



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, March 14, 2017
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 for February 14, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. FP 17-03 Request for Final Plat approval for subdividing a +/- 1.8-acre parcel into ten lots. The parcel is located at the south of the intersection of Yellow Jacket Road and Vine Street in a R-3 Zoning districts with the parcel number 102H-00-191.07
 - B. PP 17-04 Request for Preliminary Plat approval for subdividing +/- 41.26 acre site into 61 Lots. The parcel is located at the west end of Huntington Drive in an R-4 Zoning districts with the parcel number 105-15-003.04
 - C. RZ 17-04 Request by Saunders Ramsey on behalf of Mark and Lisa Castleberry to rezone one lot located at 114 Mill Street from R-2 to T-4 with the property # 101D-00-322.00
- VIII. PLANNER'S REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI FEBRUARY 14, 2017**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on February 14, 2017 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, 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 City Planner Daniel Havelin, Assistant City Planner Emily Corban, Community Development Director Buddy Sanders, 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.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of February 14, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY 14, 2017
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. Reconsideration of the Unapproved minutes for December 13, 2016
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 17-02 Public Hearing for Conditional Use Request by Dan and Mary Pat Templeton to allow for an Accessory Dwelling Unit to be constructed at 405 Gillespie Street on a parcel that is currently zoned R-2 with the property # 102A-00-149.00.

B. FP 17-03 Request for Final Plat approval for a two-lot subdivision of a +/- 11.13-acre parcel on the east side of intersection of Stark Road and Clements in a C-1 zone with the parent parcel number 102D-00-016.01.

C. PP 17-05 Request for Preliminary Plat approval for a 52-lot subdivision of a 9.77-acre parcel on the south side of Academy Road +/- 0.22 miles west of the South Montgomery Street and Academy Road intersection in an R3-A zone

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Moore duly seconded by Commissioner Camp the motion to approve the official agenda of the Planning and Zoning Commission for February 14, 2017 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
January 10, 2017**

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Miller, the motion to approve the Minutes as amended of the January 10, 2017 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Seeing there were none, the Commission moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF CU 17-02 REQUEST FOR CONDITIONAL USE APPROVAL TO ALLOW FOR AN ACCESSORY DWELLING UNIT TO BE CONSTRUCTED AT 405 GILLESPIE STREET ON A PARCEL THAT IS CURRENTLY ZONED R-2 WITH THE PROPERTY # 102A-00-149.00

Assistant City Planner, Emily Corban, presented the request CU 17-02, a request by Dan and Mary Pat Templeton to allow for an Accessory Dwelling Unit to be constructed at 405 Gillespie Street on a parcel that is currently zoned R-2 with the property # 102A-00-149.00. In order to construct an accessory dwelling in a R-2 zone, a Conditional Use is required. The five criteria for conditional use are as follows:

- **Land use compatibility-** The proposed use as an accessory dwelling in an R-2 could be considered compatible. Other R-2 properties in the area have accessory dwellings.
- **Sufficient site size and adequate site specification to accommodate the proposed use-** The site is adequately sized to accommodate the proposed use

- **Proper use of mitigative techniques-** No hazardous waste or materials would be generated, used or stored at the site
- **Hazardous waste-** No hazardous waste or materials would be generated, used or stored at the site
- **Compliance with applicable laws and ordinances-** Building permits will be required.

23 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 January 16, 2017 and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call inquiring about the request.

Recommended Condition:

1. To blend into the existing character of the neighborhood, the proposed main house shall match the front setback of the neighboring houses and have the front door of the house located on Gillespie Street.

City Planner Daniel Havelin submitted for the record an email in support of the request.

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

The applicant, Mary Pat Templeton spoke in favor of the request.

Mrs. Templeton submitted for the record signatures from neighbors in support of the request and a document of examples of Auxiliary buildings in the area.

The applicant's architect, John Jones spoke in favor of the request.

Robert McMillen spoke against the request.

Caroline Hearnberger spoke in favor of the request.

Amy Crigler spoke in favor of the request.

Judy Ridner spoke against the request.

Calling for and receiving no other comments, the Commission Chair closed the public hearing.

Commissioners addressed the applicant on whether they would be willing to self-impose a condition to address the front façade on Gillespie St.

City Attorney Chris Latimer called a five-minute recess to draft up the self-imposed condition with the applicant's architect.

Upon returning from the recess, Mr. Latimer read the self-imposed condition for the commissioners to hear.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner McReynolds the motion to approve CU 17-02 was unanimously approved with the following self-imposed condition:

Any façade facing Gillespie St. should be articulated with features to show depth and character.

B. CONSIDERATION OF FP 17-03 REQUEST FOR FINAL PLAT APPROVAL FOR A TWO-LOT SUBDIVISION OF A +/- 11.13-ACRE PARCEL ON THE EAST SIDE OF INTERSECTION OF STARK ROAD AND CLEMENTS IN A C-1 ZONE WITH THE PARENT PARCEL NUMBER 102D-00-016.01

City Planner Daniel Havelin presented the request FP 17-03 by Mike Brent on behalf of Richard Hewlett for Final Plat approval for a two-lot subdivision of a +/- 11.13-acre parcel on the east side of intersection of Stark Road and Clements in a C-1 zone with the parent parcel number 102D-00-016.01. The Subdivision consists of 2 lots on +/- 11.13 acres in a C-1 Business zone. The proposed plat has a total of two lots. Proposed Lot 1 has an acreage of 1.51 and Lot 2 has an acreage of 9.62. The owner would like to subdivide to allow for future sale as commercial property. Staff requested 16 conditions.

