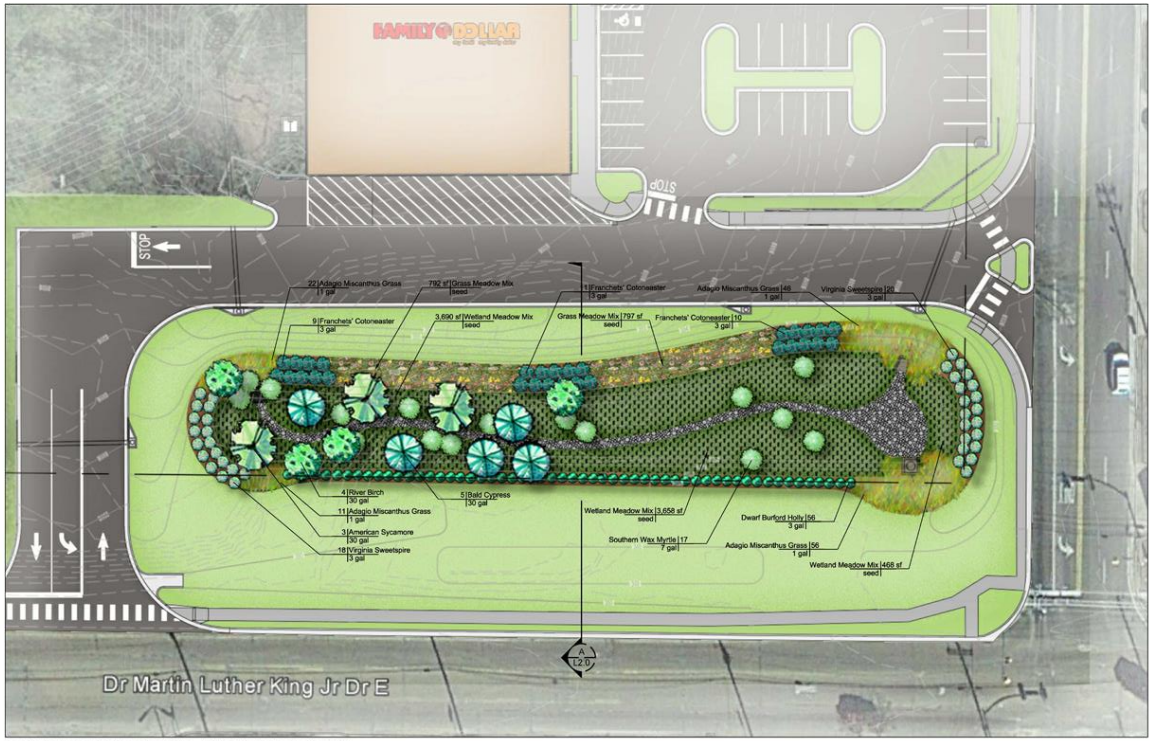
#	Date	Revision/Submittal
	00.00.00	xx Purpose xx

SHEET NUMBER

L1.0

Attachment 8

A-POND SECTION



DETENTION POND MASTER PLAN

SCALE 1" = 20'

0 10 20 40

SCALE IN FEET

NORTH

COPYRIGHT @ RENTA LANDSCAPE ARCHITECTURE

RENTA landscape architecture

RENTA LANDSCAPE ARCHITECTURE
PO BOX 305
BIRMINGHAM ALABAMA 35201
205.545.7630

FOR REVIEW

A Landscape Development Plan for
Family Dollar
Starkville, Mississippi

JOB NUMBER
LBYD-1509

SHEET TITLE
MASTER PLAN

DATE
09.29.15

DRAWN BY	CHECKED BY
VTW	ALR

REVISIONS

#	Date	Revision/Submittal
	00.00.00	xx Purpose xx

SHEET NUMBER
L2.0

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

Buddy Sanders
Community Development
Director

Phone: 662-323-2525 x 119
Fax: 662-323-4143
b.sanders@cityofstarkville.org

October 16, 2015

VIA U.S. CERTIFIED MAIL

LBYD, Inc.
Attention: Richard A. Nail II
716 South Thirtieth Street
Birmingham, AL 35233

RE: Denial of Application for a Non-Permitted Above Ground Storm Water Handling Facility

Dear Mr. Nail:

Per Appendix A – Zoning – Article VII. – District Regulations – Sec. T. – Transect Districts - Section 1.4 Administrative Review of the *City of Starkville Code of Ordinances* this letter is to inform you of the denial of a request for a non-permitted above ground storm water handling facility due to the following reasons:

1. Appendix A – Zoning – Article VII. – District Regulations – Sec. T. – Transect Districts - Table 5. Building Use of the *City of Starkville Code of Ordinances* does not list an above ground storm water handling facility as a use by Right or by Exception in a T-5 District.
2. There is an approved site plan and a Building Permit has previously been issued for the proposed new Family Dollar north of tax parcels 118P-00-046.00 and 118P-00-047.00.

Per Appendix A – Zoning – Article VII. – District Regulations – Sec. T. – Transect Districts - Section 1.4 (d)Administrative Review of the *City of Starkville Code of Ordinances*, if you desire to appeal the subject denial, you have thirty (30) days to submit in writing an appeal to the City of Starkville Planning and Zoning Commission.

If you have any questions, please do not hesitate to call Community Development at (662) 323-2525.

Regards,

Buddy Sanders
Community Development Director

cc: Chris Latimer, Esq.
Daniel Havelin

Civil and Structural Engineers

LBYD

October 30, 2015

City of Starkville
Community Development
101 E. Lampkin Street
Starkville, MS 39759

Attention: Mr. Buddy Sanders
Community Development Director

Reference: Family Dollar – Starkville, MS
Planning & Zoning Commission Hearing Request
LBYD # 402-13-009

Dear Mr. Sanders:
I am in receipt of your October 16, 2015 denial of application for a non-permitted above ground storm water handling facility on the above referenced project. Please let this letter serve as our official request to be heard by the Planning & Zoning Commission on November 10, 2015 at 5:30PM CST.

All requested application information was submitted to the City of Starkville on August 20, 2015. It is my understanding that no further information is required to be submitted for this application request and that the project will be publically advertised as required for a Use by Exception request.

Based on your letter two reasons were noted as the basis for denial. I would offer the following responses:

- An above ground storm water handling facility is not listed as a denied or non-allowable use in a T-5 District.
- The owner wishes to make a modification to the current approved plan set.

If any additional information is needed for this request, then please let me know immediately so we can respond promptly. Please call if you have any further questions.

Sincerely,

Richard A. Nail II, PE
Executive Vice President/Senior Principal

cc: Brett Woodward

file: denial response letter.doc

LBYD, Inc. ▲ 716 South 30th Street ▲ Birmingham, Alabama 35233 ▲ Phone (205) 251-4500

Birmingham Huntsville Tampa Bay
www.lbyd.com

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525)

CC: Applicant: Springer Engineering Owner: First Baptist Church of Starkville

SUBJECT: CU 15-13 Request for Conditional Use to build a parking lot on commercially zoned parcels at the northwest corner of the intersection of South Lafayette Street and the Rail Road Tracks with parcel numbers 102A-00-033.00 and 102A-00-032.00

DATE: November 10, 2015

The purpose of this report is to provide information regarding the request by Springer Engineering on behalf of First Baptist Church of Starkville to building a parking lot on two parcels at the northwest corner of the intersection of South Lafayette Street and the Rail Road Tracks in a C-2 General business zone. Please see attachments 1-7

BACKGROUND INFORMATION

As part of its ongoing expansion, First Baptist Church is requesting to expand its current parking lot onto two parcel it currently owns to the south. Both parcels are zoned C-2 General Business. According to the Permitted and Conditional Use Chart, “Parking lots & Garages” require a Conditional Use permit in a C-2 zone.

Scale and intensity of use.

The proposed parking lot could generate addition traffic volume to South Lafayette Street and South Washington Street during service hours and church activities.

On- or off-site improvement needs.

Sidewalks adjacent to the two parcels do not meet the current city sidewalk standards. Due to the probable increase in pedestrian traffic from this proposed use, sidewalks may need to be brought up to current city standards.

On-site amenities proposed to enhance the site.

Existing vegetation on the south side of the gravel road adjacent to the railroad tracks is shown to remain on current plan. This vegetation is acting as a buffer between the parking lot and residential area to the south. No landscape screens or buffers are shown on the east and west side to screen residential areas on South Lafayette and South Washington.

Site issues.

A storm water detention basin is shown on the site plan.

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

Direction	Zoning	Current Use
North	B1	Parking
East	C2	Residential and Parking
South	C2	Residential
West	C2	Residential and Commercial

28 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 October 26, 2015 and a placard was posted on the property. As of this date, the Planning Office has received no phone calls

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 adjacent properties are currently either residential or parking. Landscape screening can minimize some of the visual impact to the residential areas.

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 proposed parking lot will be required to meet all current ordinance relating to site design. The current site plan shows a gravel drive with gravel parking on the southern parcel. Appendix A, Article VII, Section L, requires that "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". If gravel were to be used, a variance from this requirement would be needed.

REQUESTED CONDITIONS

1. All sidewalks along South Lafayette Street and South Washington need to be replaced with sidewalks that conform to current city standards.
2. For the southern portion of the parking lot to be gravel, the applicant shall obtain a variance from the requirements in Appendix A, Article VII, Section L.
3. All site lighting shall be shielded away from adjacent residential property.

Attachment 1

CU 15-13 Aerial

NORTH

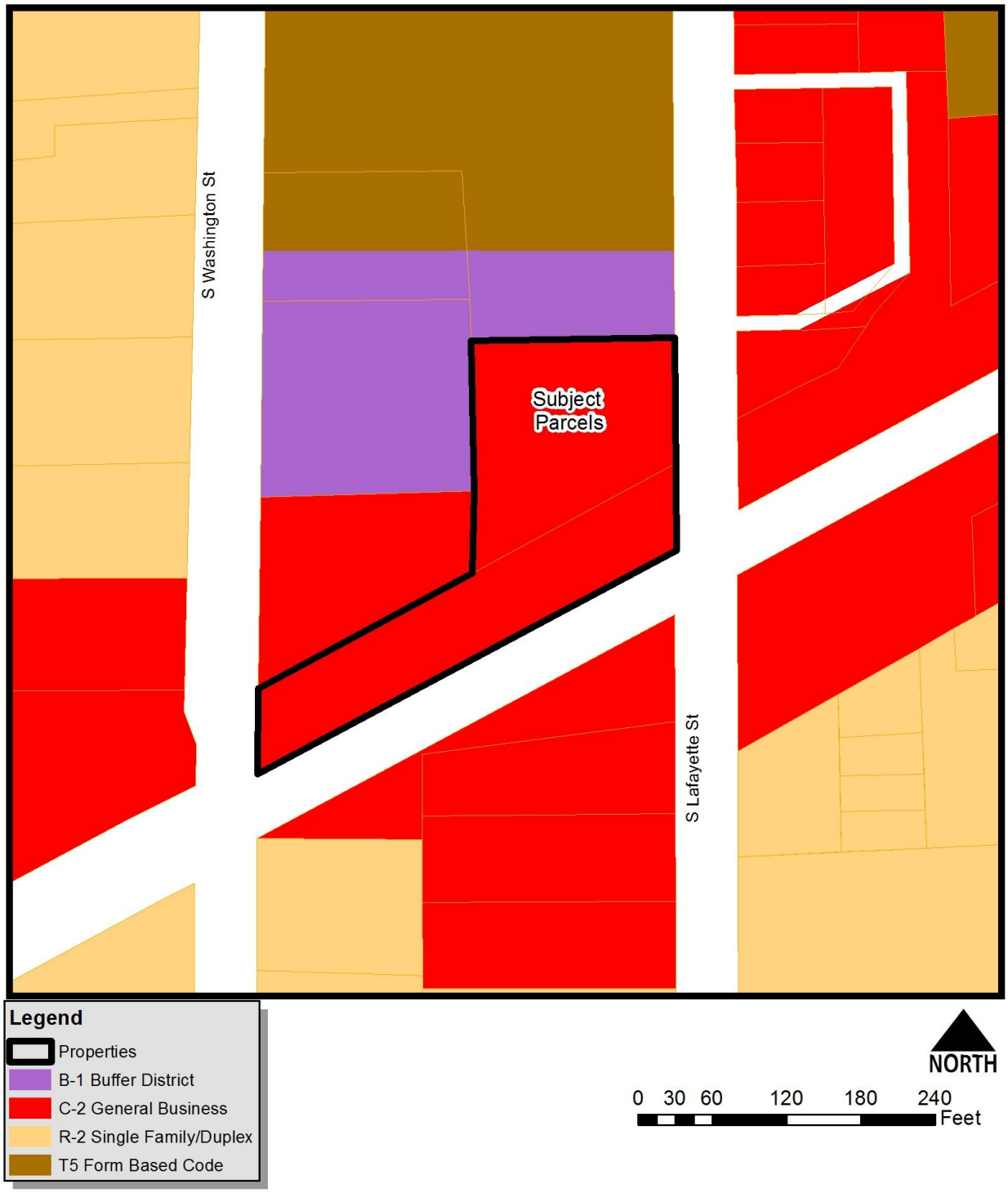
0 30 60 120 180 240 Feet

Legend

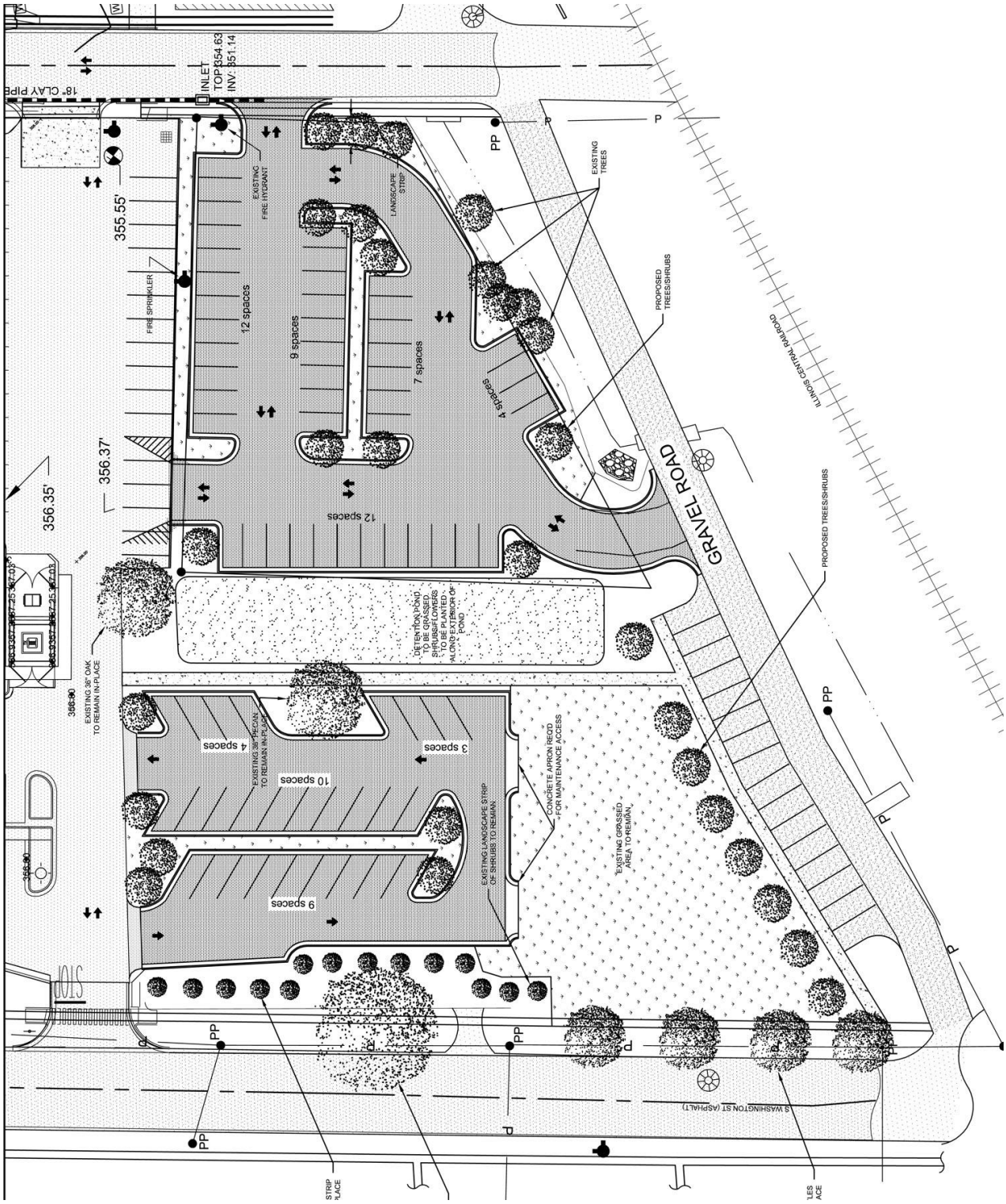
Properties

Attachment 2

CU 15-13 Zoning



Attachment 3
Preliminary Site Plan



Attachment 4

View looking north at new addition

Attachment 5

View of the northern subject parcel

Attachment 6

View of southern subject parcel

Attachment 7

View of existing sidewalks along South Lafayette Street

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525)

