



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, April 11, 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 March 14, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. FP 17-04 Request for Final Plat approval for subdividing 1.42 parcel into 8 lots.  
The parcel is located on the west side of Kingston Court in a R-4 zone with the parcel number 105-15-003.04
  - B. PP 17-06 Request for Preliminary Plat approval for subdividing 9.36 acre parcel into 33 lots on the west side of the intersection of South Montgomery Street and Turnberry Lane in an R-4A zone
- VIII. PLANNER'S REPORT
- IX. ADJOURN



**UNAPPROVED MINUTES OF THE REGULAR MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI MARCH 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 March 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, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6 and John Moore, Ward 7. Absent from the meeting was Jim McReynolds, Ward 2. Attending the Commissioners were 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 March 14, 2017 as presented.

**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. Reconsideration 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

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

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF  
FEBRUARY 14, 2017**

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner Loveless, the motion to approve the Minutes as amended of the February 14, 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 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**

Assistant City Planner, Emily Corban presented the request FP 17-03, a request by Jason Pepper on behalf of Verede Construction for Final Plat approval for 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. The Subdivision consists of 10 lots on +/- 1.8 acre acres. The proposed plat has a total of ten lots. The proposed subdivision will have 5 lots that front Yellow Jacket Drive, but are rear loaded from a new proposed street Frenchmen 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.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Loveless the motion to approve FP 17-03 was unanimously approved.

**B. CONSIDERATION OF 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**

Assistant City Planner Emily Corban presented the request FP 17- by Jackson Construction Inc. for Preliminary approval 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. The subdivision has a gross acreage of +/- 41.26 acres with a total of 61 parcels. The gross density is 2.24 units per acre. Sidewalks will be required along all existing and proposed roadway frontages that do not have existing sidewalks. A variance for street design, right of way width, and setbacks was approved by the Board of Aldermen on February 21, 2017. An additional variance from sidewalk requirements along proposed one way streets will be heard by the Board of Aldermen on March 21, 2017.

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

**C. CONSIDERATION OF 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**

Assistant City Planner Emily Corban presented RZ 17-04, 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. 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. 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 sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received four phone calls inquiring about the request.

The Commission Chair opened a public hearing and called for comments regarding the above request. Commissioner Moore left the room due to possible conflict of interest. Comments were received from the following individuals:

Saunders Ramsey, representing the applicant, came forward to speak in favor of the request.

Ramona Conley came forward to inquire about the allowed uses for the new zoning classification.

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

After discussion, and upon the motion of Commissioner Walker duly seconded by Commissioner Camp, the motion to approve RZ 17-04 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 April 11, 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 Camp, the motion to adjourn until the 5:30 p.m. on April 11, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

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Mike Brooks, Commission Chair

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Buddy Sanders,  
Community Development Director

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

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**STAFF REPORT**

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**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:** Jackson Construction Inc

**SUBJECT:** FP 17-04 Request for Final Plat approval for subdividing 1.42 parcel into 8 lots. The parcel is located west side of Kingston Court in a R-4 zone with the parcel number 105-15-003.04

**DATE:** April 11, 2016

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**BACKGROUND INFORMATION:**

The purpose of this report is to provide information regarding the request by Jackson Construction Inc for Final Plat approval for subdividing a 1.42 parcel into 8 lots. The proposed subdivision is named "Phase 8 Part 9 of the Huntington Park Subdivision". The proposed subdivision is located in an R-4 zone. The proposed subdivision is located on the west side of Kingston Court. The Development Review Committee reviewed and issued comments on February 9, 2017. The comments have been addressed. Please see attachments 1-4.

Below is information pertaining to R-4 zone

*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 +/- 1.42 acres with a total of 8 lots. The proposed development has a gross density of 5.6 units per acre.

### **Easements and Dedications**

All easements and dedications are provided on the final plat. Electrical service will be provided by 4-County and will be placed underground. Potable water 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**

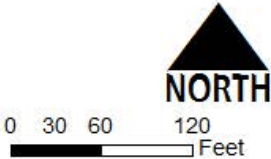
The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.