A representative of the applicant, Eric Kona, came forward to speak for the request. John Tomlinson came forward to speak about the request. Marnita Henderson came forward to speak about the request.

Commissioner Camp added the condition that all conditions shall apply to all lots in the proposed subdivision.

After discussion and upon the motion of Commissioner Camp duly seconded by Commissioner Walker, the motion to approve FP 17-03 was unanimously approved with the following conditions:

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.
2. The City of Starkville's standard Performance guarantee agreement must be executed by the applicant/owner and authorization for the mayor to execute on behalf of the city
3. The applicant shall provide two paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.

4. 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 design professional, guaranteeing accuracy.
5. Designated “Buffer Zone” shall remain undisturbed in a natural condition with the exceptions of the require landscape buffer material.
6. No above ground utilities within designated “Buffer Zone”.
7. All lights shall have light collars to direct light from overhead lamps so the light may not be seen from residential areas.
8. All building signage to be place on West side of the building and all site signage to be place West side of the property.
9. All building facades must be brick and/or stucco
10. No entrances, roads or exits shall be located in any buffer area.
11. No entrance or exits shall be allowed onto Pinebrook Road. The note “No Access to Pinebrook Road’ shall appear on Plat to be recorded.
12. No liquor, beer or light wine sales of any kind shall be permitted on any currently proposed lot or future proposed lot.
13. No “eating or drinking establishments” of any kind shall be permitted on any currently proposed lot or future proposed lot.
14. No convenience store or self-serve gas station shall be permitted on any currently proposed lot or future proposed lot.
15. No “Recreation and Entertainment, indoor” or “Recreation and Entertainment, outdoor” shall be permitted on any currently proposed lot or future proposed lot.
16. Developer(s) of all proposed lots shall agree to build an eight-foot-high treated wood fence in addition to required landscape buffers. Fence placement shall not adversely affect existing vegetation.
17. All conditions shall apply to all lots in the proposed subdivision.

C. CONSIDERATION OF PP 17-05 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A TWO-LOT SUBDIVISION OF A +/-7.73-ACRE PARCEL ON THE EAST SIDE OF NORTH MONTGOMERY AND THE SOUTH SIDE OF PRESLEY DRIVE IN AN C-1, R-5 AND R-E ZONE WITH THE PARENT PARCEL NUMBER 0117E-00-018.00

City Planner Daniel Havelin presented PP 17-05, a request by Jerry McBride for Preliminary approval for a 53-lot subdivision on the south side of Academy Road +/-0.22 miles west of the intersection of Academy Road and South Montgomery Street. The Subdivision consists of 53 lots on +/- 9.77 acres in a R3-A zone. The subdivision has a gross acreage of +/- 9.77 acres with a total of 53 parcels. The gross density is 5.42 units per acre.

The applicant, Chad Phillips came forward to speak in favor of the request.

There was discussion about buffer requirements for the development.

City Planner Daniel Havelin stated that the subdivision would require a 20 ft. buffer between R-3 and R-1 uses.

After discussion, and upon the motion of Commissioner Walker duly seconded by Commissioner Camp, the motion to approve FP 17-01 was unanimously approved.

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on March 14, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Miller, duly seconded by Commissioner Walker, the motion to adjourn until the 5:30 p.m. on March 14, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner

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. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)

CC: Applicant: Jason Pepper, Owner Verede Construction

SUBJECT: FP 17-03 Request for Final Plat approval for subdividing a +/- 1.8-acre parcel into ten lots. The parcel is located at the south of the intersection of Yellow Jacket Road and Vine Street in a R-3 Zoning districts with the parcel number 102H-00-191.07

DATE: March 14, 2017

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Verede Construction for Final Plat approval for subdividing a +/- 1.8 acre parcel into ten lots. The proposed subdivision is located in an R-3 Residential zone. The proposed subdivision will have 5 lots that front Yellow Jacket Drive, but are rear loaded from a new proposed street. Front setbacks on Lots 1,2,3,4 and 5 were granted a dimensional variance that was approved by the Board of Alderman on February 7, 2017. No curb cuts would be placed along Yellow Jacket Drive. The remaining 5 lots will front the new proposed street named Frenchmen Street. The new proposed street will connect to Yellow Jacket Drive south of the Vine Street intersection and continue through the property to existing Howard Road. Please see attachments 1-4.

Below is information pertaining to R-3 residential zoning

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

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - (a) Minimum lot area, one-family dwelling: 5,000 square feet.
 - (b) Minimum lot area, duplex dwelling: 7,000 square feet.

- (c) *Minimum lot area, triplex dwelling: 9,000 square feet.*
- (d) *Minimum lot area, fourplex dwelling: 11,000 square feet.*
- (e) *Minimum lot width at the building line:*

One-family dwelling: 50 feet.

Duplex, triplex or fourplex: 70 feet.

- (f) *Minimum depth of front yard: 25 feet.*
 - (g) *Minimum depth of rear yard: 20 feet.*
 - (h) *Minimum width of each side yard: Five feet.*
 - (i) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-1.8 acres with a total of 10 lots. The proposed development has a gross density of 5.5 units per acre.

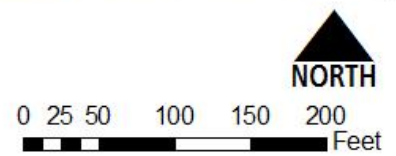
Easements and Dedications

The proposal includes one new road (extension of the currently named Howard Road) with right of way named Frenchmen Street. 15' Utility easement is shown along Yellow Jacket Drive. 10' Landscape Buffer is shown on the plat.