CC: Applicant: Mid-South Signs Owner: Renasant Insurance

SUBJECT: EX 15-05 Use by Exception request for nonconforming monument sign at Renasant Insurance located at 307 B University Drive on a T-6 zoned parcel with the parcel number 118P-00-214.0

DATE: November 10, 2015

The purpose of this report is to provide information regarding the request by Mid-South Signs on behalf of Renasant Insurance for a Use by Exception to allow a nonconforming monument sign in a T6 District. Please see attachments 1-5.

BACKGROUND INFORMATION

The applicant is requesting a Use by Exception to allow nonconforming monument sign to be placed in front of the current offices of Renasant Insurance. The existing sign is a nonconforming pole sign. The applicant would like to remove the pole sign and replace it with a monument type sign. Both Pole Signs and Monument Signs are not allowed in T-6 zoned areas.

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

1.2 INTENT

(a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.

(b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.

(c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.

(d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.

(e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

1.3 TRANSECT DISTRICTS

(a) The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:

i) T1 District - Reserved for Future

ii) T2 District - Reserved for Future

iii) T3 District - Reserved for Future

iv) T4 District

v) T5 District

vi) T6 District

vii) Civic District

(b) The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.

(c) *The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.*

(d) *The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.*

(e) *The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.*

(f) *The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.*

(g) *The T6 District consists of the most intensely settled lands and is mixed-use in character. Multi-storied buildings positioned at the front Lot Line, no Setbacks, and maximum Lot coverage by buildings creates the strongest definition of outdoor space of all Districts.*

(h) *The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.*

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.

18 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 October 26th 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 about this request.

Attachment 1

EX 15-05 Aerial

NORTH

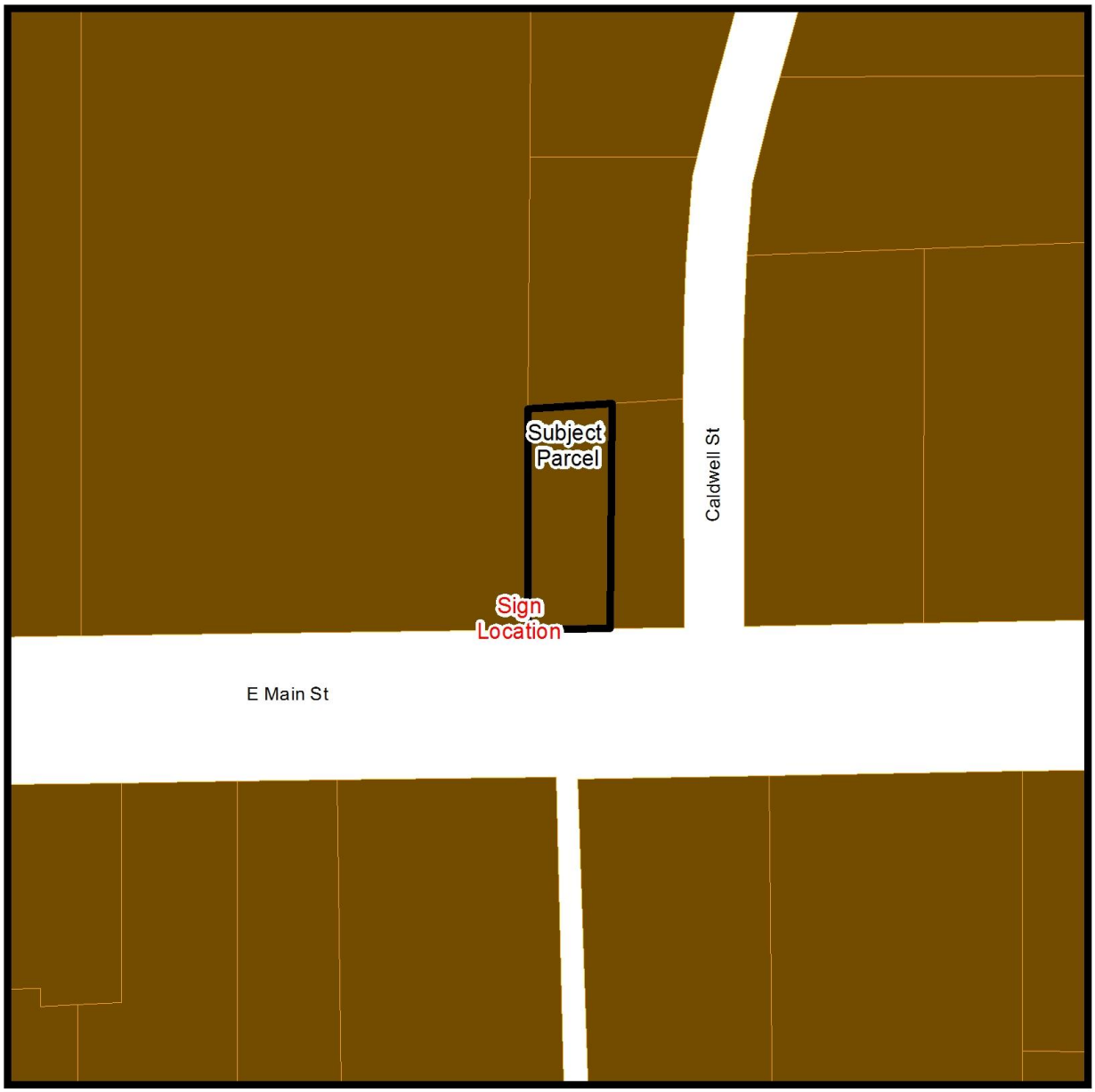
0 20 40 80 120 160 Feet

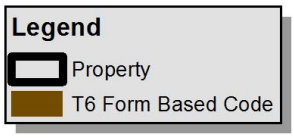
Legend

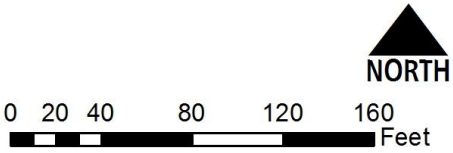
Property

Attachment 2

EX 15-05 Zoning



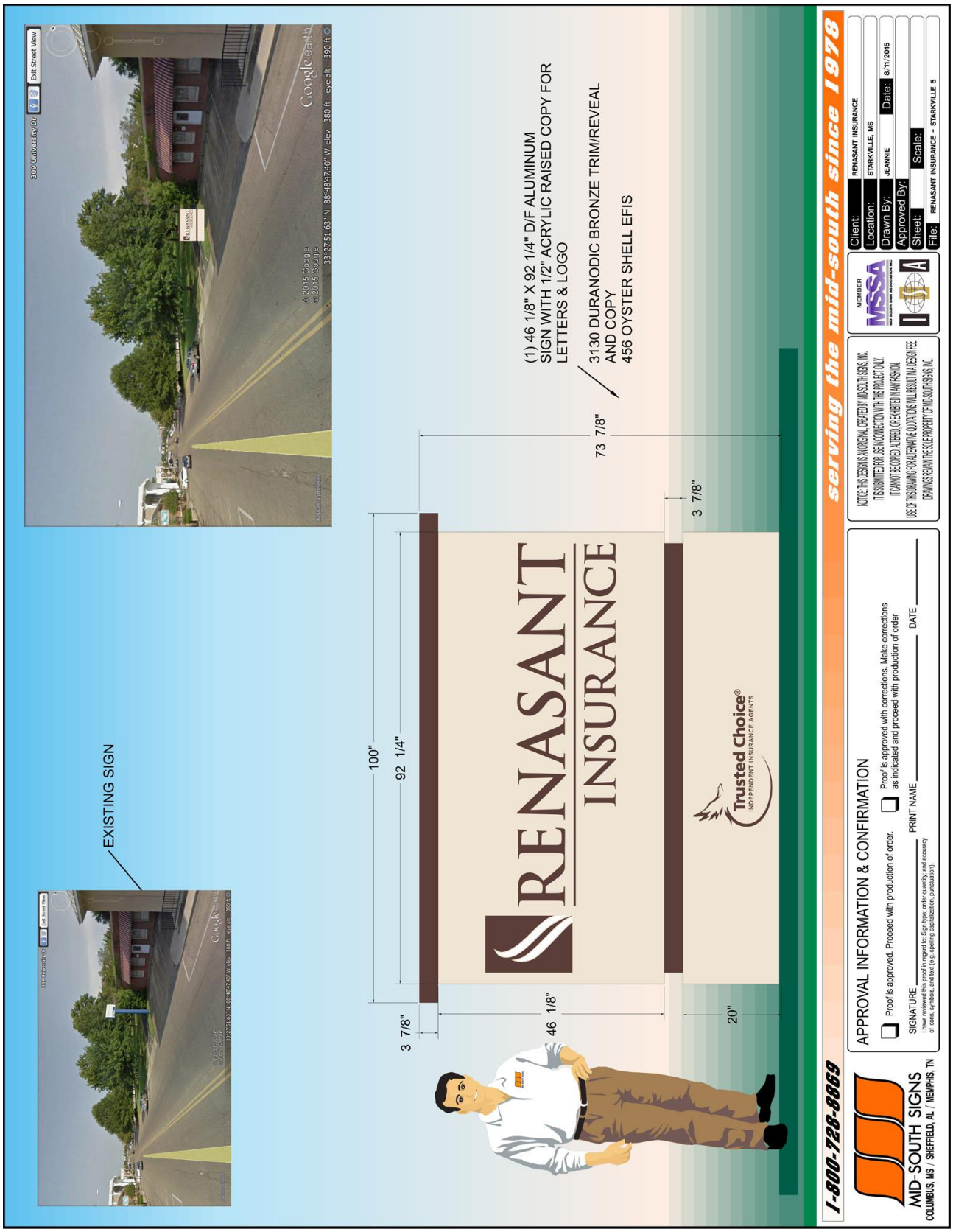




Attachment 3

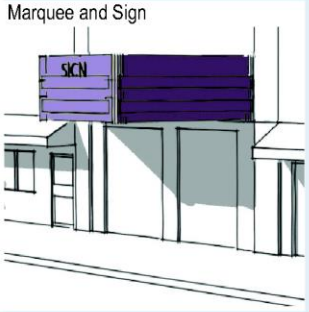
View of existing pole sign

Attachment 4



Attachment 5

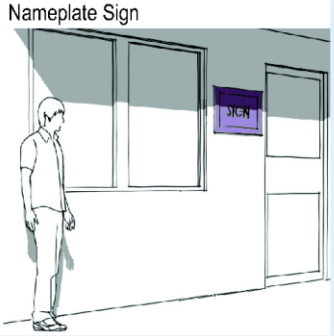
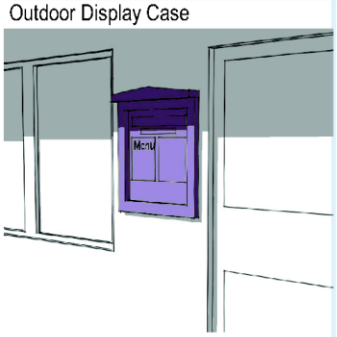
TABLE 8. SIGN STANDARDS

	T4	T5	T6	SPECIFICATIONS	
Address Sign	▪	▪	▪	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
Awning and Sign	▪	▪	▪	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
Band Sign	▫	▪	▪	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
Blade Sign	▪	▪	▪	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
Marquee and Sign 		▪	▪	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

▪ By Right

▫ By Exception

TABLE 8. SIGN STANDARDS (continued)

	T4	T5	T6	SPECIFICATIONS	
Nameplate Sign 	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 3 sf max 18 in max 2 ft max 3 in max 4 ft max 7 ft max N/A
Outdoor Display Case 	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 6 sf max 3.5 ft max 3.5 ft max 5 in max 4 ft max N/A N/A
Sidewalk Sign	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 per business 8 sf max 26 in max 42 in max N/A N/A 42 in max N/A
Window Sign	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 per window 25% of glass max varies varies N/A 4 ft N/A 8 in max

▪ By Right

▫ By Exception

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525)

CC: Applicant: Mitchell Signs, Owner: First Baptist Church

SUBJECT: EX 15-07 Use by Exception request for nonconforming monument sign at First Baptist Church located at 106 East Lampkin on a T-5 zoned parcel with the parcel number 118P-00-342.00

DATE: November 10, 2015

The purpose of this report is to provide information regarding the request by Mitchell Signs on behalf of First Baptist Church for a Use by Exception to allow a nonconforming monument sign in a T5 District. Please see attachments 1-5.

BACKGROUND INFORMATION

The applicant is requesting a Use by Exception to allow nonconforming monument sign to be placed at the southwest corner of the intersection of East Lampkin and South Lafayette Street. Monument Signs are not allowed in T-5 zoned areas.

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

1.2 INTENT

(a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.

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1.3 TRANSECT DISTRICTS

(a) The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:

i) T1 District - Reserved for Future

ii) T2 District - Reserved for Future

iii) T3 District - Reserved for Future

iv) T4 District

v) T5 District

vi) T6 District

vii) Civic District

(b) The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.

(c) *The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.*

(d) *The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.*

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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.

44 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 October 26th 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 or for this request and one phone call for information.