## **REQUESTED CONDITIONS:**

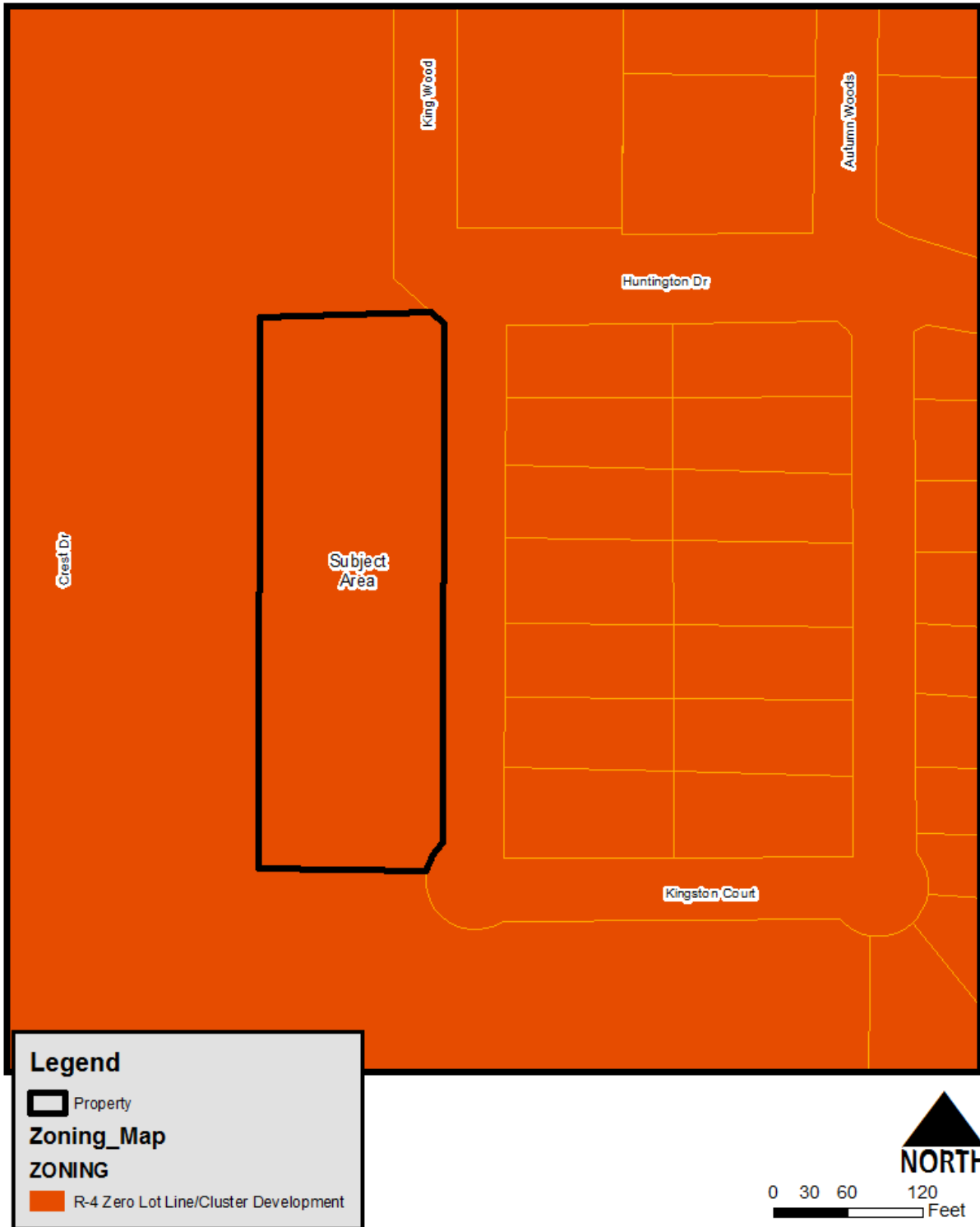
1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The final plat shall meet the minimum requirements for R-4 zone dimensions.
3. All public utilities are currently in place and meet requirements as verified by the owner and engineer of record.
4. Erosion control vegetation shall be established on all disturbed areas.
5. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
6. The applicant shall provide adequate and satisfactory test reports for roadways, curbs and all drainage structures and facilities.
7. The covenants shall include provisions for the maintenance of common areas/stormwater management and the City Attorney's standard hold-harmless indemnification clause.
8. A bond or surety in the amount of 150% of the current cost of the proposed sidewalk and any other infrastructure improvements shall be provided prior to approval by the Mayor and Board of Aldermen.
9. Financial assurance for the cost of the final layer of asphalt shall be determined by and provided to the City Engineer prior to approval by the Mayor and Board of Aldermen.
10. The roadways shall not be accepted by the City until at least 85% of all lots located on have been developed and received Certificates of Occupancy. The performance agreement shall remain in effect until such time.