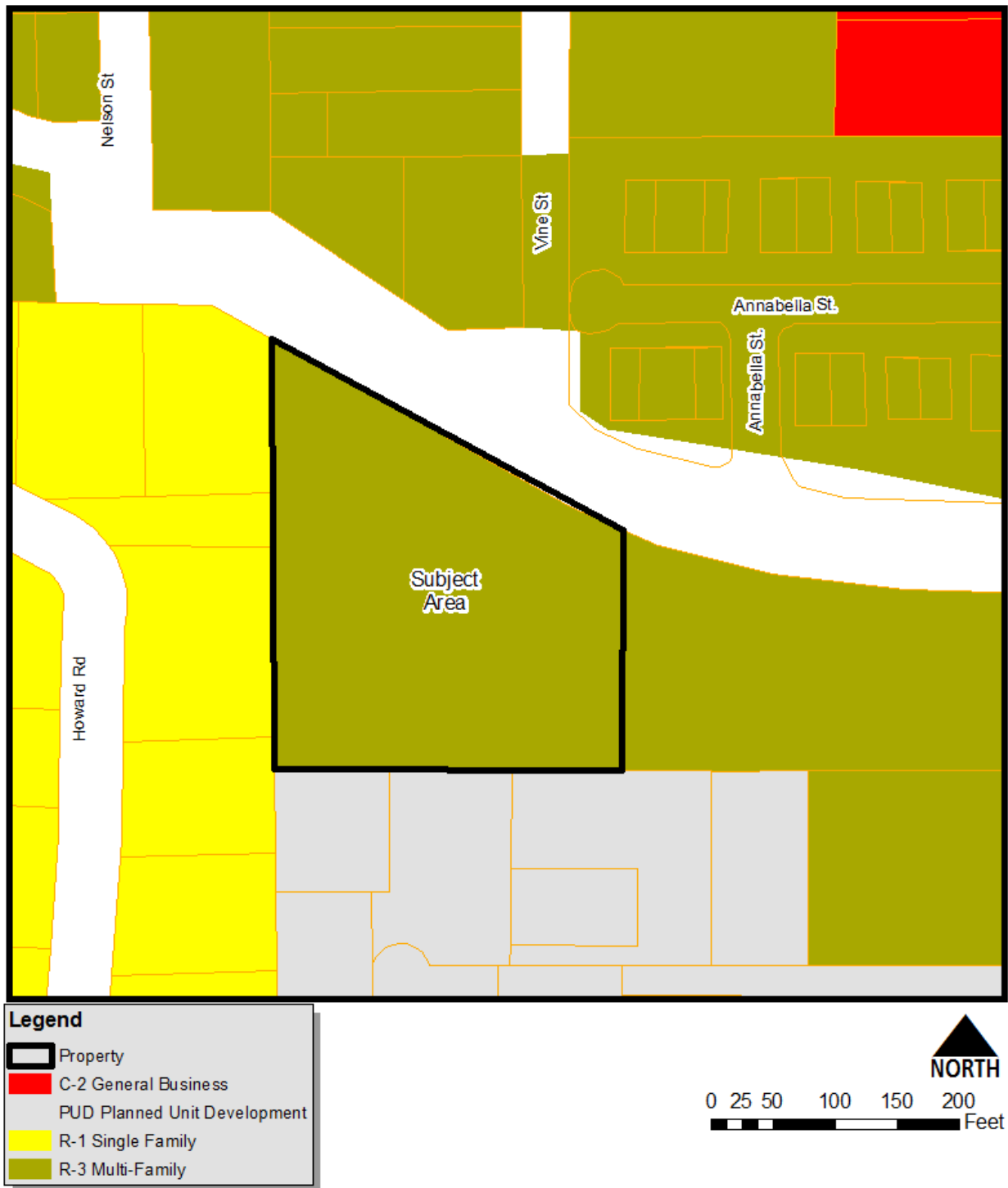
Findings and Comments

Utility connections are available.

Attachment 1
FP 17-03 Aerial



Attachment 2
FP 17-03 Zoning



MR. NEIL HEITZMANN
CLIENT
STARKVILLE, MISSISSIPPI

I



CERTIFICATE OF FINA APPROVAL

Presented to the City of Honolulu, Honolulu Intermediate Legislature, this document was given approval by the Board of Finance on the _____ day of _____, 20____.

20____ A.C.F. No. _____ was submitted for review and approval. The Board of Finance has reviewed the document and has determined that it meets the requirements of the City Charter and the City Code. The Board of Finance has approved the document and has recommended that it be submitted to the Honolulu Intermediate Legislature for its approval.