Attachment 1

EX 15-07 Aerial

NORTH

0 30 60 120 180 240 Feet

Legend

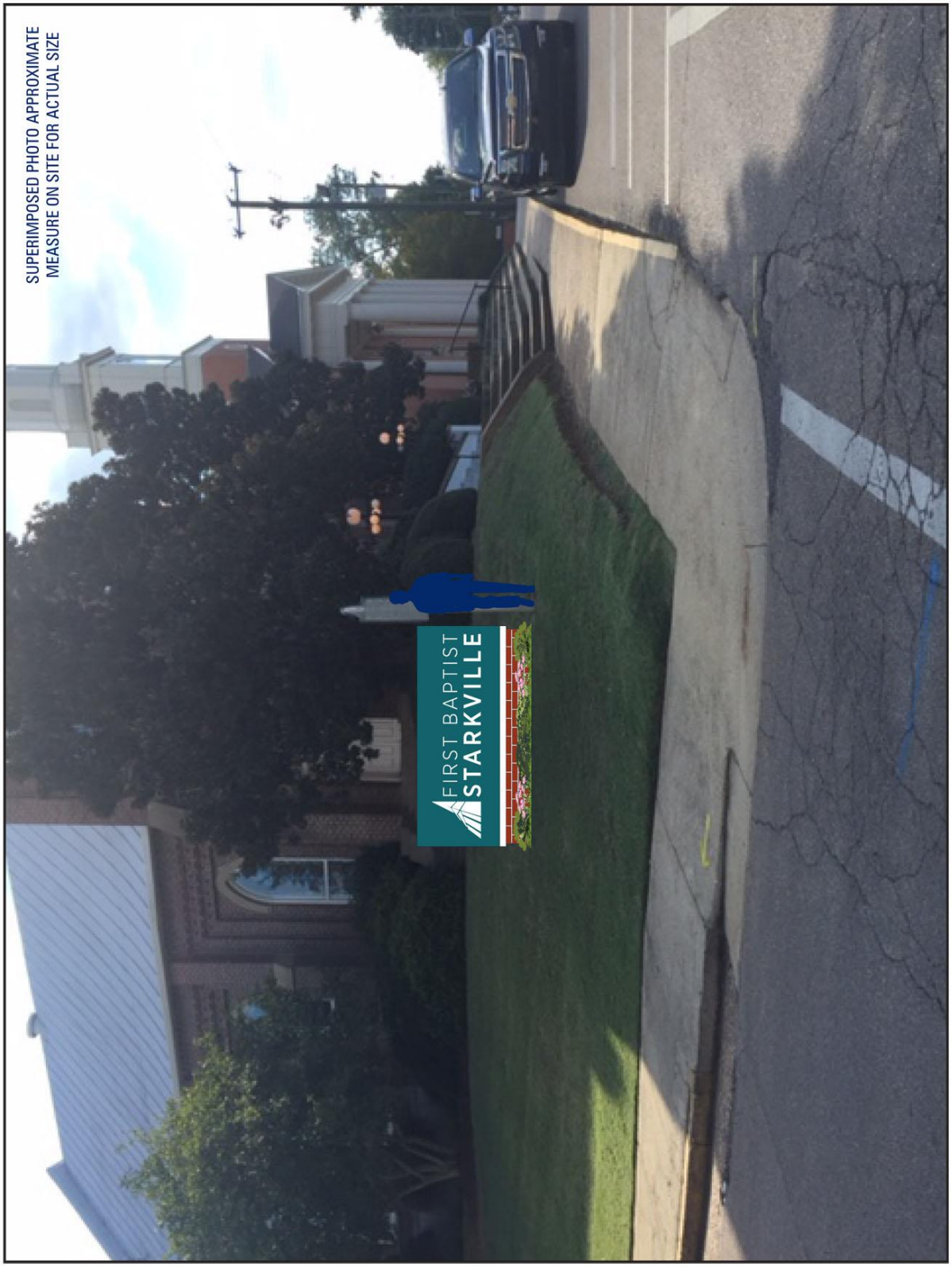
Property

Attachment 2

EX 15-07 Zoning

Attachment 3

Attachment 4



Attachment 5

TABLE 8. SIGN STANDARDS

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

▪ By Right
▫ By Exception

TABLE 8. SIGN STANDARDS (continued)

	T4	T5	T6	SPECIFICATIONS	
Nameplate Sign	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 3 sf max 18 in max 2 ft max 3 in max 4 ft max 7 ft max N/A
Outdoor Display Case	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 6 sf max 3.5 ft max 3.5 ft max 5 in max 4 ft max N/A N/A
Sidewalk Sign	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 per business 8 sf max 26 in max 42 in max N/A N/A 42 in max N/A
Window Sign	▪	▪	▪	Quantity Area Width Height Depth / Projection Clearance Apex Letter Height	1 per window 25% of glass max varies varies N/A 4 ft N/A 8 in max

▪ By Right

▫ By Exception

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525)

CC: Applicant: Jason Pepper, Owner: Michael Kracker

SUBJECT: FP 15-15, Request for Final 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: November 17, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Michael Kracker for approval of a Final 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. The Preliminary Plat was approved by the Board of Aldermen on August 8, 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 request the following condition:

1. Bond in the amount of 200% of the engineering cost estimate for the sidewalks required along Old West Point Road shall be required prior to review by the Board of Aldermen.

Attachment 1

FP 15-15 Aerial

NORTH

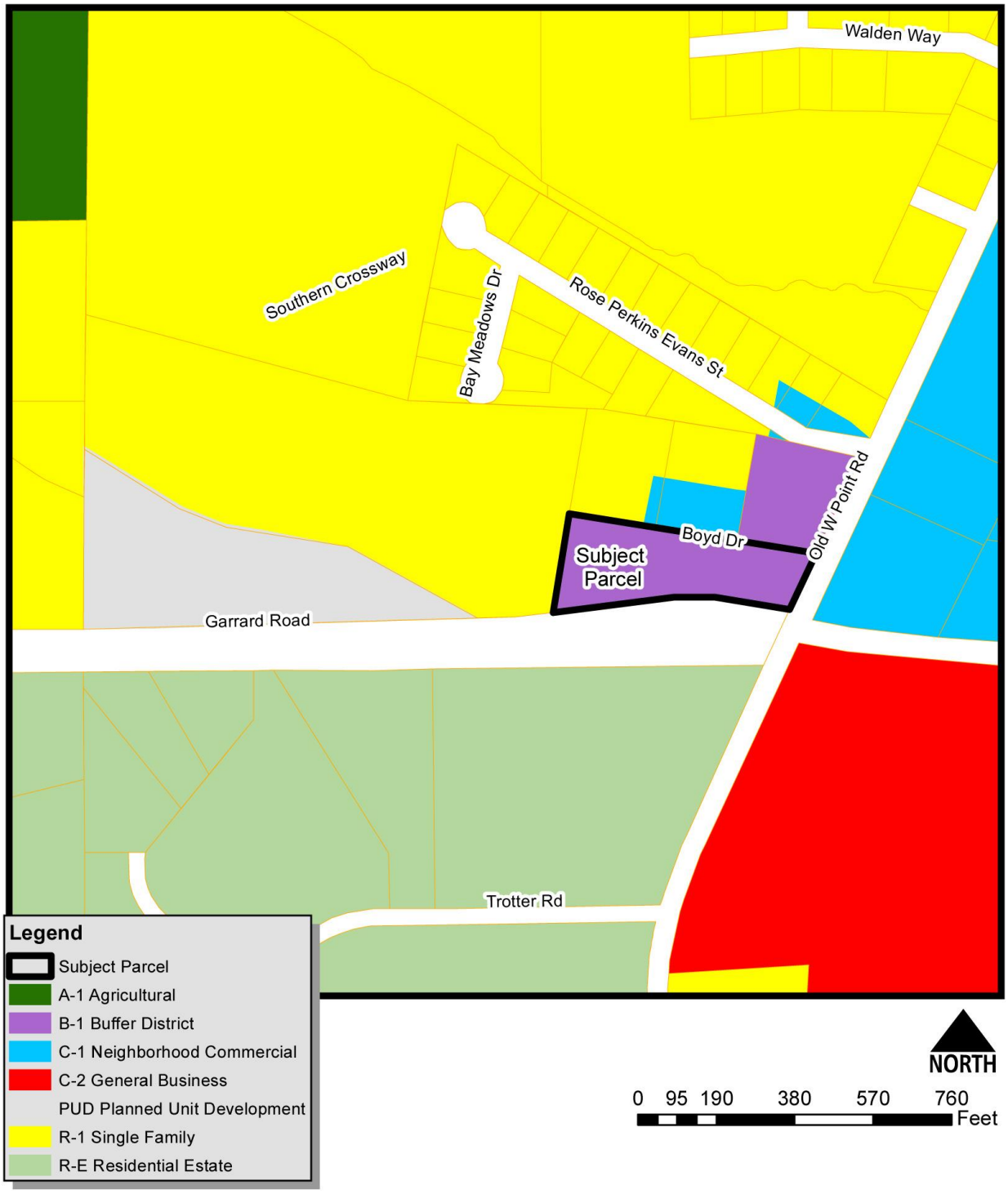
0 95 190 380 570 760 Feet

Legend

Subject Parcel

Attachment 2

FP 15-15 Zoning



Attachment 3

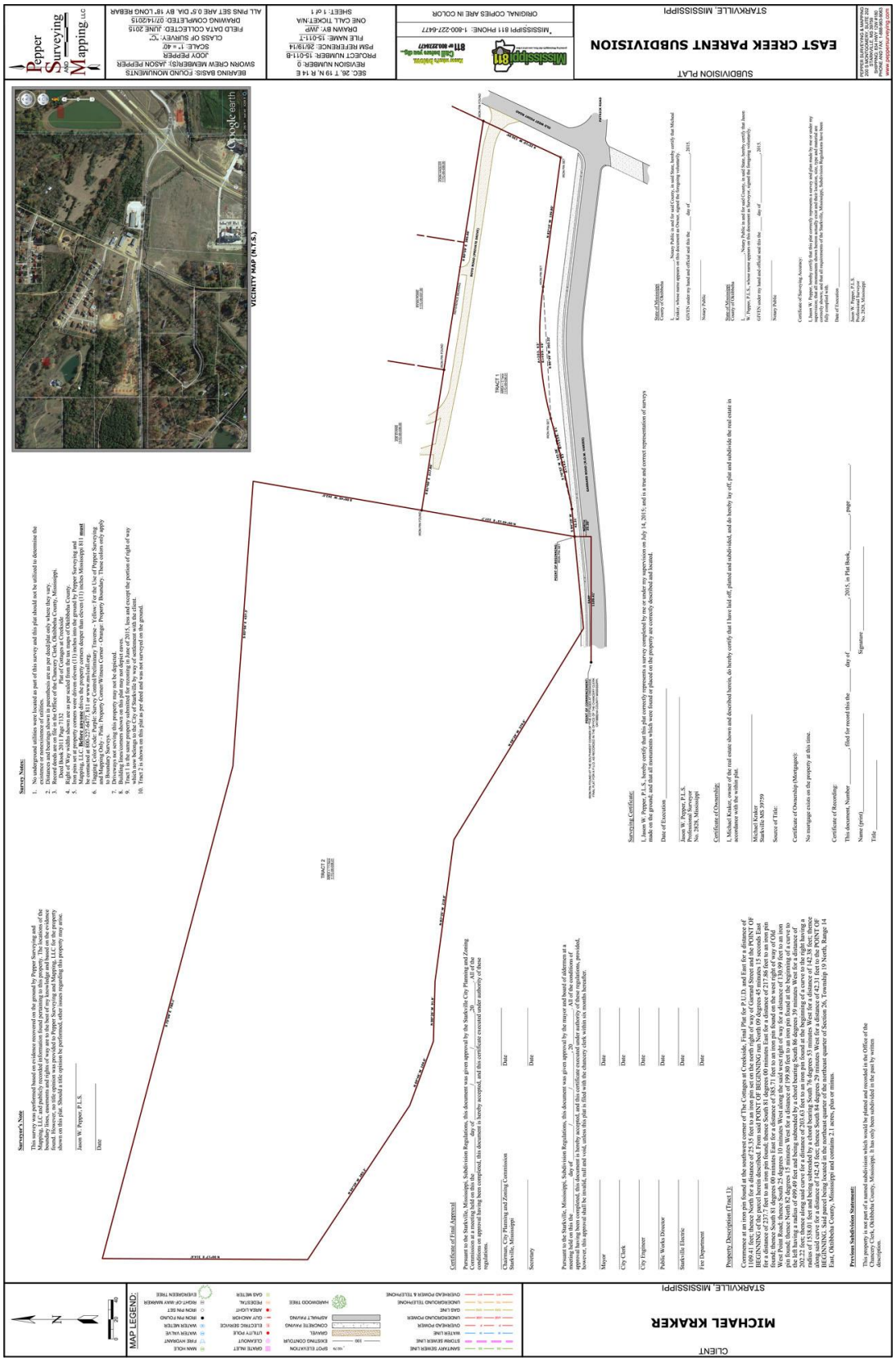
View looking west down Boyd Drive

Attachment 4

View looking northwest at subject property

Attachment 5

View looking east down Garrard Road


Pepper Surveying and Mapping, LLC
SUBDIVISION PLAT
EAST CREEK PARENT SUBDIVISION
STARKVILLE, MISSISSIPPI
SEC. 26, T 19 N, R 14 E
REVISION NUMBER: 0
PROJECT NUMBER: 15-011-B
PSM REFERENCE: 20/19/14
FILE NAME: 15-011-T
DRAWN BY: JMP
ONE CALL TICKET-N/A
SHEET: 1 of 1
ORIGINAL COPIES ARE IN COLOR
"MISSISSIPPI 811 PHONE: 1-800-227-6477
811 or 8002278477
Check before you dig
BEARING BASIS: FOUND MONUMENTS
SCALE: 1" = 40'
CLASS OF SURVEY: 'C'
FIELD DATA COLLECTED: JUNE 2015
DRAWING COMPLETED: 07/14/2015
ALL PINS SET ARE 0.5" DIA. BY 18" LONG REBAR
VICINITY MAP (N.T.S.)
Survey Notes:
Surveyor's Note
Surveying Certificate:
Certificate of Ownership:
Property Description (Tract 1):
Certificate of Final Approval
Precision Subdivision Statement:
MAP LEGEND:
MICHAEL KRAKER
CLIENT

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525)

CC: Applicant: Carlson Consulting Engineers Owner: Development Enterprises of Starkville, LLC

SUBJECT: PP 15-17 Request for Preliminary Plat approval for subdividing one lot into two lots located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East with the parent parcel number 117F-00-008.00

DATE: November 10, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Carlson Consulting Engineers, Inc on behalf of Development Enterprises of Starkville, Inc for approval of a Preliminary Plat for subdividing one lot into two lots with right of way. The proposed lots would be located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East. The parent parcel is +/- 41.37 acres and is zoned C-2 General Business. Carlson Consulting Engineers is current developing plans for the proposed 42,000 sqft Walmart Neighborhood Market and fuel station. As part of this development, they are proposing to construct a new public street that will provide access to Highway 12 East. The new road will consist of two travel lanes with a center turn lane. This road will also provide access for future developments to the south and east of the proposed parcel. The applicant will add a traffic signal at the intersection of the proposed road and Highway 12 East. The Development Review Committee has already review and commented on the plat on October 29th of 2015. Please see attachments 1-4.