11. The applicant shall execute the standard performance agreement (“developer contract”) for the financial guarantee of the completion of the final requirements for acceptance of the streets and utilities and the Board of Aldermen shall authorize the Mayor to execute same.
12. 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.
13. 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.
14. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.

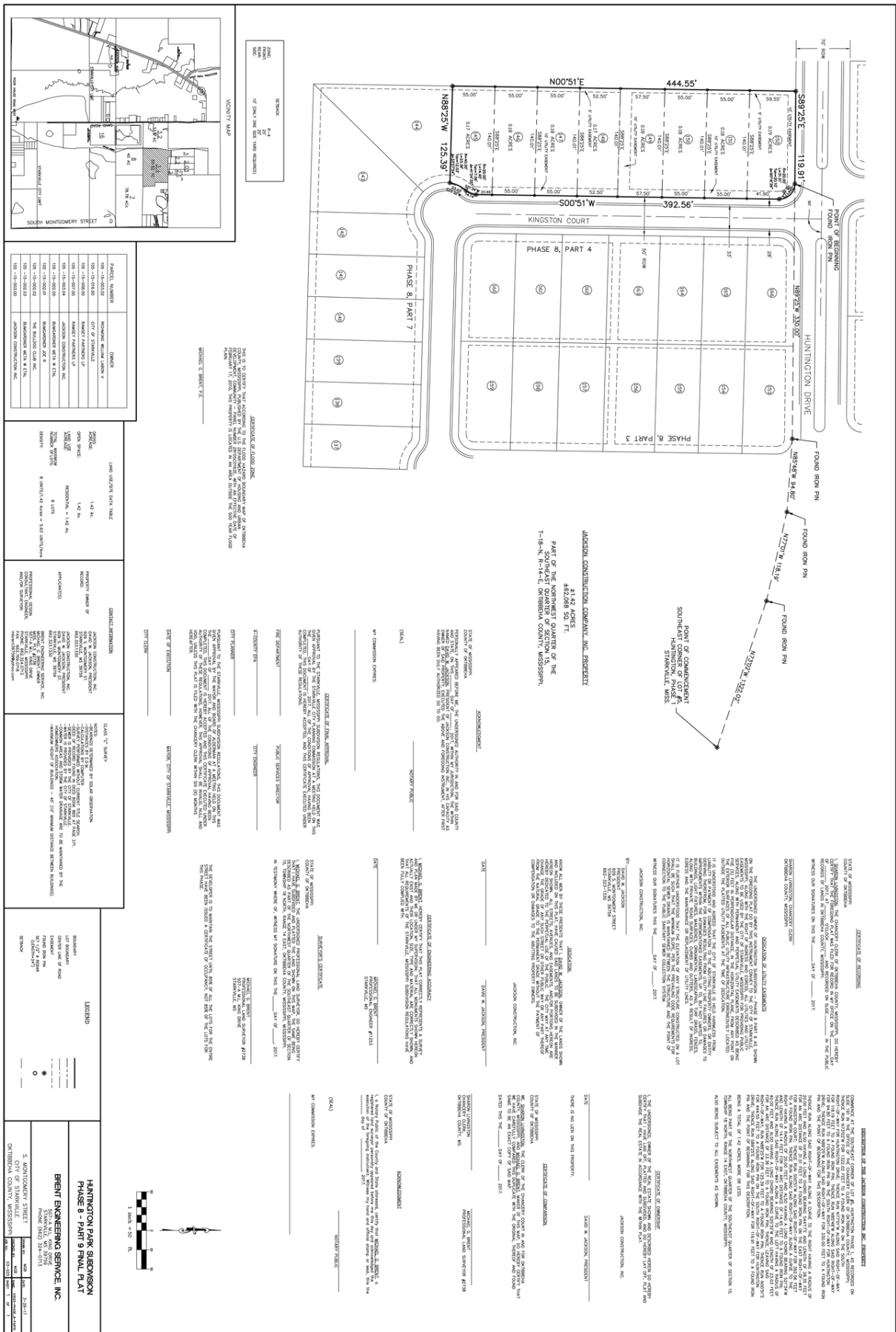
Attachment 1  
VA 17-04 Aerial



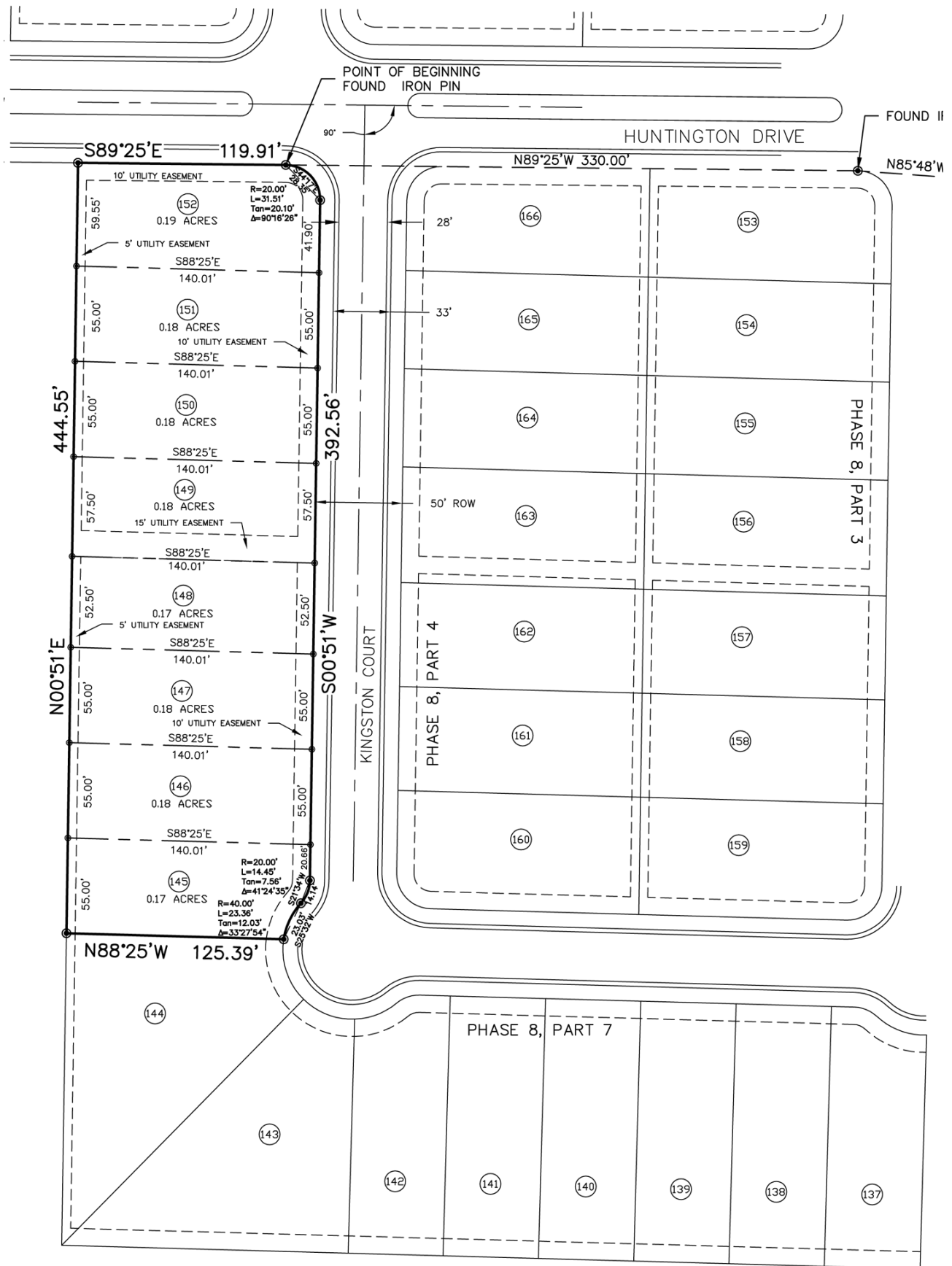
Attachment 2  
VA 17-04 Zoning



## Attachment 3- Final Plat



# Attachment 4- Enlargement of Final Plat





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

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**STAFF REPORT**

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**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: Live Adelaide, LLC

**SUBJECT:** PP 17-06 Request for Preliminary Plat approval for subdividing 9.36 acre parcel into 33 lots on the west side of the intersection of South Montgomery Street and Turnberry Lane in an R-4A zone

**DATE:** April 11, 2017

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**BACKGROUND INFORMATION:**

The purpose of this report is to provide information regarding the request by Saunders Ramsey on behalf of Live Adelaide, LLC for Preliminary Plat approval for subdividing a 9.36 parcel into 33 lots. The proposed subdivision is named "Adelaide Phase II". The proposed subdivision is located in an R-4A zone. The proposed subdivision is located on the west side of the intersection of South Montgomery Street and Turnberry Lane. This is the second phase of the Adelaide Subdivision. Phase I is currently under construction. This property was rezoned by the Board of Aldermen on December 6, 2016 from A-1 to R-4a. Please see attachments 1-4.