City Engineer

City Treasurer

Mayor

Public Works Director

Director of Finance

Mr. Patrick W. Brown, Mayor, Honolulu

[illegible]

COURSE	COURSE GRADE		DORMITORY	DAILY FEES
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(2)	10	10	10	10
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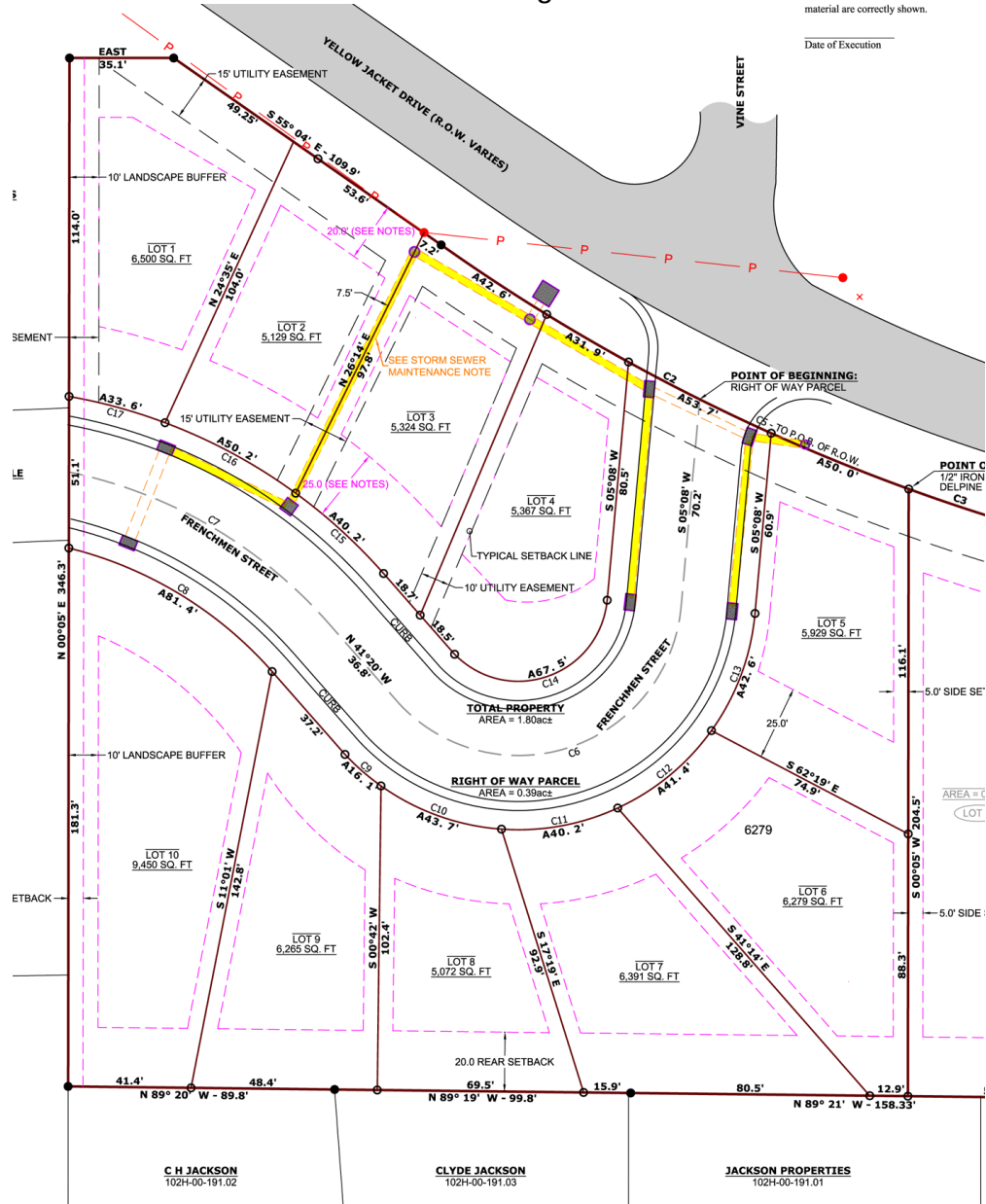
Source: (662)418-5942	(1)	5	20	35	40	44
Fax: (662)796-4014	(2)	5	20	35	40	44
Email: jasper@pepperSurveying.com	(3)	5	20	35	40	44
	(4)	5	20	35	40	44
	(5)	5	20	35	40	44
	(6)	5	20	35	40	44
	(7)	5	20	35	40	44

Verde Construction, LLC
c/o Neil Hettemann
200 South Montgomery, Suite 201
Starckville, MS 39759

City Clerk _____

material are correctly shown.

Date of Execution



THE CITY OF STARKVILLE
PLANNING & ZONING COMMISSION
CITY HALL, 111 W. MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission

FROM: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-322-2525 ext. 3138)

CC: Jackson Construction Inc., Applicant

SUBJECT: PP 17-04 Request for Preliminary Plat approval for subdividing +/- 41.26 acre site into 61 Lots.
The parcel is located at the west end of Huntington Drive in an R-4 Zoning districts with the parcel number 105-15-003.04

DATE: March 14, 2017

BACKGROUND INFORMATION

The purpose of this report is to provide you with information regarding the request of Jackson Construction Inc., for preliminary plat approval for Phase 9 of the Huntington Park Subdivision. This phase will be the final phase of the Huntington Park subdivision with a total of 61 lots for a +/- 41.26 acre site on the west end of the subdivision. The western part of the site is within the flood zone and will not be built upon. On February 21, 2017 the Board of Aldermen granted a variance for street width, right-of-way width and front setback requirements. Please see attachments 1-4

Sec. F. - R-4 residential zoning regulations.