Below is information pertaining to C-2 General Business 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)

PLAT PROPOSAL

General Information
The proposed parcel is +/-7.58 acre. The parcel is located within a C-2 General Business district.

Easements and Dedications
One street with a 70' right of way will be dedicated as part of this plat. Ten foot easements for utilities are shown on the plat.

Findings and Comments
All utility connections are currently available.

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 request the following condition:

1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
2. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
3. All cost associated with MDOT approved traffic signal are to be paid for by the applicant. Traffic signal arm and associated equipment shall be chosen by the City. Traffic signal arm and associated equipment shall be installed to the City's satisfaction prior to a Certificate of Occupancy being issued.

Attachment 1

PP 15-17 Aerial

NORTH

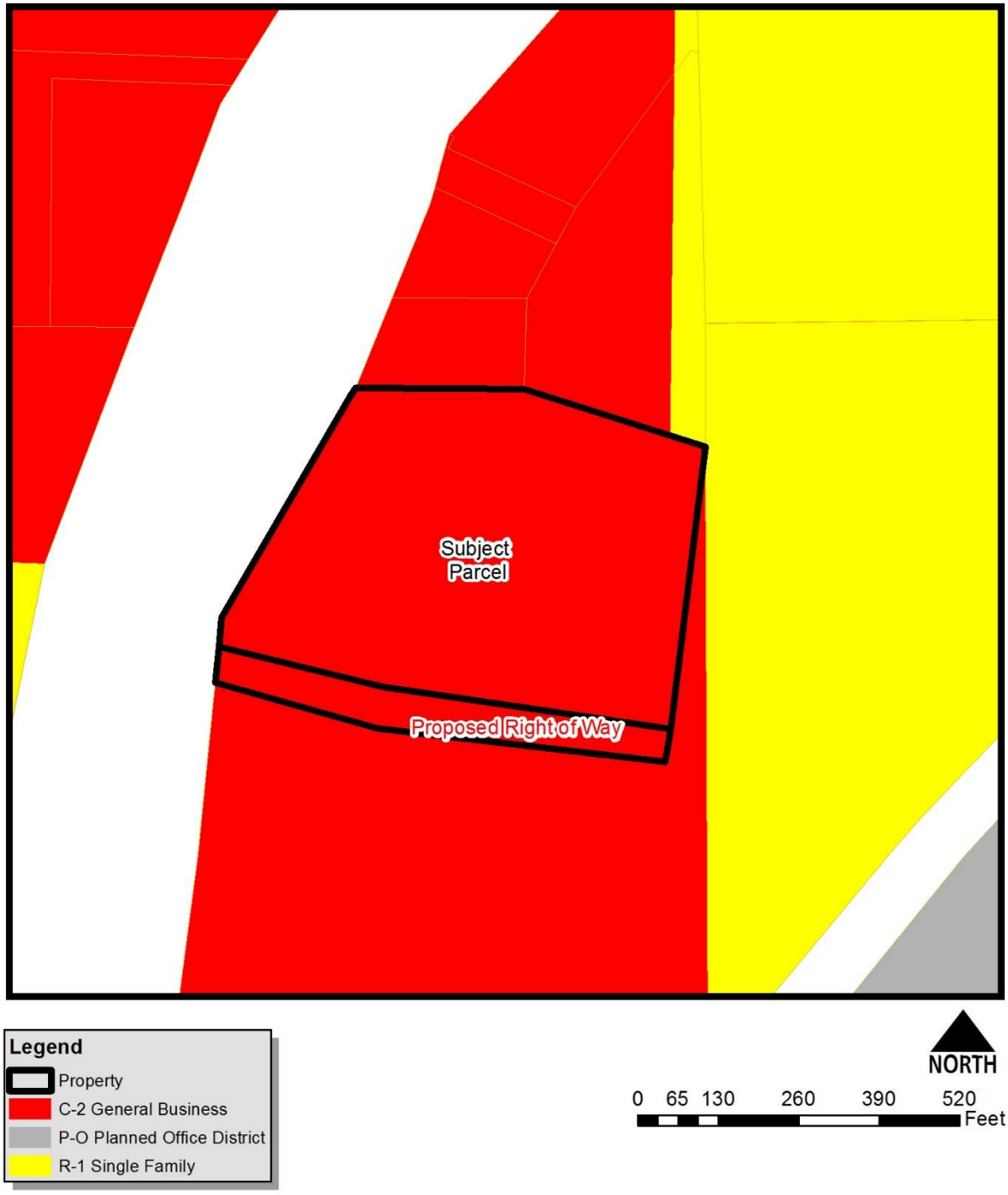
0 65 130 260 390 520 Feet

Legend

Property

Attachment 2

PP 15-17 Zoning



PRELIMINARY SUBDIVISION PLAT
WALMART NEIGHBORHOOD MARKET #5459-00
STARKVILLE, MISSISSIPPI
HIGHWAY 12 - 0.35 MILES SOUTH OF PAT STATION ROAD

ADDRESS INFORMATION:	
WALMART NHM #5459-00 HWY 12 STARKVILLE, MS 39759	FUELING STATION HWY 12 STARKVILLE, MS 39759

UTILITY RESPONSIBILITIES

WALMART CONTACT/GOVERNING AGENCIES CONTACTS		CONTRACTOR RESPONSIBILITY	OTHERS RESPONSIBILITY
GAS			
WALMART ENERGY MANAGEMENT DEPARTMENT PHONE: 479-204-0452	ATMOS ENERGY CORPORATION 402 UNIVERSITY DRIVE STARKVILLE, MS 39759 PHONE: 601-624-5295 CONTACT: RITA HOLLEY	-COORDINATE CONSTRUCTION ACTIVITIES WITH ATMOS ENERGY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO PAVEMENT OR CURB PLACEMENT -INSTALL BOLLARD PROTECTION AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ATMOS ENERGY REQUIREMENTS -ENSURE ALL MATERIALS, COMPACTION, ETC FOR TRENCH BACKFILL MEETS THE WALMART SPECIFICATIONS -COORDINATE ANY REQUIRED INSPECTIONS WITH ATMOS ENERGY	-SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY ATMOS ENERGY -ANY REQUIRED INSPECTIONS OF CONTRACTOR'S GAS SERVICE WORK
TELEPHONE			
WALMART TELECOM DEPARTMENT PHONE: 479-277-9597	AT&T 1002 MAIN STREET COLUMBUS, MS 39702 PHONE: 662-329-1962 CONTACT: DEAN GOODMAN	-COORDINATE CONSTRUCTION ACTIVITIES WITH AT&T TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO PAVEMENT OR CURB PLACEMENT -PROVIDE AND INSTALL 1-4" SCHEDULE 40 PVC CONDUIT WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE ON-SITE POINT OF CONNECTION UP TO THE BUILDING -PROVIDE AND INSTALL PULL BOXES AND ALL OTHER NECESSARY APPURTENANCES IN ACCORDANCE WITH AT&T REQUIREMENTS -COORDINATE ANY REQUIRED INSPECTIONS WITH AT&T -COORDINATE CONSTRUCTION ACTIVITIES WITH AT&T TO ENSURE THAT DIAL-TONE AND T1 ARE COPLETED TWO WEEKS PRIOR TO POSSESSION	-AT&T WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO THE BUILDING -ANY REQUIRED INSPECTIONS OF CONTRACTOR'S TELEPHONE SERVICE WORK
ELECTRIC (STORE)			
WALMART ENERGY MANAGEMENT DEPARTMENT PHONE: 479-204-0452	STARKVILLE ELECTRIC DEPT. (SED) 200 N. LAFAYETTE STREET STARKVILLE, MS 39759 PHONE: 662-268-7973 CONTACT: JASON HORNER	-COORDINATE CONSTRUCTION ACTIVITIES WITH STARKVILLE ELECTRIC DEPT. TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO PAVEMENT OR CURB PLACEMENT -PROVIDE AND INSTALL 4-2" SCHEDULE 40 PVC CONDUITS AND 4-3" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE PRIMARY SERVICE FROM THE POINT OF CONNECTION AND TERMINATING ON THE SOUTH SIDE OF THE ACCESS ROAD -PROVIDE AND INSTALL 4-2" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE UNDERGROUND PORTIONS OF THE PRIMARY FROM THE FIRST JUNCTION CABINET LOCATION UP TO THE TRANSFORMER LOCATION -CONSTRUCT TRANSFORMER PAD IN ACCORDANCE WITH THE SED SPECIFICATIONS -PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS IN ACCORDANCE WITH THE SED SPECIFICATIONS -PROVIDE AND INSTALL ALL OTHER NECESSARY APPURTENANCES IN ACCORDANCE WITH SED REQUIREMENTS	-STARKVILLE ELECTRIC DEPT. WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO THE NEW TRANSFORMER -ANY REQUIRED INSPECTIONS OF CONTRACTOR'S ELECTRIC SERVICE WORK
ELECTRIC (FUELING STATION)			
WALMART ENERGY MANAGEMENT DEPARTMENT PHONE: 479-204-0452	STARKVILLE ELECTRIC DEPT. (SED) 200 N. LAFAYETTE STREET STARKVILLE, MS 39759 PHONE: 662-268-7973 CONTACT: JASON HORNER	-COORDINATE CONSTRUCTION ACTIVITIES WITH STARKVILLE ELECTRIC DEPT. TO ENSURE INSTALLATION OF UNDERGROUND ACTIVITIES ARE COMPLETED PRIOR TO PAVEMENT OR CURB PLACEMENT -PROVIDE AND INSTALL 4-2" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE PRIMARY SERVICE FROM THE JUNCTION CABINET UP TO THE TRANSFORMER LOCATION -PROVIDE AND INSTALL ALL SECONDARY SERVICE FROM THE TRANSFORMER TO THE BUILDING IN ACCORDANCE WITH SED SPECIFICATIONS -PROVIDE AND INSTALL ALL OTHER NECESSARY APPURTENANCES IN ACCORDANCE WITH SED REQUIREMENTS	-STARKVILLE ELECTRIC DEPT. WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO THE NEW TRANSFORMER -ANY REQUIRED INSPECTIONS OF CONTRACTOR'S ELECTRIC SERVICE WORK
SANITARY SEWER			
WALMART ENERGY MANAGEMENT DEPARTMENT PHONE: 479-204-0452	CITY OF STARKVILLE PUBLIC SERVICE 101 EAST LAMPKIN STREET STARKVILLE, MS 39759 PHONE: 662-323-3133 CONTACT: DOUG DELVIN	-PROVIDE AND INSTALL ALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES FROM THE MANHOLE STUB OUT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS -ALL SANITARY SEWER LINES SHALL BE PVC AND RATED SDR 26 -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD. SEE UTILITY PLAN FOR REQUIREMENTS	-STARKVILLE PUBLIC UTILITY WILL PROVIDE TAP AND STUB OUT FROM THE EXISTING MANHOLE -ANY REQUIRED INSPECTIONS OF CONTRACTOR'S SANITARY SEWER SERVICE WORK
WATER			
WALMART ENERGY MANAGEMENT DEPARTMENT PHONE: 479-204-0452	CITY OF STARKVILLE PUBLIC SERVICE 101 EAST LAMPKIN STREET STARKVILLE, MS 39759 PHONE: 662-323-3133 CONTACT: ANDREW NAGEL	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES IN ACCORDANCE THE PLANS AND SPECIFICATIONS -ALL WATER MAINS SHALL BE C900 PVC -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR -ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD. SEE UTILITY PLAN FOR REQUIREMENTS	-TAP AND STUB OUT FROM THE POINT OF CONNECTION AT THE EXISTING MAIN LINE IN HWY 12 RIGHT OF WAY WILL BE BY INSTALLED BY STARKVILLE PUBLIC UTILITY -ALL TAPS AND LINE EXTENSIONS ALONG NEW MAIN LINE FOR NEW METERS WILL BE INSTALLED BY STARKVILLE PUBLIC UTILITY -ANY REQUIRED INSPECTIONS OF CONTRACTOR'S WATER SERVICE WORK
STORM SEWER			
WALMART ENERGY MANAGEMENT DEPARTMENT PHONE: 479-204-0452	CITY OF STARKVILLE PUBLIC SERVICE 101 EAST LAMPKIN STREET STARKVILLE, MS 39759 PHONE: 662-323-2525 CONTACT: EDWARD KEMP	-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES IN ACCORDANCE THE PLANS AND SPECIFICATIONS -REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS	

THIS INFORMATION BOX HAS BEEN PROVIDED FOR CLARIFICATION PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

ADDITIONAL GOVERNING AGENCIES CONTACTS:

STATE HIGHWAYS
MISSISSIPPI DEPARTMENT OF TRANSPORTATION
P.O. BOX 2060
TUPELO, MS 38803
PHONE: (662) 842-1122
CONTACT: KELLY KNIGHT

NPDES
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL
515 EAST AMITE STREET
JACKSON, MISSISSIPPI 39201
PHONE: (601) 961-5171
CONTACT: HARRY WILSON

STATE WATER
MISSISSIPPI STATE DEPARTMENT OF HEALTH
BUREAU OF PUBLIC WATER SUPPLY
570 EAST WOODROW WILSON
P.O. BOX 1700
JACKSON, MISSISSIPPI 39215-1700
PHONE: 601-576-7518
CONTACT: RALPH HAYES, ENG. DIRECTOR
AMY MCCLOUD, REGIONAL ENGINEER

CITY FIRE DEPARTMENT
STARKVILLE FIRE DEPARTMENT
503 EAST LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759
PHONE: (662) 323-1277
CONTACT: MARK MCCURDY

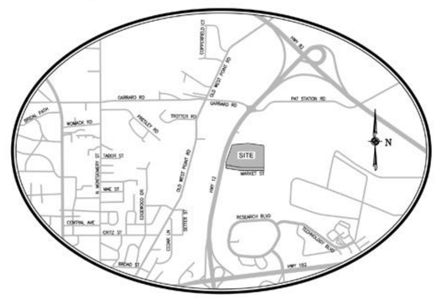
CITY STREETS
CITY OF STARKVILLE PUBLIC SERVICE
101 EAST LAMPKIN STREET
STARKVILLE, MS 39759
PHONE: 662-323-2525
CONTACT: EDWARD KEMP

BUILDING OFFICIAL
CITY OF STARKVILLE PUBLIC SERVICE
101 EAST LAMPKIN STREET
STARKVILLE, MS 39759
PHONE: 662-323-8012
CONTACT: JOYNER WILLIAMS

STATE SEWER
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ)
ENVIRONMENTAL PERMITTING DIVISION
515 EAST AMITE STREET
JACKSON, MISSISSIPPI 39201
PHONE: 601-961-5620
CONTACT: JAMES EATMON

NOTICE TO CONTRACTOR

PRIOR TO SCHEDULING THE PUNCH LIST INSPECTION, THE CONTRACTOR SHALL SUPPLY PICTURES DOCUMENTING THE COMPLETION OF CONSTRUCTION. A MINIMUM OF 20 PICTURES SHALL BE SENT WHICH INCLUDE 4 PANORAMIC PHOTOS FROM ALL PROPERTY LINES LOOKING INTO THE SITE, PICTURES OF ALL DETENTION BASINS AND OUTFALL LOCATIONS, PAVEMENT AREAS, AND ALL OFF-SITE WORK. ONCE COMPLETION OF CONSTRUCTION HAS BEEN CONFIRMED, THE CEC WILL SCHEDULE THE PUNCH LIST INSPECTION. ANY ADDITIONAL INSPECTION BY THE CEC REQUIRED TO RE-PUNCH THE SITE WILL BE BILLED TO THE CONTRACTOR.