**Below is information pertaining to R-4A zone**

*Sec. S. - R-4A single-family, high-density.*

- A. Intent. The intent of this zoning district is to permit single-family residential development and associated uses in a high quality setting, according to a unified plan. The uses and standards in this district are intended to promote flexibility and innovation in site design, enhance the environmental quality and attractiveness of the community, and to assure the compatibility of the proposed development with adjacent land uses. The R-4A zoning district shall be highly suitable for compact, infill development or redevelopment of existing parcels of land to prevent sprawl and to encourage sustainable development within the city. R-4A zoning districts shall be more restrictive than the R-4 (zero lot line/cluster development) district but less restrictive than R-1 (single family) district.*
- B. Conditions to be met by single-family, high-density (R-4A) developments.*
- 1. District regulations. Every R-4A development erected and maintained under the provisions of this article shall comply with all regulations established in this section.*
  - 2. Site plan and improvements. A site plan for an R-4A development shall show and there shall be provided the following:*

- a. *Drainage.* Adequate facilities for the drainage of surface water, including storm sewers, gutters, paving, and proper design of finished grades.
- b. *Circulation and parking.* Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking area(s), and landscaped separation spaces between pedestrian and vehicular ways.
- c. *Open space.* A minimum of 20 percent of the gross land area within an R-4A district shall be designated as open space for the use and enjoyment of its owners, occupants and their guests. Open space area includes both private and common areas within the R-4A development project site. Required open space may be used for active recreational activities such as walking, jogging, swimming pools, golf, tennis and other court games; or passive recreational uses such as sitting, scenic viewing or picnics. Open space areas shall be attractively landscaped and may contain water features, benches, gazebos, gardens, planting strips, trails, tennis courts, or other recreational or landscaping amenities. Streets, driveways and parking areas shall not be considered part of this open space.
- d. *Responsibility for common open space.* Nothing in this section shall be construed as a responsibility of the city, either for maintenance or liability of the following which shall include, but not be limited to, any private open areas, parks, recreational facilities, and a "hold harmless" clause shall be incorporated in the covenants running with the land to this effect.
- e. *Utilities to be located underground.* Any R-4A development shall specify that all utilities shall be constructed underground.
- f. *Size of area.* Although there is not a minimum size, the area proposed for development shall be large enough to permit and accommodate an R-4A development. Building setbacks are to be determined by the development proposal upon approval. An R-4A approval shall not be granted if, in the opinion of the planning and zoning commission, the proposed development would have a direct negative or adverse impact on the surrounding area.

C. *Requirements for site plans of proposed R-4A developments.*

- 1. *Application.* An application for approval of an R-4A proposal shall be filed with the city planner and shall contain the following information: address, and interest of any others represented by the applicant; the concurrence of the owner(s) of the entire land are included in the proposal and all encumbrances of such land; evidence that the applicant and/or owners intend to develop the land along with a written narrative expressing the character of the proposed development.
- 2. *Site plans.* An application for an R-4A development is to be accompanied by a site plan which must include both maps and a written narrative. Adjacent properties impacted by the development are to be identified. The following data may be required with the preliminary submission:
  - a. *Existing topography of the site.*
  - b. *Drainage within the project and adjacent area, if impacted.*
  - c. *Existing and proposed land uses and existing zoning.*
  - d. *Existing property lines.*

- e. *Circulation system including walks, curb-cuts, ingress and egress drives, driveways.*
- f. *Parking areas.*
- g. *Areas proposed to be dedicated or reserved for parks, playgrounds and common areas.*
- h. *Approximate location of all buildings, structures, and other improvements, including walkways.*
- i. *Graphic presentation representative of the proposed structures and improvements.*
- j. *A tentative development schedule including timing and scope of any proposed phasing.*
- k. *Any proposed restrictive covenants or homeowner association agreements governing the maintenance and continued protection of the proposed development.*