These [R-4 residential] districts are intended to be composed mainly of zero lot line and cluster development type single-family dwellings, with duplex and three- and four-family dwellings also permitted. Mobile home parks and mobile home subdivisions are also permitted under certain special conditions. Appropriate residential support facilities are provided for along with certain yard and area standards to protect the open character of the district. [The following regulations apply to R-4 districts:]

1. *See chart for permitted uses.*
2. *See chart for uses which may be permitted as a special exception.*
3. *Required lot area and width, yards, building areas and height for residences:*
 - (a) Minimum lot area, one-family dwelling: 3,200 square feet.*
 - (b) Minimum lot width at building line: 34 feet.*
 - (c) Minimum depth of front yard: 25 feet.*
 - (d) Minimum width of side yard (only one required): Ten feet.*
 - (e) Minimum depth of rear yard: 20 feet.*
 - (f) Maximum height of structure: 45 feet.*
 - (g) Minimum distance between buildings: Ten feet.*

4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-41.26 acres with a total of 61 proposed lots. Density is 2.24 units per acre including the area within the flood zone.

Easements and Dedications

All easements and dedications are provided on the final plat.

Findings and Comments

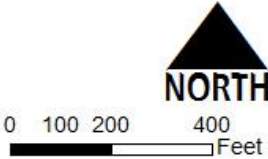
All utilities will be available for each proposed lot. Sidewalks will be required along all roadway frontages that do not have existing sidewalks.