VICINITY MAP
NTS

OWNER:
DEVELOPMENT ENTERPRISES OF STARKVILLE, INC.
P.O. BOX 99 STARKVILLE, MS 39759
(662) 323-3554
SHELTON JONES, PRESIDENT

DEVELOPED BY:

Walmart
Save money. Live better.

WAL-MART STORES, INC.
2001 S.E. 10TH ST.
BENTONVILLE, AR 72716-0550
(479) 273-4000

APPLICANT/ENGINEER:

CARLSON CONSULTING ENGINEERS, INC.
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INDEX OF SHEETS

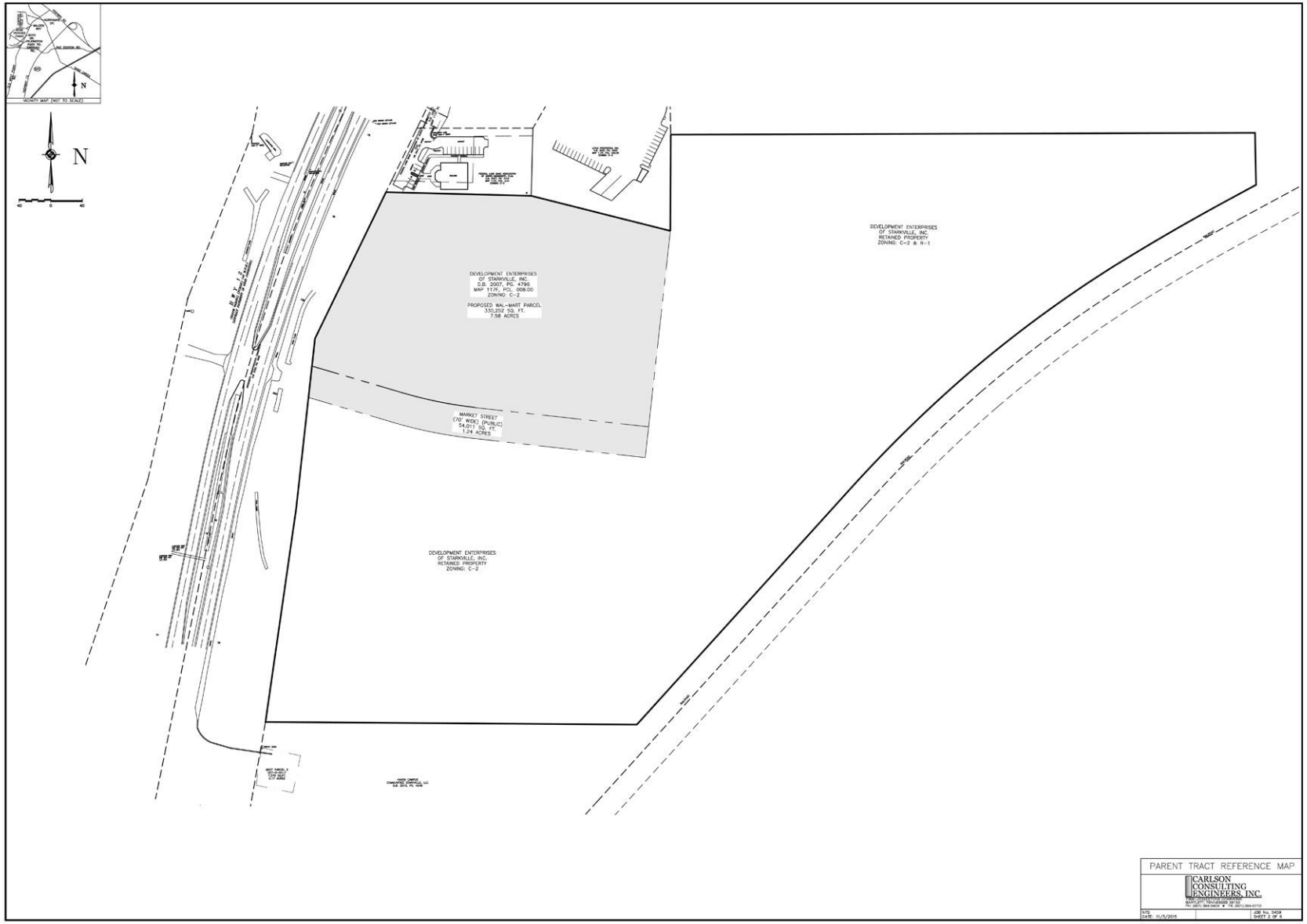
SHEET 1	TITLE SHEET
SHEET 2	PARENT TRACT REFERENCE MAP
SHEET 3	ALTA/ACSM LAND TITLE SURVEY
SHEET 4	SITE PLAN
SHEET 5	GRADING PLAN
SHEET 6	UTILITY PLAN

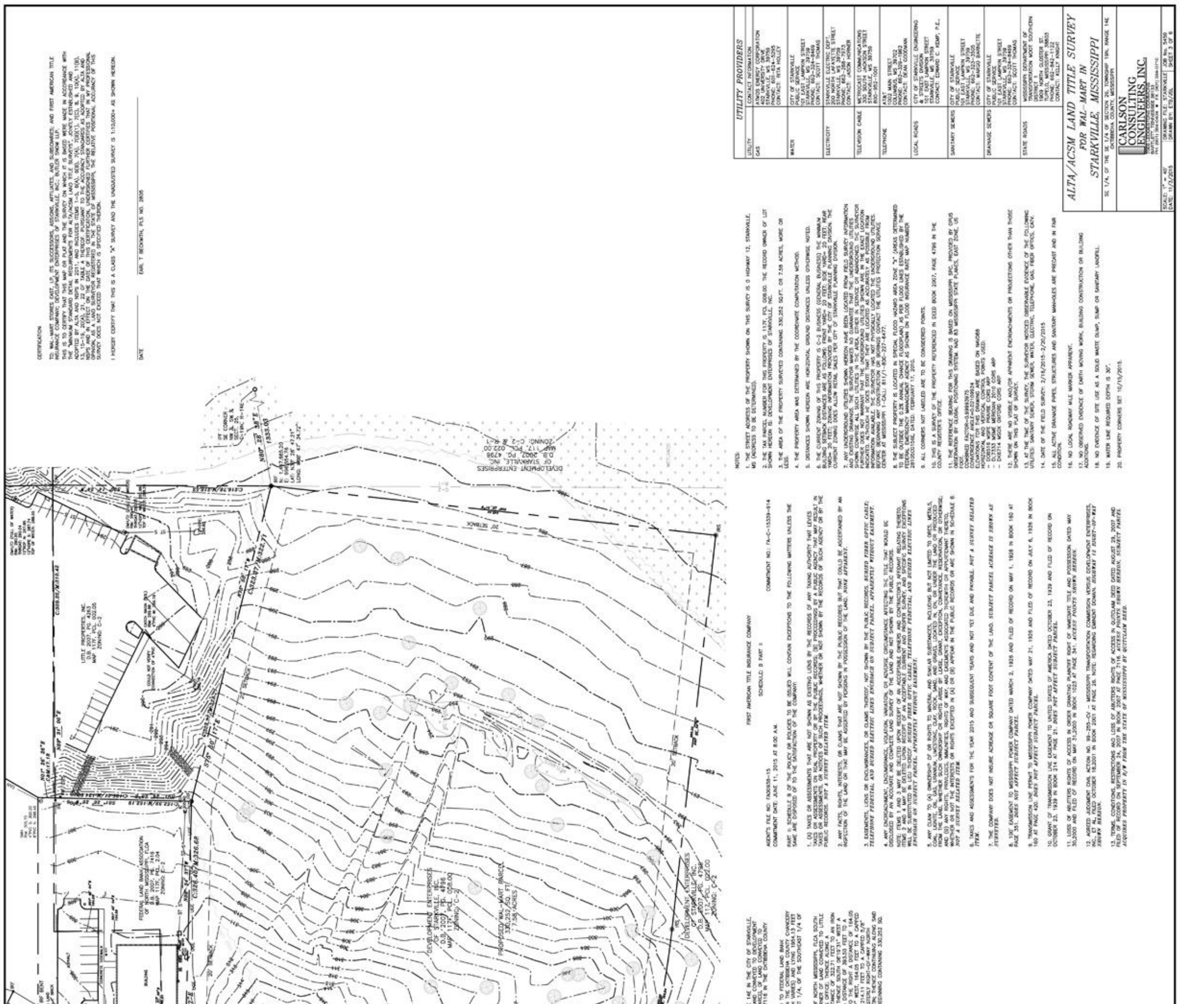
THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."

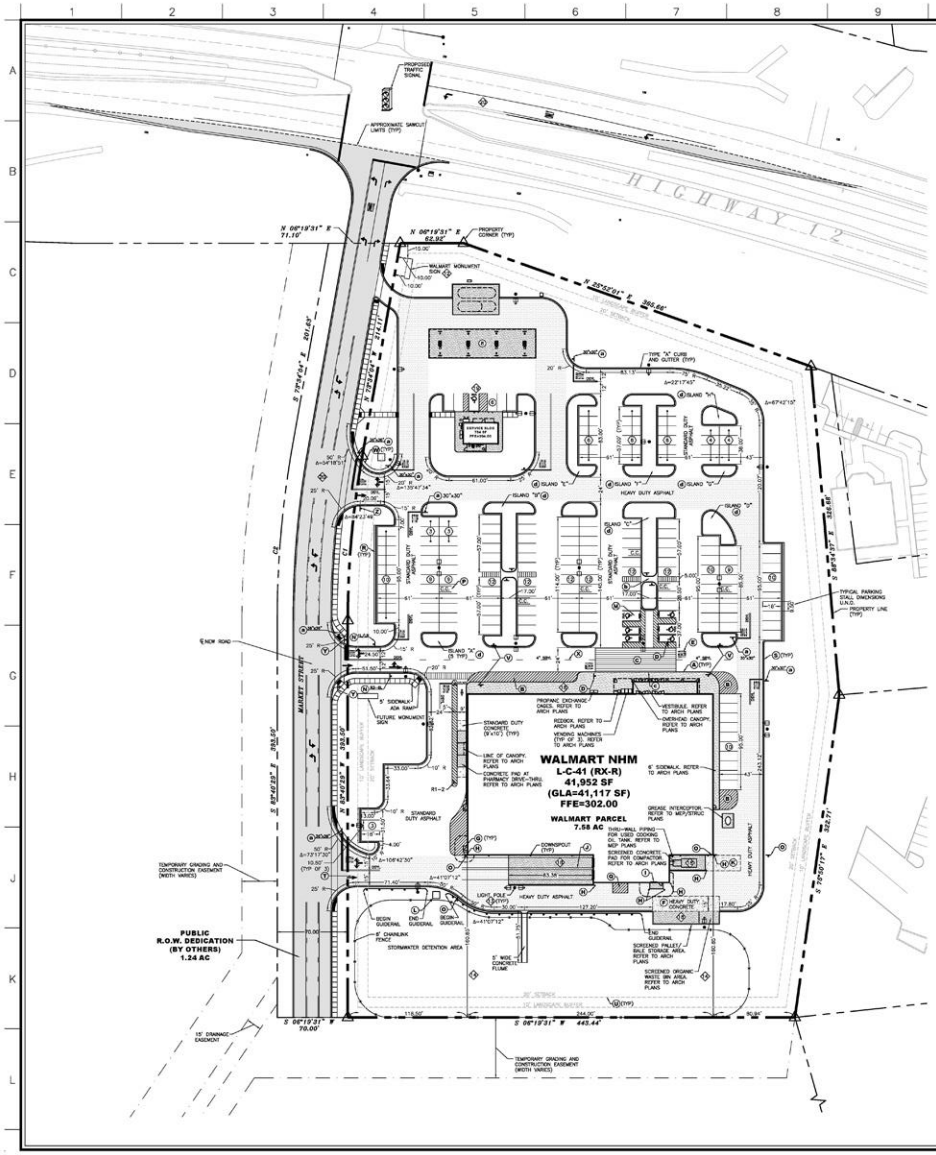
ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

Mississippi 811
protecting Mississippi's vital flow...one call at a time


VICINITY MAP (NOT TO SCALE)
N
DEVELOPMENT ENTERPRISES
OF STARKVILLE, INC.
D.B. 2007, PG. 4796
MAP 117F, PCL. 008.00
ZONING: C-2
PROPOSED WAL-MART PARCEL
330,252 SQ. FT.
7.58 ACRES
MARKET STREET
(70' WIDE) (PUBLIC)
54,011 SQ. FT.
1.24 ACRES
DEVELOPMENT ENTERPRISES
OF STARKVILLE, INC.
RETAINED PROPERTY
ZONING: C-2
DEVELOPMENT ENTERPRISES
OF STARKVILLE, INC.
RETAINED PROPERTY
ZONING: C-2 & R-1
PARENT TRACT REFERENCE MAP
CARLSON
CONSULTING
ENGINEERS, INC.
SITE
DATE: 11/3/2015
JOB No. 0459
SHEET 2 OF 6


UTILITY PROVIDERS
ALTA/ACSM LAND TITLE SURVEY
FOR WAL-MART IN
STARKVILLE, MISSISSIPPI
CARLSON CONSULTING ENGINEERS, INC.



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40 0 40

WALMART PARCEL	7.58 AC
R.O.W. DEDICATION	1.24 AC
TOTAL PROJECT	8.82 AC

CURVE TABLE

	R	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	830.00'	14°46'01"	214.00'	N 78°21'17" W	213.39'
C2	1,000.00'	13°36'49"	237.49'	S 89°31'11" E	236.77'

SITE ANALYSIS TABLE

WALMART	41,952 SF
PERSONNEL ASSOCIATE AND CUSTOMER	186 SPACES
ACCESSIBLE	8 SPACES
TOTAL PARKING	194 SPACES
GARTS	1.5 SPACE PER 50'
CART CORRALS	1.5 CORRALLS SPACES
*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.	