*D. Review and approval process of proposed R-4A developments.*

1. *Review process. Upon receipt of an application for approval of a site plan for an R-4A development, properly and completely made out, the city planner shall distribute copies to the development review committee for review and recommendations. Recommendations from the development review committee shall be forwarded to the planning and zoning commission for a public hearing. The planning and zoning commission shall hold a public hearing and interested parties notified in the same manner as for other rezoning hearings. Following the public hearing, the planning and zoning commission shall transmit its recommendation of approval or disapproval to the mayor and board of aldermen, including any conditions of approval, which may include a performance bond.*
2. *Final approval. Final approval of a proposed R-4A development shall rest with the mayor and board of aldermen. The recommendations of the planning and zoning commission and the development review committee shall be considered and any conditions of approval may be amended, revised or stricken as determined. The approved site plan shall be binding and shall control the issuance of permits and/or certificates.*
3. *Revisions or amendments to an R-4A development site plan. Revisions or amendments to approved R-4A site plans which result in a reduction of the number of approved dwelling units/density, as well as an increase in open space, shall be allowed, upon review and approval by the city planner. Any proposed increase in dwelling units/density, or a decrease in open space, shall require a submittal of the revised site plan to the city planner in the same manner as prescribed for a new application.*
4. *Appeal. Any person aggrieved by a decision of the planning and zoning commission in approving or disapproving an application for an R-4A development proposal under this article may within ten days from the date of such decision, file a written request to the mayor and board of aldermen and there upon the mayor and board of aldermen shall proceed to review the proposal in the same manner prescribed for other rezoning applications.*

- E. Off-street parking. A minimum of three off-street parking spaces shall be provided for each dwelling unit.*
- F. Permitted and conditional uses shall be as follows:*
- 1. The following uses are permitted by right in the R-4A zoning district:*
    - a. Single-family dwelling.*
    - b. Garden.*
    - c. Home occupation.*
  - 2. The following uses are allowed by conditional use in the R-4A zoning district:*
    - a. Church or place of worship.*
    - b. Golf course, not including commercial driving ranges; need not be enclosed within structure.*
    - c. Public utilities.*
    - d. Recreational facilities.*
- G. Comprehensive Plan. The R-4A zoning district shall be considered a high density residential land use classification allowing a maximum gross density of 15 dwelling units per acre, as allowed per Table 32 of the city's comprehensive plan.*

*(Ord. No. 2008-9, § II, 11-4-08)*

## **PLAT PROPOSAL**

### **General Information**

The subdivision has a gross acreage of +/- 9.36 acres with a total of 33 lots. The proposed development has a gross density of 3.5 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants that include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat.

### **Easements and Dedications**

All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name. The Applicant shall meet the requirements of the electrical service provider, 4 County. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider.

### **Findings and Comments**

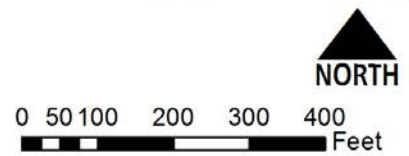
The preliminary plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. The applicant shall provide documentation that the subject area is not part of a previously platted subdivision. If it is a part of a previously platted subdivision, the applicant shall provide names of the persons to

be adversely affected thereby or directly interested therein and provided written proof from each party agreeing to the alteration.