Attachment 1
VA 17-04 Aerial

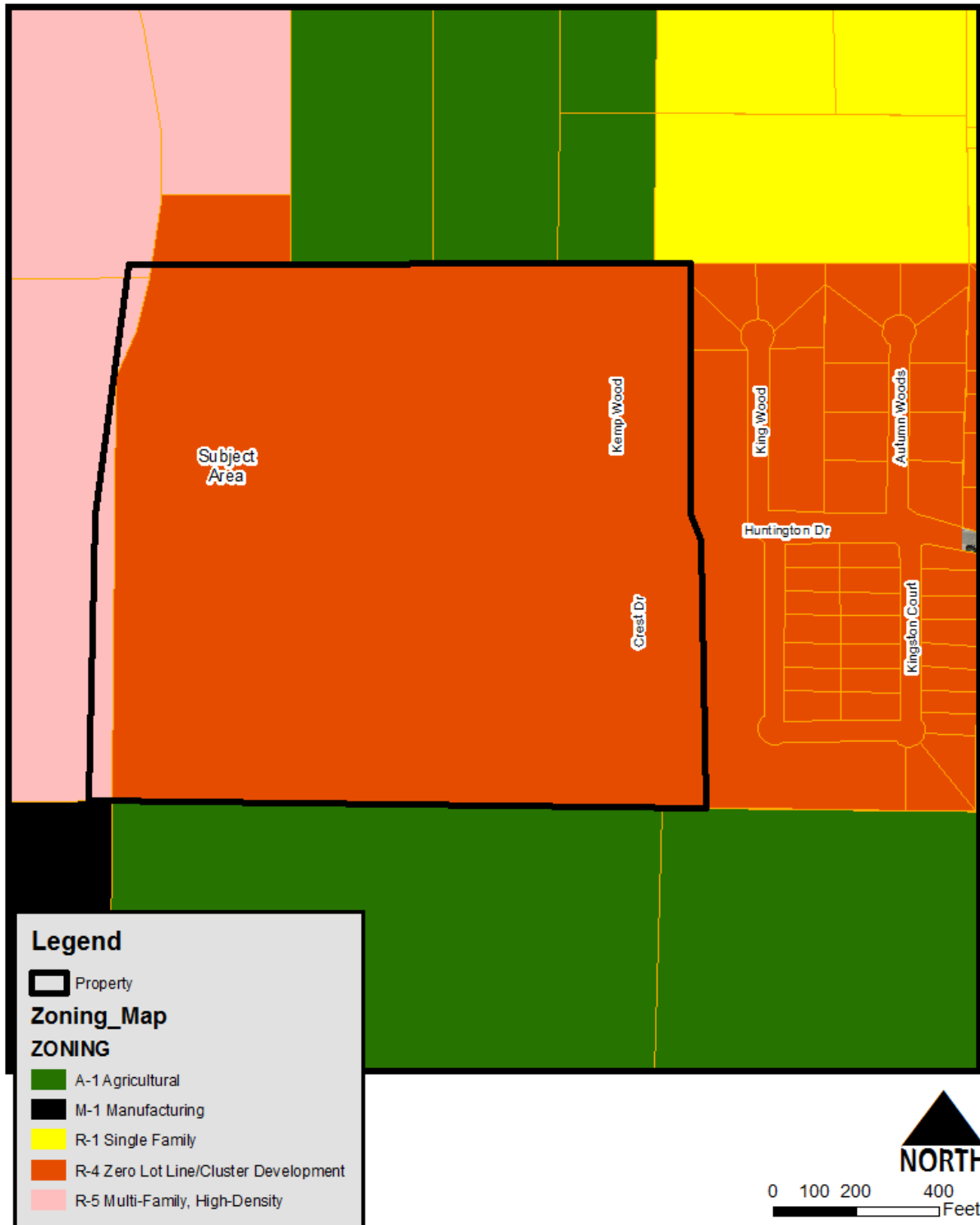


Legend

 Property

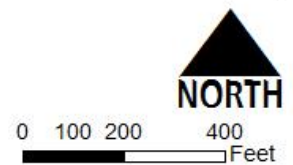
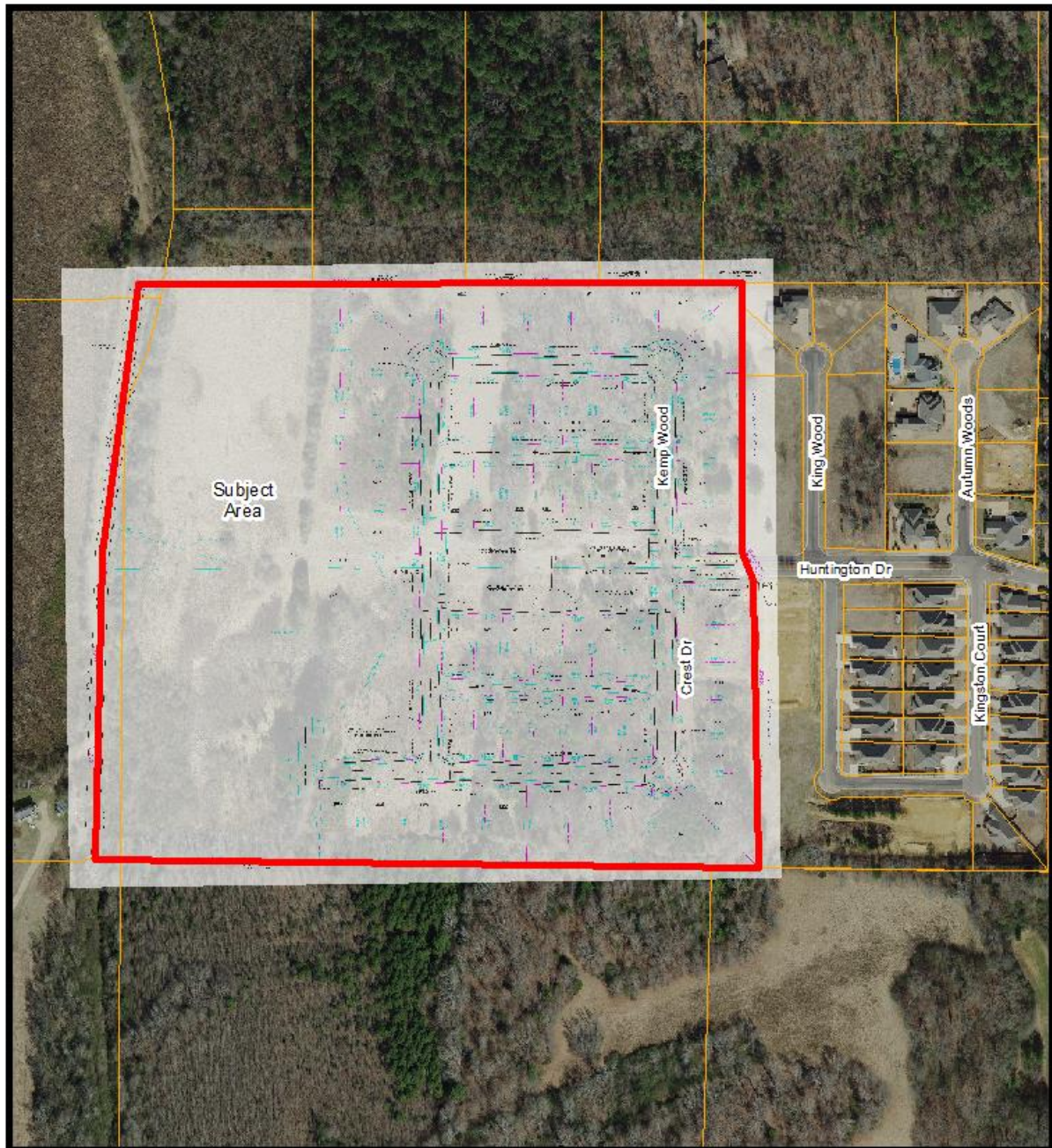


Attachment 2
VA 17-04 Zoning



[illegible]

Attachment 4
VA 17-04 Plat Overlay





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. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)

CC: Applicant: Saunders Ramsey, Owner: Castle Properties

SUBJECT: RZ 17-04 Request by Saunders Ramsey on behalf of Mark and Lisa Castleberry to rezone one lot located at 114 Mill Street from R-2 to T-4 with the property # 101D-00-322.00

DATE: March 14, 2017

The purpose of this report is to provide information regarding the request by Saunders Ramsey on behalf of Mark and Lisa Castleberry to rezone one lot located at 114 Mill Street from R-2 to T-4 with the property # 101D-00-322.00. Please see attachments 1-2.

BACKGROUND INFORMATION

The applicant is seeking to rezone from R-2 to T-4 based on a change in conditions in the area and in accord with the public need for orderly and harmonious growth.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
101D-00-322.00	R-3	R-2	R-2	R-2
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-3	R-2	R-2	R-2
East	N/A	N/A	N/A	T-6
South	C-2	C-2	C-2	C-2
West	R-3	R-2	R-2	R-2
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-2	Residential Neighborhood		
East	T-6	Parking Garage		
South	C-2	Condominium		
West	R-3	Residential Neighborhood		

NOTIFICATION

58 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 February 23, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received three phone calls inquiring about the request.

REZONING REQUEST

The subject property rezoning request is from R-2 to T-4. Differences between zones are:

Current Zoning District

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

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

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

Proposed Zoning District

§ 3 - SPECIFIC TO T4 DISTRICTS

Lots located within the T4 District shall be subject to the requirements of this section.

6.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 96 feet, measured at the Frontage Line.*

6.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.*
- (b) Primary Buildings may be positioned within the boundaries of a Lot to create an Edgeyard, Sideyard, or Rearyard. (see Table 3)*
- (c) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 9.*

(d) Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.

(e) Frontage Buildout of Primary building Facades shall be a minimum of 60% at the Setback.

6.3 BUILDING FORM

(a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.