FUELING STATION SITE ANALYSIS TABLE

SCHOOL BUS/VAN	1 FOR 4
PERSONNEL ASSOCIATE AND CUSTOMER	11 SPACES
ACCESSIBLE	1 SPACE
TOTAL PARKING	12 SPACES
GARTS	1.5 SPACE PER 50'

LAND USE TABLE

GROSS ACREAGE	8.82 ACRES
BUILDING	1.03 ACRES
NON-DEL SPACE (EXCLUDING ROAD)	1.34 ACRES
COMMERCIAL	7.58 ACRES

*ALL OPEN SPACE WILL BE MAINTAINED BY WAL-MART EXCLUDING THE BOWL

LEGEND

- PROPERTY LINE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- STANDARD DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- R.O.W. PAVEMENT
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT (STRIPED YELLOW)
- ASSOCIATE PARKING COUNT (STRIPED WHITE)
- CART CORRAL
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- SINGLE BROKEN YELLOW LINE
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW

NOTICE TO CONTRACTOR

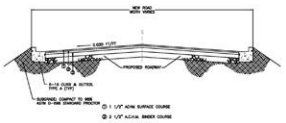
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, ADJUSTING EQUIPMENT OPERATION TO ENSURE NO DAMAGE TO EXISTING SIDEWALKS AND INFRASTRUCTURE UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING IMPROVEMENTS. THESE ITEMS INCLUDING BUT NOT LIMITED TO: ANY WALL, CURB, SIDEWALK, OR PAVEMENT, ETC. ALSO INCLUDED ARE ALL IMPROVEMENTS THAT WILL INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER. IF THE CONTRACTOR DAMAGES ANY ITEM TO REMAIN, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, ELDRE PANEL SIGNAGE, EXIT PURCHASE, TRUCK DOORS, PRECISE BUILDING DIMENSIONS & ROOF DRAINAGE, UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS NOT REQUIRING FOUNDATIONS SHALL BE COVERED WITH SUITABLE TOPSOIL AND BE VEGETATED IN ACCORDANCE WITH THE PLANTING PLAN, THIS SET.
4. ALL RADII TO BE 3' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS UNLESS OTHERWISE NOTED ON PLANS! INCLUDING BUT NOT LIMITED TO: UTILITY POLES, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH CONCERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. WORLMART SIGN CONSTRUCTION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR. DIMENSIONS SHOWN ARE PERPENDICULAR DISTANCES FROM THE EDGE OF SIGN TO THE PROPERTY LINE. THE SIGN CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL SIGN DETAILS AND FOR ADDITIONAL INFORMATION CONCERNING SIGN CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO COMPLETE SIGN AND SHALL BE RESPONSIBLE FOR PROCURING AND INSTALLING ANY MATERIALS WHICH ARE NOT PROVIDED AND INSTALLED BY OTHERS.
13. SEE THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
14. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE OPENING OF THE FACILITY TO PUBLIC.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING AND AT THE ENDS OF THE TRUCKWALL.
18. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. REFER TO FUELING STATION PLANS, THIS SET, FOR ADDITIONAL INFORMATION IN THIS AREA.
20. REFER TO ROAD IMPROVEMENT PLANS, THIS SET, FOR ADDITIONAL INFORMATION.

SITE LEGEND

1. FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. THE FIRE LANE STRIPING SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL REVIEW THE FIRE DEPARTMENT REQUIREMENTS FOR FIRE LANE STRIPING, MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.
2. AREA STRIPED AT 32½/4" AT 42' @ 2'-0" O.C.
3. VESTIBULE CROSSWALK STRIPING, 6" WHITE STRIPES 90'-0" O.C. (TYP), 18/36" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
4. PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
5. "HELD" PAINTED WHITE ON PAVEMENT TYPICAL, SEE DETAIL SHEET.
6. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE). SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
7. EXIT PORCH & SLOP ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS. THIS MAY BE REQUIRED. RAMP PAVEMENT SLOPE WITH THE TOP OF SLOPE. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.
8. 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
9. AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
10. 4" WIDE x 120' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
11. 10' X 40' CONCRETE DUMPSTER PAD AND 10' X 80' HEAVY DUTY PAD. "UNLOADING AREA" (TRIANGLE FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
12. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
13. ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE. SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
14. ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
15. "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
16. CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL. (SAM'S CART CORRAL LOCATIONS ARE FIXED AND MUST BE CONFIRMED WITH SAM'S MANAGEMENT).
17. 10'x15' STRIPED AREA PAINTED 32½/4" AT 45° @ 2'-0" O.C. AT JBI CRANE LOCATION. SEE ARCHITECTURAL PLANS.
18. 2' CONCRETE BUFFER FOR CAR OVERHANG – REFERENCE 2' CONCRETE BUFFER DETAIL. SEE DETAIL SHEET.
19. ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
20. ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.
21. BUILDING SETBACK LINE PER ZONING ORDINANCE.
22. "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
23. 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
24. 6' LONG STRIPE WITH 18' GAPS – TYPICAL.
25. "NO TRUCKS" SIGN. SEE DETAIL SHEET.
26. "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
27. "STOP" SIGN. SEE DETAIL SHEET.
28. ADA STALL, LANDSCAPE ISLANDS, AND CART CROSSOVER. SEE DETAIL SHEET.
29. ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
30. SEE DETAIL SHEET FOR DETAILS OF CURBED ISLANDS. ALL CURBED ISLANDS ARE TO BE CONSTRUCTED USING TYPE A CURB AND GUTTER U.N.O.
31. STOP BARS SHALL BE PLACED 4' IN ADVANCE OF CROSSWALKS. SEE DETAIL SHEET.
32. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/ROCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.



TYPICAL SECTION

Mississippi 811
protecting Mississippi's vital lines - one call at a time

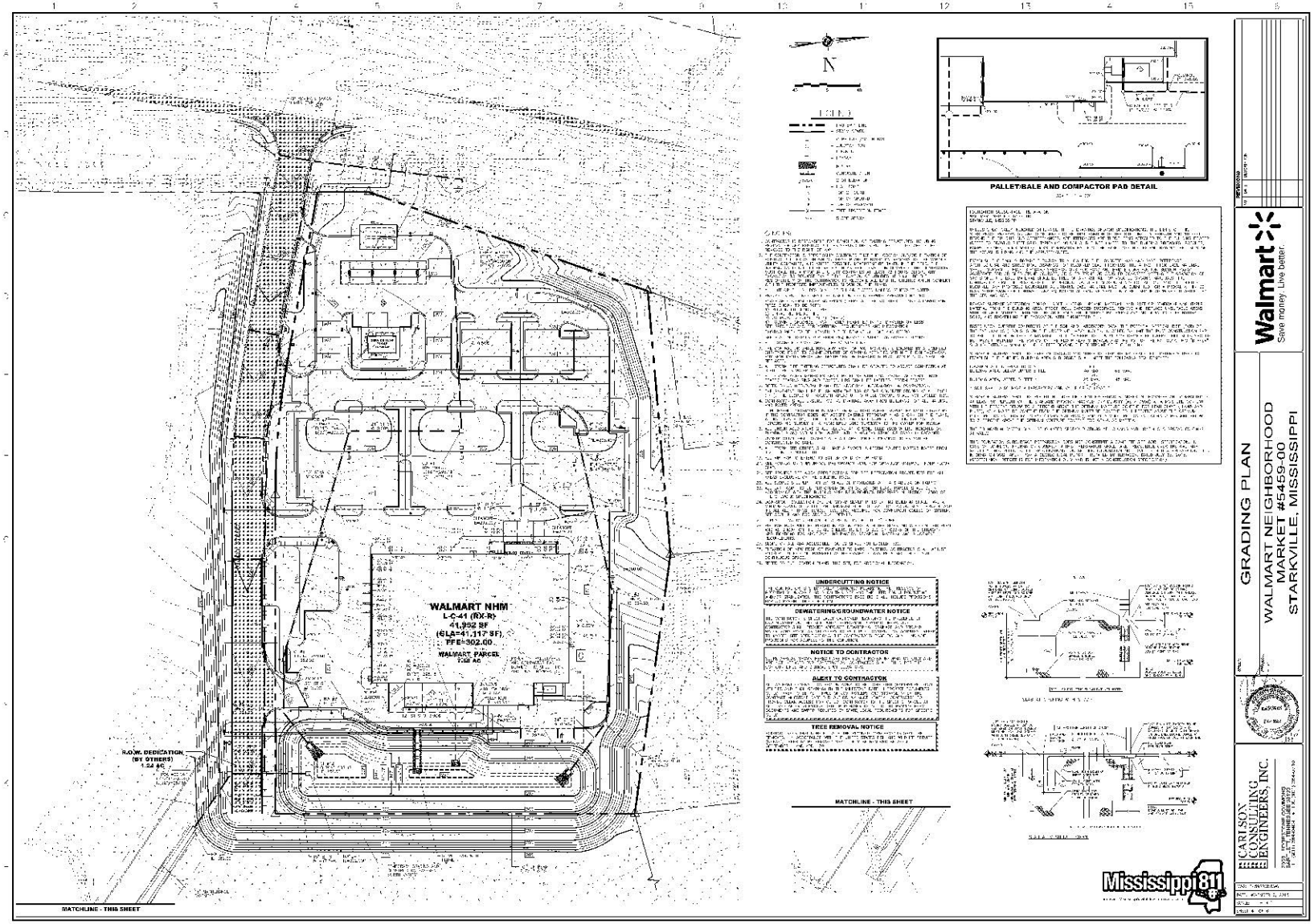
NO.	DATE	DESCRIPTION
REVISIONS		

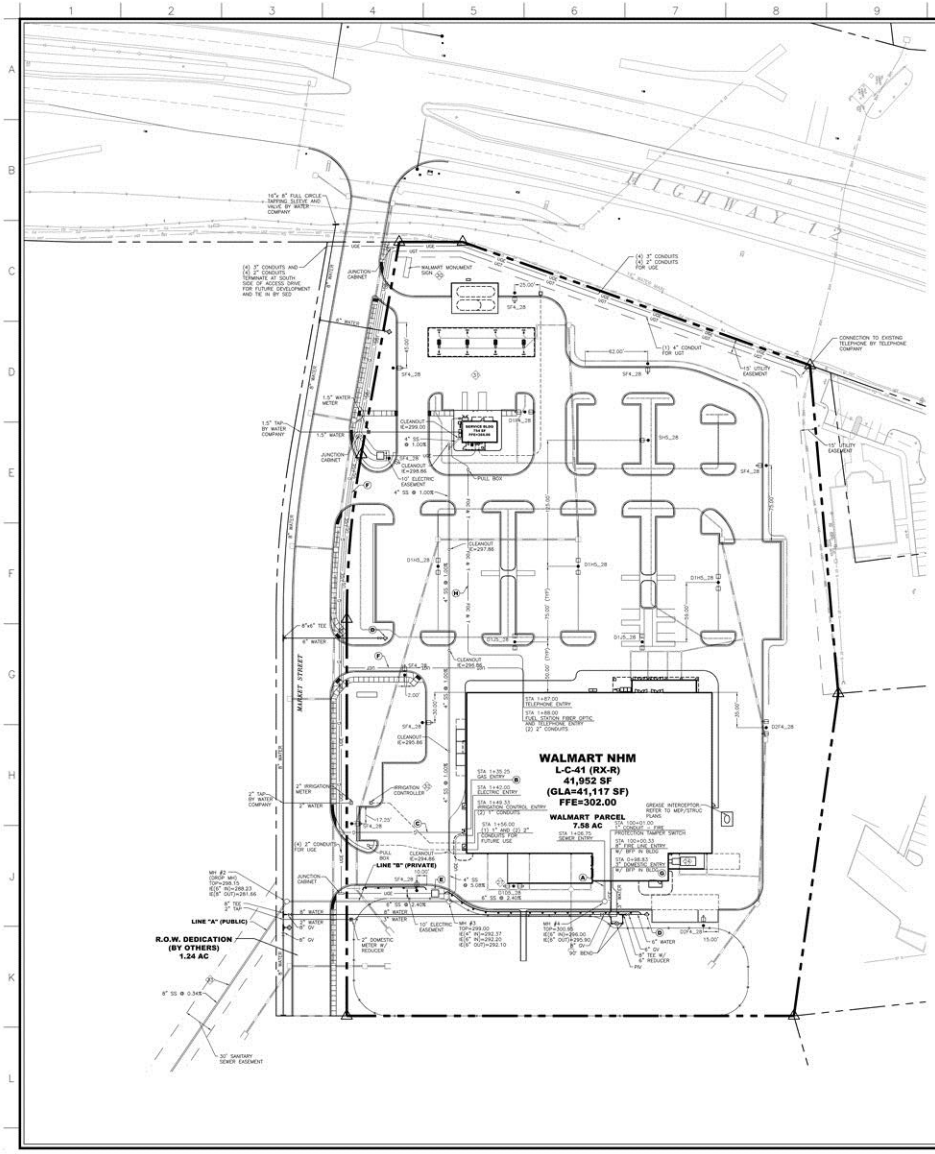
Walmart
Save money. Live better.

SITE PLAN
WALMART NEIGHBORHOOD MARKET #5459-00
STARKVILLE, MISSISSIPPI

CARLSON CONSULTING ENGINEERS, INC.
7399 LEFLEUR STONE COMMONS
JACKSON, MS 39212 • P.O. BOX 9000
PH: (601) 364-0404 • F.X. (601) 364-0710

DWG: 5459STE.DWG
DATE: NOVEMBER 3, 2015
SCALE: 1" = 40'
SHEET 3 OF 8


WALMART NHM
L-C-41 (RX-R)
41,952 SF
(6LA=41,317 SF)
FFE=302.00
WALMART PARCEL
7.58 AC
R.O.W. DEDICATION
(BY OTHERS)
1.22 AC
MATCHLINE - THIS SHEET
N
PALLET/BALE AND COMPACTOR PAD DETAIL
UNDERCUTTING NOTICE
DEWATERING/GROUNDWATER NOTICE
NOTICE TO CONTRACTOR
ALERT TO CONTRACTOR
TREE REMOVAL NOTICE
MATCHLINE - THIS SHEET
Walmart
Save money. Live better.
GRADING PLAN
WALMART NEIGHBORHOOD
MARKET #5459-00
STARKVILLE, MISSISSIPPI
CARLSON
CONSULTING
ENGINEERS, INC.
Mississippi 811



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LEGEND

- PROPERTY LINE
- FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UGE & T — UNDERGROUND ELECTRIC/TELEPHONE
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- OHE & T — OVERHEAD ELECTRIC/ TELEPHONE
- GAS — GAS LINE
- SS — SANITARY SEWER PIPE
- PB — PIPE BOLLARD

WATER LINE PERMIT REQUIREMENTS

THE DESIGN ENGINEER IS REQUIRED TO PROVIDE CERTIFICATION THAT THE WATER SYSTEM HAS BEEN INSTALLED AS PER THE PLANS AND SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR MUST ADHERE TO THE FOLLOWING REQUIREMENTS IN ORDER FOR THE ENGINEER TO PROVIDE THE REQUIRED CERTIFICATIONS:

1. PROVIDE BACKFILL DENSITY TEST RESULTS, AS TAKEN BY THE OWNER'S ON SITE TESTING LABORATORY, TO THE ENGINEER.
2. PERFORM REQUIRED FINAL PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. PROVIDE WRITTEN RESULTS OF THE PRESSURE AND LEAKAGE TESTING TO THE ENGINEER.
4. PROVIDE WRITTEN RESULTS OF THE BACTERIOLOGICAL TESTS, FROM AN ACCREDITED LABORATORY AND AN A FORM APPROVED BY THE STATE, TO THE ENGINEER.
5. PROVIDE AN AS-BUILT SURVEY OF THE WATER SYSTEM IMPROVEMENTS, CERTIFIED BY A LICENSED SURVEYOR, TO THE ENGINEER.