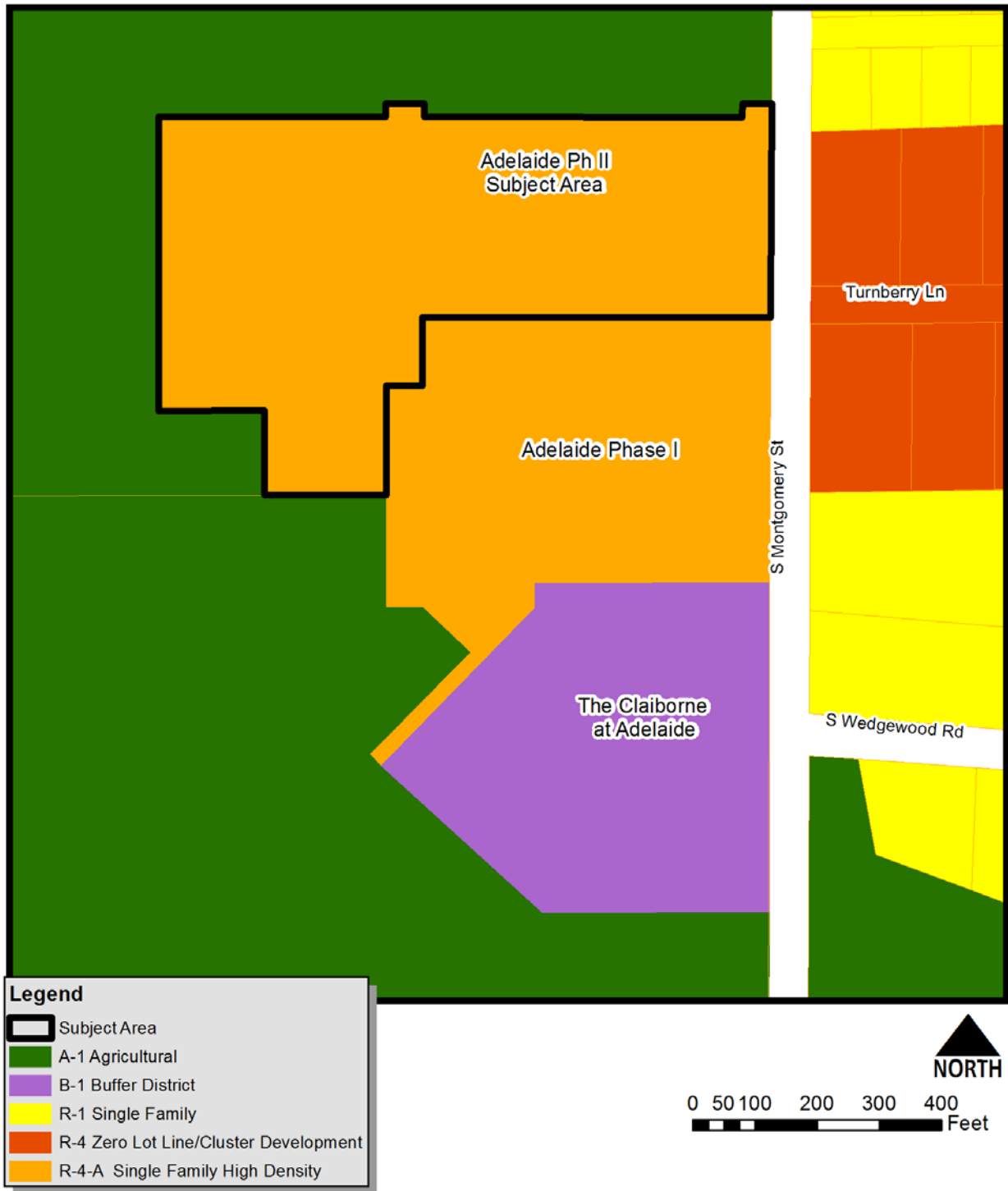
**REQUESTED CONDITIONS:**

1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The preliminary plat shall meet the minimum requirements for R-4A zone dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. 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.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. 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.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

Attachment 1  
PP 17-06 Aerial



Attachment 2  
PP 17-06 Zoning

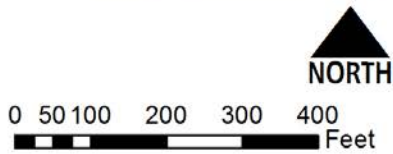


Attachment 3  
PP 17-06 Overlay



**Legend**

 Subject Area



[illegible]

NE  $\frac{1}{4}$  OF SECTION 22 AND THE SE  $\frac{1}{4}$  OF SECTION 15 T-18-N, R-14-E  
STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI  
(SHEET 2 OF 2)

OWNER (LIVE ADJUDICATE, LLC) \_\_\_\_\_ DATE \_\_\_\_\_

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.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATEMENT OF SURVEYING ACCURACY  
 I, JAMES BRETT BRASHER, HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A

**SURVEYING CERTIFICATION**  
I, JAMES BRETT BRASHER, HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION IN JANUARY OF 2010, 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.

WITNESS OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SHARON LIVINGSTON \_\_\_\_\_ JAMES BRETT BRASHER, PLS \_\_\_\_\_

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 OF APPROVAL HAVING BEEN

PURSUANT TO THE STARKVILLE, MISSISSIPPI, SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDELMAN AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THE CERTIFICATE EXECUTED UNDER AUTHORITY OF THESE

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

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1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811

LOT: 47  
6345 sf  
0.15 AC

LOT: 45  
7027 sf  
0.16 AC

LOT: 44  
7027 sf  
0.16 AC

3

[illegible]

LEGAL DESCRIPTION OF RIGHT OF WAY

1" EQUAL SET

SECTION 22

SECTION 23

1995.00 507W 1995.68

1995.00 507W 1995.68

SECONDS EAST A DISTANCE OF 120.00 FEET TO A SET 3/2" REBAR. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 5.00 FEET TO A SET 3/2" REBAR. SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 538.99 FEET TO A SET 3/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO A SET 3/2" REBAR. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO A SET 3/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 169.75 FEET TO A FOUND 3/2" REBAR. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 58.00 FEET TO A SET 3/2" REBAR. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 229.75 FEET TO A SET 3/2" REBAR. THENCE NORTH 90

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1/2" REBAR. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 41.10 TO A SET 1/2" REBAR. THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 120.00 TO A SET 1/2" REBAR. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 5.00 FEET TO A SET 1/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 5.00 FEET TO A SET 1/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 530.99 FEET TO A SET 1/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 120.00 TO A SET 1/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT 1/2" REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 109.75 FEET TO A POINT 1/2" REBAR.

DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 4.67 FEET TO A SET 1/2" REBAR, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 54.00 FEET TO A SET 1/2" REBAR, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 385.49 FEET TO A SET 1/2" REBAR, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 385.49 FEET TO A SET 1/2" REBAR, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 61.00 FEET TO A SET 1/2" REBAR, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 54.00 FEET TO A SET 1/2" REBAR, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 385.00 FEET TO A SET 1/2" REBAR, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 51.00 FEET TO A SET 1/2" REBAR, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 54.00

MANUSCRIPT OF SECTION 3.0, CHAPTER 28 PROPOSED AMENDS TO THE MINNESOTA CONSTITUTION, ARTICLE I, SECTION 13

COMMENCING AT THE NAIL FOUND AT THE INTERSECTION OF SOUTH MONTGOMERY STREET AND POOR HOUSE ROAD, ALSO BEING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST, GRIFFITHA COUNTY, MISSISSIPPI, THENCE NORTH 60 DEGREES 34' MINUTES 06" SECONDS WEST FOR A DISTANCE OF 5559.17 FEET TO A POINT 10' AWAY ON THE WEST BIGHT OF WAY OF SOUTH MONTGOMERY STREET; THENCE NORTH 90 DEGREES EIGHT OF WAY OF SOUTH MONTGOMERY STREET; THENCE NORTH 90 DEGREES 00' MINUTES 00" SECONDS WEST A DISTANCE OF 5460.10 FEET TO SET 10'

THENCE NORTH 90 DEGREES EAST A DISTANCE OF 9.50 FEET TO A SET 1/2" REBAR; THENCE NORTH 90 DEGREES WEST A DISTANCE OF 24.00 FEET TO A SET 1/2" REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 279.50 FEET TO A SET 1/2" REBAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET TO A SET 1/2" REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET TO A SET 1/2" REBAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 175.68 FEET TO A SET 1/2" REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET TO A SET 1/2" REBAR.

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83. GRID VALUES, UNFEET, DEGREES DO NOT EXCEED 999999999 AND A CONVEYANCE ANGLE OF (+) OR (-) DEGREES DO NOT EXCEED 360. THIS PARCEL WAS DEVELOPED AT THE APPROPRIATE CENTER OF THE FOLLOWING DISCOURSED PARCELS:

COMMENCING AT THE NAIL FOUND AT THE INTERSECTION OF SOUTH CANTONMENTARY STREET AND POOR HOLLOW; ALSO BEING THE SOUTHWEST

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 24.00 FEET TO A SET 5" REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 151.50 FEET TO A SET 5" REBAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET TO A SET 5" REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 151.50 FEET TO A SET 5" REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 9.50 FEET TO A SET 5" REBAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 340.87 FEET TO A SET 5" REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF

COMMENCING AT THE NAIL FOUND AT THE INTERSECTION OF SOUTH MONTGOMERY STREET AND POOR HOUSE ROAD ALSO BEING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST, OTTERBEE COUNTY, MISSISSIPPI; THENCE NORTH 80 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 5559.17 FEET TO A FOUND POINT REAR ON THE WEST BRIGHT OF WAY OF SOUTH MONTGOMERY STREET SAID POINT BEING THE BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 90 DEGREES

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**PREFACE**

MONTGOMERY STREET AND POOR HOME ROAD ALSO BEING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 16 EAST, SOUTHWEST QUARTER OF SECTION 9, RANGES 17 WEST TO 20 WEST, COUNTY OF MISSISSIPPI, THENCE NORTH 80 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 5539.17 FEET TO A FOUND "X"; THEREON ON THE WEST BRIGHT END OF WAY OF SOUTH MONTGOMERY STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 321.10 FEET TO A SET "X". HEREIN SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE SOUTH 89 DEGREES 10 MINUTES 00 SECOND WEST A

BEARINGS SHOWN ARE GRID BEARINGS  
DETERMINED BY GPS OBSERVATIONS  
CONVERGENCE ANGLE = +0°00'43.34"

DISTANCES SHOWN  
ARE GRID VALUES, US SURVEY FEET  
MS STATE PLANE COORDINATES (MS SPQ)  
EAST ZONE, NAD 83 DATUM  
SCALE FACTOR = 0.99999505

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