(b) The maximum height of a Primary Building shall be two (2) stories as specified on Table 3 and Table 9.

(c) The maximum height of a Secondary Building shall be two (2) stories as specified on Table 3 and Table 9.

(d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and Table 9.

(e) Open porches, balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.

(f) Reserved.

(g) Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

6.4 BUILDING USE

(a) Buildings may combine up to two (2) Uses listed on Table 5.

(b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).

(c) The work quarters of Home Businesses shall be not be visible from the Public Frontage.

(d) Lodging Uses shall be owner occupied.

(e) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), up to twelve (12) bedrooms max and in addition to any parking requirement for any other Use.

(f) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

(g) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

6.5 PARKING

(a) Driveways shall be no wider than 10 feet in the first Lot Layer.

(b) All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 11.

6.6 LANDSCAPE

(a) The first Lot Layer may not be paved, with the exception of Driveways as specified in § 3.5(a).

6.7 SIGNAGE

- (a) Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Band Signs shall be permitted by Exception.
- (c) Permitted signage types shall conform to the specifications of Table 8.
- (d) Signage shall be externally illuminated, except that Window Signs may be neon lit.

TABLE 9. T4 BUILDING SETBACKS

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	6 ft. min. 18 ft. max.	20 ft. min. + setback
Front Setback (Secondary)	6 ft. min. 18 ft. max.	n/a
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

TABLE 10. T4 BUILDING HEIGHT

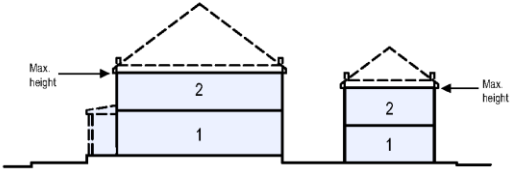
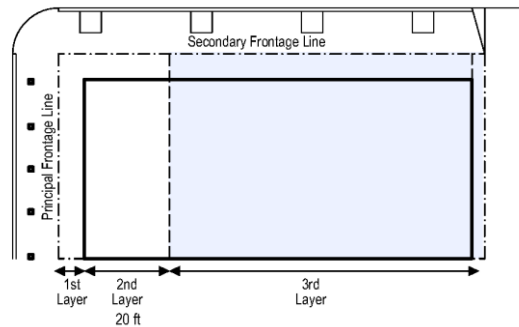
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	2 stories	2 stories
Illustration		