SEWER LINE PERMIT REQUIREMENTS

THE DESIGN ENGINEER IS REQUIRED TO PROVIDE CERTIFICATION THAT THE SEWER SYSTEM HAS BEEN INSTALLED AS PER THE PLANS AND SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR MUST ADHERE TO THE FOLLOWING REQUIREMENTS IN ORDER FOR THE ENGINEER TO PROVIDE THE REQUIRED CERTIFICATIONS:

1. PROVIDE BACKFILL DENSITY TEST RESULTS, AS TAKEN BY THE OWNER'S ON SITE TESTING LABORATORY, TO THE ENGINEER.
2. PERFORM REQUIRED FINAL EXFILTRATION AND DEFLECTION TESTS IN ACCORDANCE WITH CONTRACT DOCUMENTS.
3. PROVIDE WRITTEN RESULTS OF THE REQUIRED TESTS TO THE ENGINEER.
4. PROVIDE AN AS-BUILT SURVEY OF THE SEWER SYSTEM IMPROVEMENTS, CERTIFIED BY A LICENSED SURVEYOR, AND WHICH SHOWS BOTH HORIZONTAL AND VERTICAL ALIGNMENT, TO THE ENGINEER.

PRELIMINARY SUBDIVISION PLAT NOTE

1. PUBLIC WATER IS LOCATED ALONG HIGHWAY 12 AND PUBLIC SEWER IS LOCATED ALONG THE REAR OF THE PROPERTY. REFER TO THIS SHEET FOR EXTENSIONS OF THE UTILITIES TO THE PROPOSED SITE.

UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
- (B) GAS ENTRY WITH GAS METER. CONTRACTOR RESPONSIBLE FOR COORDINATING WITH GAS COMPANY FOR SERVICE. ALL WORK CONTINUE SHALL FOLLOW GAS COMPANY STANDARDS FOR TYPE OF INDIVIDUAL METER AND BOLLARD PLACEMENT REQUIREMENTS.
- (C) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- (D) PROPOSED FIRE HYDRANT AND ASSEMBLY. TYPICAL AS INDICATED. SEE DETAIL SHEET.
- (E) DEPENDING LOCATION OF TRANSFORMER PAD, CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH ELECTRIC COMPANY. CONTRACTOR SHALL INSTALL PROTECTIVE PIPE BOLLARD CABINET CONFLICT WITH TRUCK ACCESS TO DOCK DOOR. WITH TRUCK ACCESS TO DOCK DOOR.
- (F) CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF UNDERGROUND TELEPHONE LINES.
- (G) CONTRACTOR SHALL INSTALL 1" WATER LINE AS PER THE CITY OF STARKVILLE PUBLIC WORKS REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF STARKVILLE PUBLIC WORKS DEPARTMENT.
- (H) FIBER OPTIC CONDUIT TO BUILDING. CONTRACTOR TO INSTALL CABLES AND TELEPHONE LINES REQUIRED FROM BUILDING TO GAS LOT. COORDINATE LOCATION WITH CURRENT UCCP. THE CONDUITS SHALL BE 2" DIAMETER CARLON TYPE "EXTRA" WITH 36" COVER. THE CONDUITS SHALL BE PROVIDED AND INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLENE/POLYTHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 150 POUNDS IN EACH CONDUIT. THE CONTRACTOR SHALL PROVIDE AND INSTALL AN ORANGE DETECTABLE WARNING TAPE WITH INTEGRAL 12" BURIED FIBER OPTIC CABLE" WARNING, 12" ABOVE THE CONDUITS.

NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN A TRENCH CONDITION IN ACCORDANCE WITH THE UTILITY PROVIDER DETAIL, UNLESS NOTED.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES, INSPECTORS A MINIMUM OF 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
3. SANITARY SEWER PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
4. WATER LINE PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT 10% (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN MINIMUM BURIAL DEPTHS AS REQUIRED BY THE UTILITY PROVIDER AND THE PROJECT SPECIFICATIONS.
9. IN THE EVENT OF ANY CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND ALL OTHER UTILITY LINES PROPOSED, THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL GRADE.
12. ALL CONCRETE FOR ENGEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR 5E-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED PRIMARILY FROM THE RECORDS OF THE UTILITY OWNERS. WHERE ACTUAL MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY UTILITY LINES WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE LOCAL AUTHORITIES. CONTRACTOR SHALL ALSO ENSURE THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE ASSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MOST STRINGENT REQUIREMENTS OF THE UTILITY COMPANY OR THE WALMART SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. CONTRACTOR SHALL VERIFY AS-BUILT INVERT ELEVATION AND ADVISE ENGINEER OF ANY DISCREPANCIES.
21. CONTRACTOR SHALL NOT OPERATE ANY VALVES OR HYDRANTS OR ATTACH ANY PIPE OR HOSE TO ANY TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER THE UTILITY COMPANY REQUIREMENTS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AROUND UTILITY METERS AND METER LOCATIONS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR EXACT REQUIREMENTS.
24. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTOR.
25. REFER TO EASEMENT PLAN, THIS SET, FOR ADDITIONAL INFORMATION.
26. SEE SURVEY FOR DESCRIPTION OF EXISTING EASEMENTS.
27. LIGHT POLE TO BE LOCATED 2.50' OFF RETAINING WALL AND 6.00' BACK FROM END OF TRUCKWELL.
28. REFER TO TITLE SHEET FOR SCOPE OF WORK REQUIREMENTS FOR UTILITY IMPROVEMENTS.
29. ALL CHANGES IN DIRECTION OF THE FIBER OPTIC CONDUIT WILL REQUIRE LONG FACTORY SWEEPS (NOT STANDARD SWEEPS) WITH RADIUS NOT LESS THAN 10 TIMES THE DIAMETER OF THE CONDUIT. NO MORE THAN TWO 90 DEGREE BENDS OR EQUIVALENT (180 DEGREES) SHALL BE PLACED BETWEEN PULL BOXES. 90 DEGREES COMBINED IN SERIAL BENDS. PULL BOXES SHALL BE LOCATED EVERY 300' FOR FIBER OPTIC CONDUIT UNLESS THE COMBINED TOTAL OF BENDS REQUIRES ADDITIONALS BOXES. CONDUIT SHALL ENTER AND EXIT THE PULL BOXES 180 DEGREES APART.
30. PYLON SIGN TO BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO THE SIGN AS SHOWN ON ELECTRICAL PLANS.
31. REFER TO FUEL STATION PLANS, THIS SET, FOR ADDITIONAL INFORMATION IN THIS AREA.
32. REFER TO IRRIGATION PLANS, THIS SET, FOR CONTINUATION OF LINES AND ADDITIONAL INFORMATION.
33. REFER TO SANITARY SEWER PROFILE SHEET FOR CONTINUATION OF PUBLIC SEWER LINE.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
◆ E1	10	SF4_28	SINGLE	0.810	1-EASCSF4F550D8BLCKSF 25ft pole on 3ft base	144	15400	B2-U0-G3
◆ E1	3	D1H5_28	BACK-BACK	0.810	2-EASCSH5A0550D8BLCKSF 25ft pole on 3ft base	398	42400	B4-U0-G2
◆ E1	3	D1J5_28	BACK-BACK	0.810	2-EASCSJ5A0550D8BLCKSF 25ft pole on 3ft base	470	50400	B5-U0-G3
◆ E1	1	SH5_28	SINGLE	0.810	1-EASCSH5A0550D8BLCKSF 25ft pole on 3ft base	199	21200	B4-U0-G2
◆ E1 ◆ E1	1	D2F4_28	ROTATED OPTICS	0.810	1-EASCSF4L550D8BLCKSF end	288	30800	B2-U0-G3
◆ E1 ◆ E1	1	D1F4_28	BACK-BACK	0.810	2-EASCSF4F550D8BLCKSF 25ft pole on 3ft base	288	30800	B2-U0-G3
◆ E1 ◆ E1	1	D1J5_28	BACK-BACK	0.810	2-EASCSJ5A0550D8BLCKSF 25ft pole on 3ft base	164	16600	B3-U0-G2

Mississippi 811
protecting Mississippi's vital flow...one call at a time

REVISIONS		
NO.	DATE	DESCRIPTION

Walmart
Save money. Live better.

UTILITY PLAN

WALMART NEIGHBORHOOD MARKET #5459-00
STARKVILLE, MISSISSIPPI

PROJECT NO. 24023

PROJECT MANAGER

STATE OF MISSISSIPPI — REGISTERED PROFESSIONAL ENGINEER — PE-15503

CARLSON CONSULTING ENGINEERS, INC.
7085 LEFOSTESHE COMMONS
TUPELO, MISSISSIPPI 38804
PH: (901) 384-0404 • FX: (901) 384-0710

DWG. 5459UTIL.DWG
DATE: NOVEMBER 5, 2015
SCALE: 1" = 40'
SHEET 5 OF 6

Attachment 5 Site Plan Aerial

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525)

CC: Applicant: HPM Development, LLC

SUBJECT: FP 15-16, Request for Final Plat approval for subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East with the parcel number 117F-00-002.00

DATE: November 10, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by HPM Development LLC for approval of a Final Plat for subdividing one parcel into five lots. The proposed lots would be located at the southwest corner of the intersection of Garrard Road and Hwy 12 East. The current parcel is +/- 25.69 acres and is zoned C-2 General Business. HPM Development is current in the early planning stages for constructing car dealerships on several of the lots. As part of this development, they are proposing to construct a new public street that will connect Garrard road with Old West Point Road. The new road, labeled Parker-McGile Road on the plat, will service lots one, two, four, and five. Lot three will access Highway 12 by means of an easement through private property. The Development Review Committee has already review and commented on the plat on August 27th of 2015. Please see attachments 1-6.

Below is information pertaining to C-2 General Business 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)

PLAT PROPOSAL

General Information

The proposed parcel is +/-25.69 acre. The parcel is located within a C-2 General Business district

Easements and Dedications

One street with a varying right of way of 50-60’ will be dedicated as part of this plat. Ten foot easements for utilities are shown on the plat.

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 request the following condition:

1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
2. Bond in the amount of 200% of the engineering cost estimate which will be based on an approved set of infrastructure plans. The bond must meet the standards set forth in the City of Starkville's subdivision ordinance and must meet the City Attorney's approval. The bond is to be approved and executed prior to the case going before the Board of Aldermen for final plat approval.
3. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.

Attachment 1

FP 15-16 Aerial

NORTH

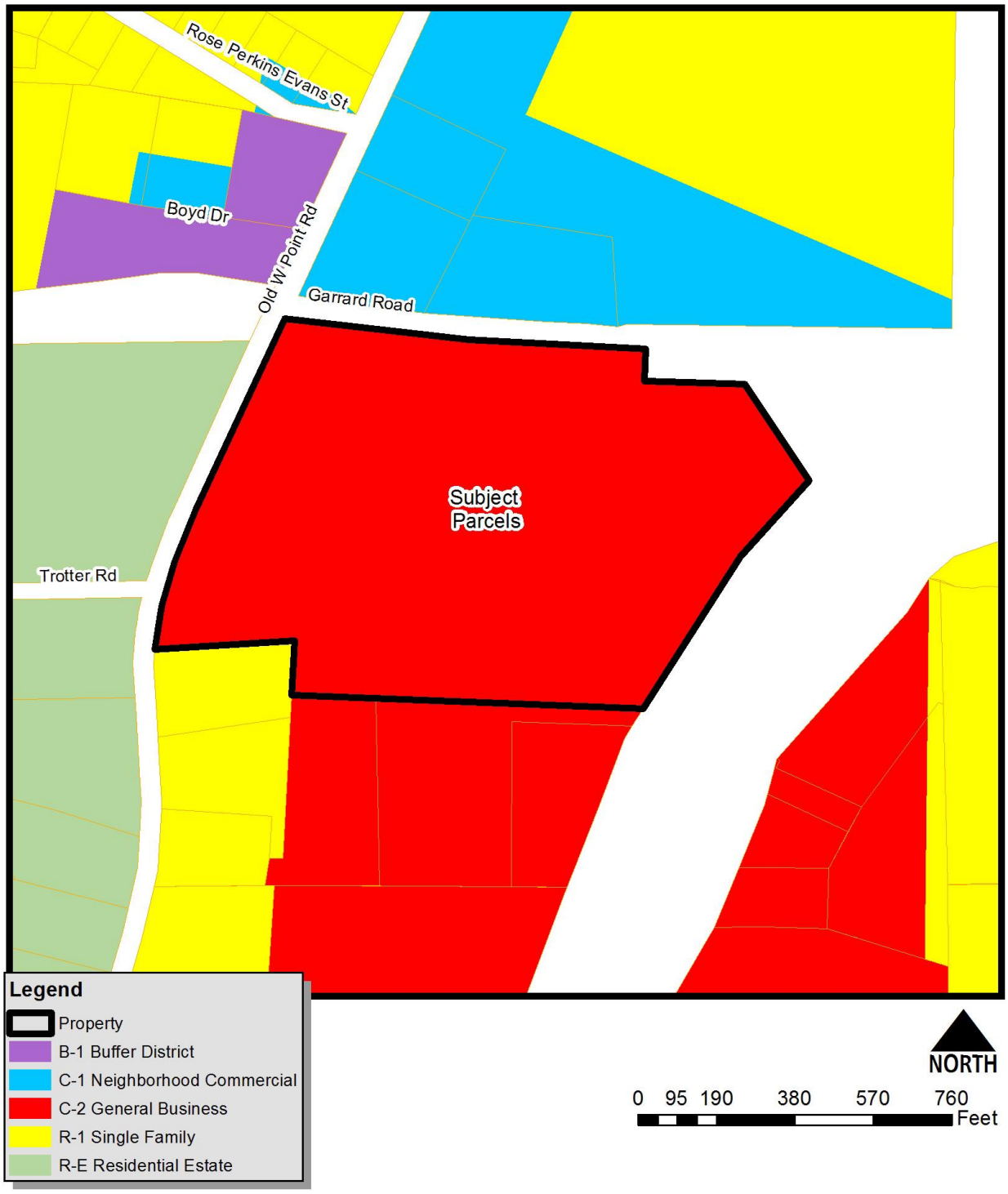
0 95 190 380 570 760 Feet

Legend

Property

Attachment 2

FP 15-16 Zoning



FINAL PLAT

HPM Development, LLC. & Joseph A. Gillis

LOCATED IN
NO. ½ OF THE S.E. ¼ of SECTION 26 T-19N.,R-14E
OKTIBBEHA COUNTY,MISSISSIPPI

CERTIFICATE OF OWNERSHIP
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID-OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT, AND DO HEREBY DEDICATE THE PUBLIC ROADS AND EASEMENTS SHOWN HERE ON TO THE CITY OF STARKVILLE FOR PUBLIC USE FOREVER.

OWNER (HPM DEVELOPMENT, LLC) Date
TRACT 1, LOTS 1, 2, 4, & 5

OWNER (JOSEPH A. GILLIS) *LOT 3* Date

DEDICATION OF UTILITY EASEMENTS
WE, THE UNDERSIGNED OWNERS, AS SHOWN ON THE FORGOING PLAT, DOES BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS AND EGRESS, ALL UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES.