TABLE 11. T4 PARKING PLACEMENT

PARKING PLACEMENT

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

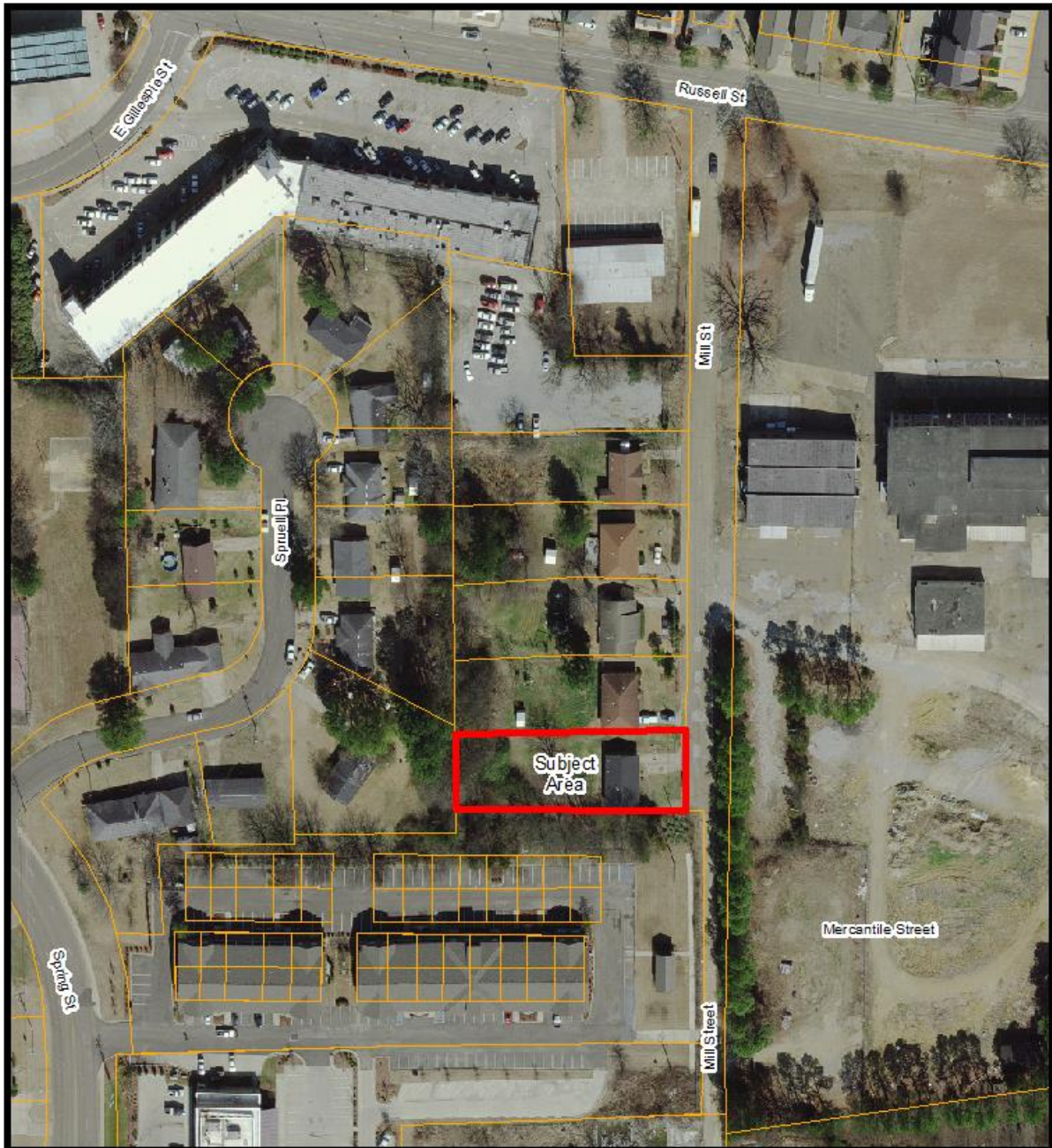


STATE REZONING CRITERIA

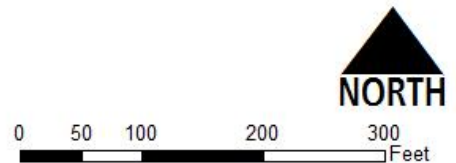
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - No Error
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.
 - On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcel is adjacent to a T5 District parcel to the north and is currently planned to be developed with the parcel to the north as one project.
 - On March 15, 2016, one parcel on Hartness Street was rezoned from R-3 to T-5
 - On August 8, 2016, one parcel at the corner of University and North Montgomery was rezoned from C-2 to T-5.

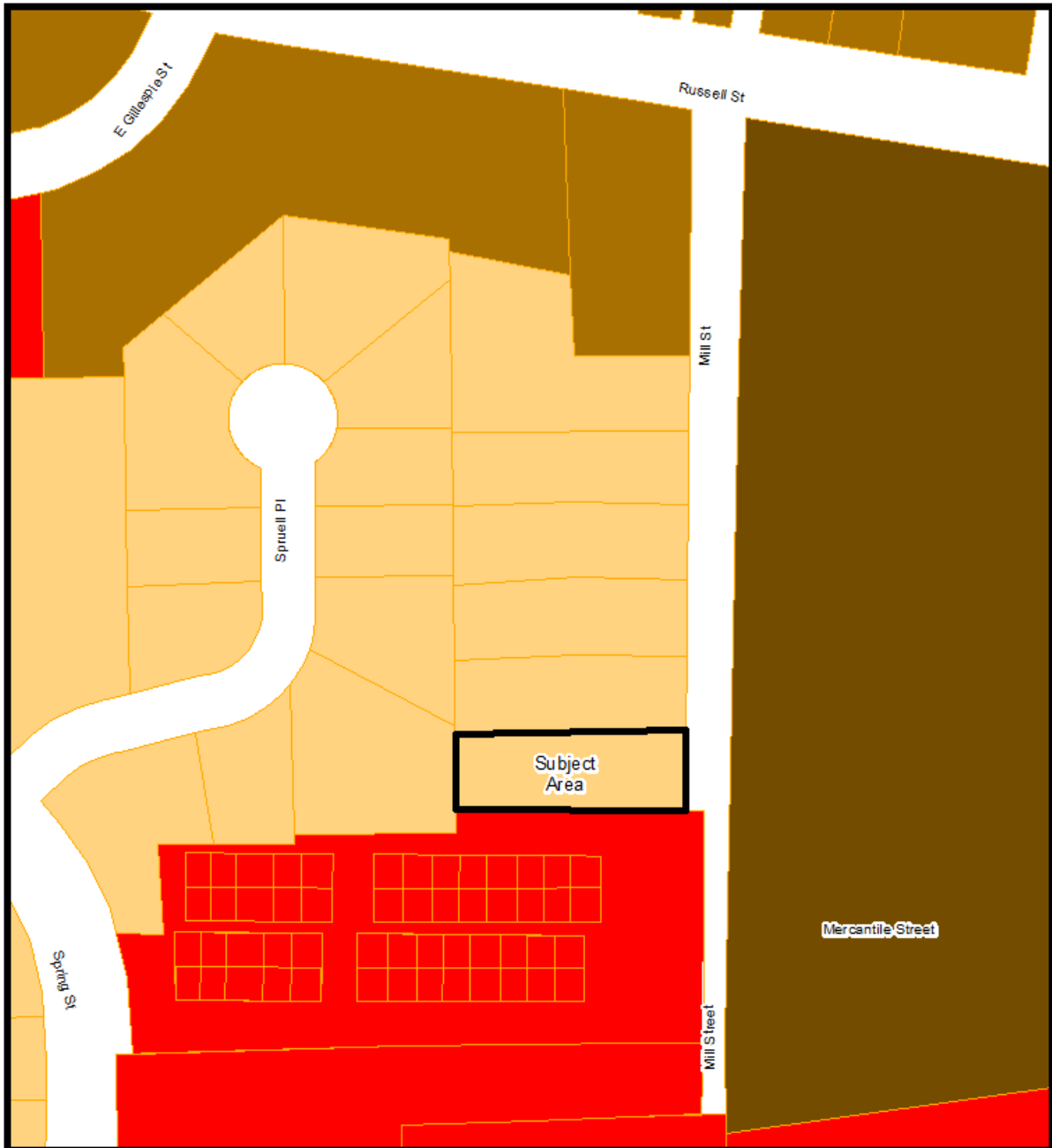
Attachment 1
RZ 17-04 Aerial



Legend



Attachment 2
RZ 17-04 Zoning



Legend