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

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

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20___, WITHIN MY JURISDICTION, THE WITHIN NAMED OWNER AND THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT , AFTER HAVING BEEN DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATEMENT OF SURVEYING ACCURACY
I, JAMES BRETT BRASHER, HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE STARKVILLE, MS, SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

JAMES BRETT BRASHER, PLS DATE OF EXECUTION
NO. 3233, MISSISSIPPI

SURVEYING CERTIFICATION
I, JAMES BRETT BRASHER, HEREBY STAT THAT THIS MAP CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION IN JULY OF 2015, AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND, AND THAT ALL MONUMENTS, WHICH WERE FOUND OR PLACED ON THE PROPERTY, ARE CORRECTLY DESCRIBED AND LOCATED.

JAMES BRETT BRASHER, PLS DATE OF EXECUTION
NO. 3233, MISSISSIPPI

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 20 ___, WITHIN MY JURISDICTION, THE WITHIN NAMED JAMES BRETT BRASHER, PLS, WHO ACKNOWLEDGED THAT HE IS THE LAND SURVEYOR OF RECORD, EXECUTED THE ABOVE AND FORGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATEMENT OF COMPARISON
WE, MONICA BANKS, CHANCERY CLERK, AND JAMES BRETT BRASHER, PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT WE HAVE CAREFULLY COMPARED THE ORIGINAL PLAT OF HPM DEVELOPMENT, LLC. MADE BY SAID JAMES BRETT BRASHER WITH THE DUPLICATE THEREOF FOR FILING IN THE PUBLIC RECORDS OF OKTIBBEHA COUNTY, MISSISSIPPI, AND THAT THIS IS AN EXACT DUPLICATE OF THE ORIGINAL SURVEY AND PLAT.

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

MONICA BANKS JAMES BRETT BRASHER, PLS

CERTIFICATE OF RECORDING
THIS DOCUMENTS WAS FILED FOR RECORD _____, 20___ IN SLIDE _____ AT _____ AM/PM.

SIGNATURE

_____, CLERK
NAME

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

FIRE DEPARTMENT PUBLIC WORKS DIRECTOR

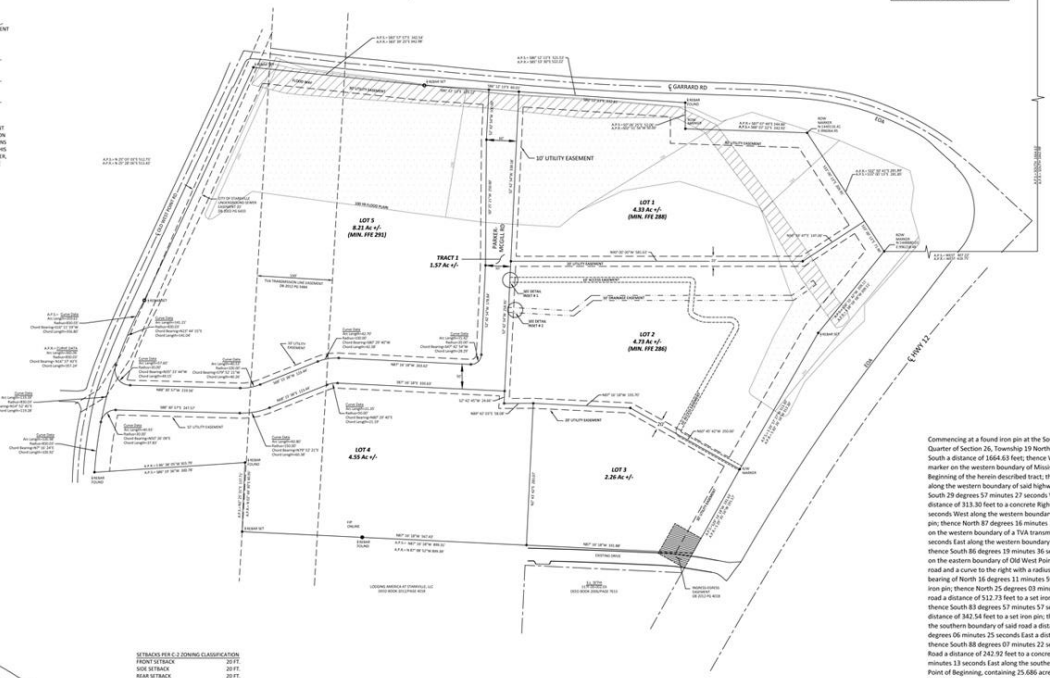
ELECTRIC DEPARTMENT CITY ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR CHAIRMAN, CITY PLANNING AND ZONING COMMISSION

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

DATE OF EXECUTION MR. PARKER WISEMAN
MAYOR, CITY OF STARKVILLE, MS

CITY CLERK

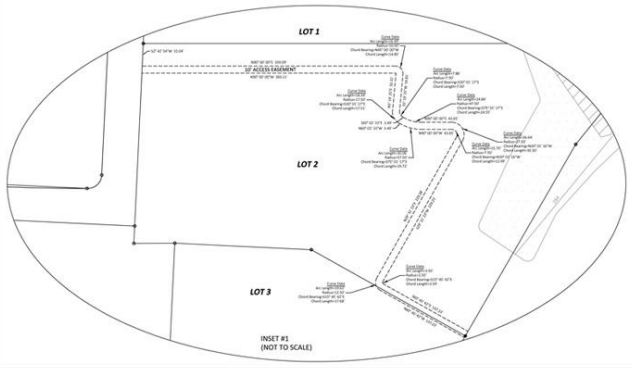


CLASS "B" SURVEY
A.P.R.= AS PER RECORD
A.P.S.= AS PER SURVEY

S.I.P.
F.I.P.

NOTE: ALL S.I.P. (SET IRON PIN) ARE 1/2" x 24" REBARS

DATE OF DRAWING: NOV. 2 2015



SETBACKS PER C-2 ZONING CLASSIFICATION

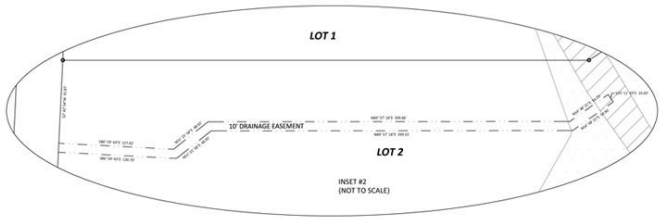
FRONT SETBACK	20 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	20 FT.

REFERENCE DEEDS

DB 2012 PG 5484
DB 2012 PG 4018
DB 2006 PG 7613
DB 2003 PG 6433
DB 2003 PG 6410
DB 2012 PG 4550
DB 2006 PG 7610
DB 2005 PG 3716

BEARINGS SHOWN ARE GRID BEARINGS
DETERMINED BY GPS OBSERVATIONS
CONVERGENCE ANGLE= +00°01'9.628"

DISTANCES SHOWN
ARE GRID VALUES, US SURVEY FEET
MS STATE PLANE COORDINATES (MS SPC)
EAST ZONE, NAD 83(1993) DATUM
SCALE FACTOR= 0.99995013
COMBINED FACTOR= 0.99994077



Description

Commencing at a found iron pin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 19 North, Range 14 East, Oktibbeha County, Mississippi; thence South a distance of 1664.63 feet; thence West a distance of 407.22 feet to a concrete Right-of-Way marker on the western boundary of Mississippi State Highway No. 12, said point being the Point of Beginning of the herein described tract; thence South 38 degrees 55 minutes 42 seconds West along the western boundary of said highway a distance of 209.11 feet to a set iron pin; thence South 29 degrees 57 minutes 27 seconds West along the western boundary of said highway a distance of 313.30 feet to a concrete Right-of-Way marker; thence South 29 degrees 14 minutes 18 seconds West along the western boundary of said highway a distance of 191.63 feet to a found iron pin; thence North 87 degrees 16 minutes 18 seconds West a distance of 899.31 feet to a set iron pin on the western boundary of a TVA transmission line; thence North 02 degrees 25 minutes 31 seconds East along the western boundary of said line a distance of 137.71 feet to a found iron pin; thence South 86 degrees 19 minutes 36 seconds West a distance of 300.78 feet to a found iron pin on the eastern boundary of Old West Point Road; thence run along the eastern boundary of said road and a curve to the right with a radius of 830.03 feet, an arc length of 359.61 feet, a chord bearing of North 16 degrees 31 minutes 59 seconds East, and a chord length of 356.80 feet to a set iron pin; thence North 25 degrees 03 minutes 03 seconds East along the eastern boundary of said road a distance of 512.73 feet to a set iron pin on the southern boundary of Pat Station Road; thence South 83 degrees 57 minutes 57 seconds East along the southern boundary of said road a distance of 342.54 feet to a set iron pin; thence South 86 degrees 12 minutes 13 seconds East along the southern boundary of said road a distance of 521.53 feet to a found iron pin; thence South 00 degrees 06 minutes 25 seconds East a distance of 52.06 feet to a concrete Right-of-Way marker; thence South 88 degrees 07 minutes 22 seconds East along the southern boundary of Pat Station Road a distance of 242.92 feet to a concrete Right-of-Way marker; thence South 33 degrees 00 minutes 13 seconds East along the southern boundary of said road a distance of 281.85 feet to the Point of Beginning, containing 25.686 acres, more or less, and lying in the North half of the Southeast Quarter of Section 26, Township 19 North, Range 14 East, Oktibbeha County, Mississippi.

SUBJECT TO: A Right of Way Easement for Underground Sewer Line recorded in Deed Book 2003, Pages 6433-6437 on file in the Chancery Clerks Office of Oktibbeha County, Mississippi being further described as follows: A strip of land 20 feet wide, lying 10 feet on either side of an underground sewer line, said easement lying and being situated along the East right-of-way of Old West Point Road in the Northwest Quarter of the Southeast Quarter of Section 26, Township 19 North, Range 14 East, Oktibbeha County, Mississippi as shown on the plat.

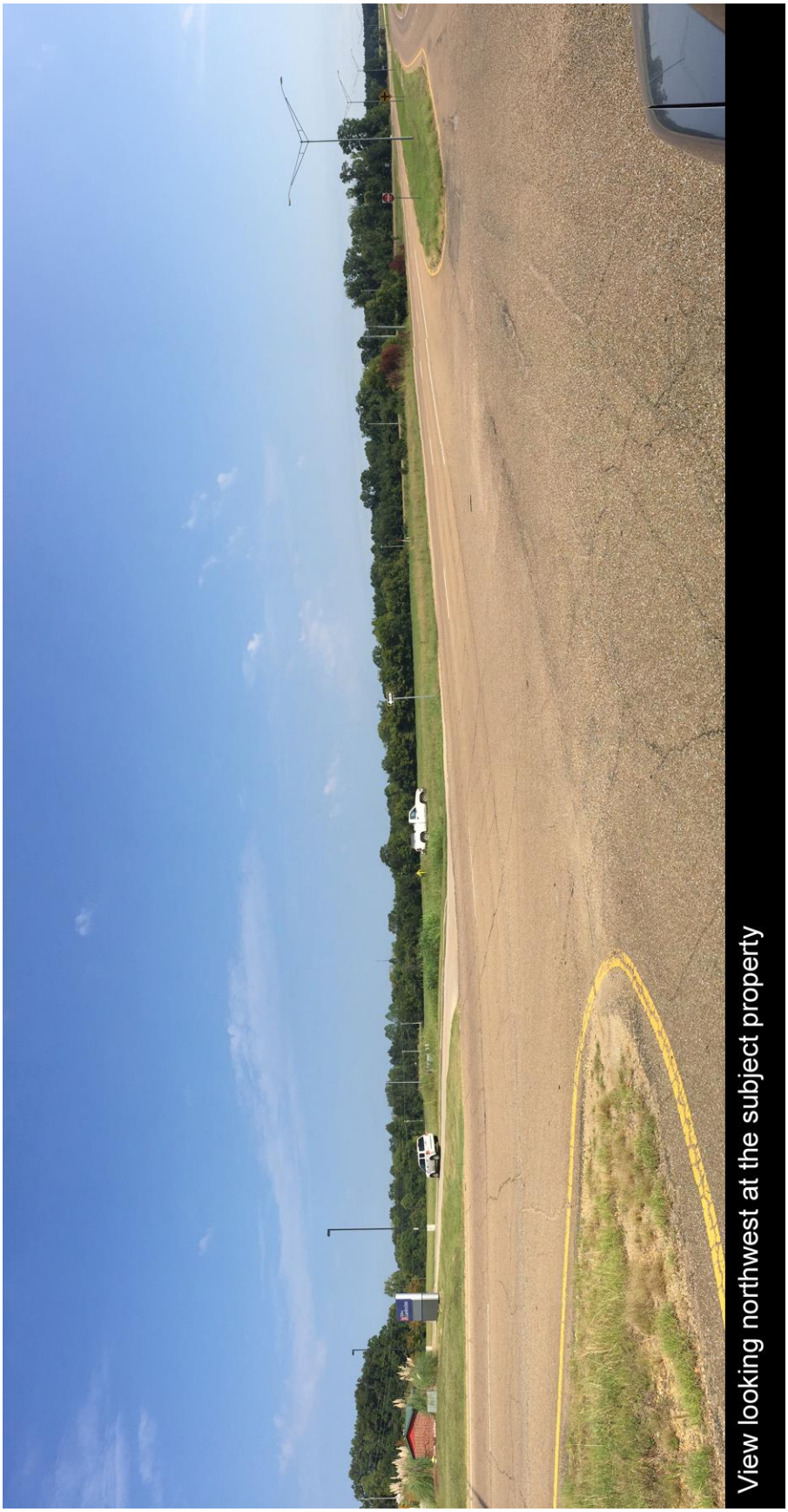
SUBJECT TO: An Easement for a TVA Transmission Line being 150 feet in total width and being 75 feet either side of the existing line located on the western side of the property as shown on the plat.

SUBJECT TO: The following described permanent and perpetual non-exclusive easement for ingress-egress situated in the Southeast Quarter of Section 26, Township 19 North, Range 14 East, Oktibbeha County, Mississippi being the same easement located in Deed Book 2012 Page 4018 on file in the Chancery Clerks Office of Oktibbeha County, Mississippi and being further described as follows:

Commencing at a found iron pin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 19 North, Range 14 East, Oktibbeha County, Mississippi; thence South a distance of 2265.96 feet; thence West a distance of 788.66 feet to a found iron pin on the West line of Mississippi Highway 12 said point being the Point of Beginning of the herein described easement; thence North 29 degrees 14 minutes 18 seconds East along the West line of said highway a distance of 34.00 feet; thence North 60 degrees 45 minutes 42 seconds West a distance of 60.00 feet; thence South 29 degrees 14 minutes 18 seconds West a distance of 68.00 feet; thence South 60 degrees 45 minutes 42 seconds East a distance of 60 feet to a point on the West line of said highway; thence North 29 degrees 14 minutes 18 seconds East along West line of said highway a distance of 34.00 feet to the Point of Beginning.

NEEL-SCHAFFER
Solutions you can build upon

Attachment 4



View looking northwest at the subject property

Attachment 5

View looking southwest at the subject property

Attachment 6

View looking southeast at subject property