



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 13, 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 May 09, 2017 (pg. 3)
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 17-03 Request for Conditional Use to allow for a Wireless Communication Tower at 1113 Stark Road in an C-2 zone with the parcel number 103H-00-013.01 (pg. 7)
 - B. CU 17-04 Request for Conditional Use to allow for a single-family dwelling at 311 D.L. Connor in an C-2 zone with the parcel number 118P-00-078.00 (pg. 61)
 - C. CU 17-06 Request for Conditional Use to allow for a Loan Business at 420 Highway 12 West in an C-2 zone with the parcel number 102C-00-224.04 (pg. 67)
 - D. RZ 17-05 Request to Rezone one lot located at 122 Azalea Lane from R-5 to C-2 with the parcel number 102O-00-024.00 (pg. 75)
- VIII. PLANNER'S REPORT
- IX. RECOGNITION OF SERVICE FOR OUTGOING COMMISSIONERS
- X. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 09, 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 May 09, 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, and City Attorney Chris Latimer.

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 May 09, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 09, 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 April 11, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. FP 17-05 Request for Final Plat approval for subdividing 1.5-acre parcel into seven lots located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive in a B-1 zone with the parcel number 117C-00-038.00
 - B. Appearance by City Engineer Edward Kemp to discuss the results of a traffic study for South Montgomery Street

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 April 11, 2017 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
APRIL 11, 2017**

After discussion and upon the motion of Commissioner Loveless, duly seconded by Commissioner Moore, the motion to approve the Minutes as amended of the April 11, 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 17-04 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**

City Planner Daniel Havelin presented the request FP 17-05, a request by Jason Pepper on behalf of Providence Hill LLC for Final Plat approval for subdividing a 1.5-acre parcel into seven lots located on the southwest corner of the intersection of Old West Point Road and Rose Perkins Drive in a B-1 zone with the parcel number 117C-00-038.00. The proposed subdivision is named "Pilkington Place". The proposed subdivision is located in an B-1 zone.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Miller, the motion to approve FP 17-05 was unanimously approved with the following 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 B-1 zoning district's dimensions.
3. All public utilities are currently in place 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. 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 signing of the final plat.
7. 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.
8. 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.

B. APPEARANCE BY CITY ENGINEER EDWARD KEMP TO DISCUSS THE RESULTS OF A TRAFFIC STUDY FOR SOUTH MONTGOMERY STREET

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 13, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Walker, duly seconded by Commissioner Camp, the motion to adjourn until 5:30 p.m. on June 13, 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

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)
Subject: CU 17-03 Request for Conditional Use to allow for a Wireless Communication Tower at 1113 Stark Road in an C-2 zone with the parcel number 103H-00-013.01
Date: June 13, 2017

The purpose of this report is to provide information regarding a Conditional Use Request by Eco-Site, Inc. to allow for a Wireless Communication Tower located at 1113 Stark Road in an C-2 zone with the parcel number 103H-00-013.01. Please see attachments 1- 11.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to place a 119' Wireless Communication Tower at 1113 Stark Road. The property is zoned C-2 and in order to construct a "Wireless Communication Tower", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart. The applicant attended a Board of Adjustments and Appeals meeting on May 24, 2017 to request three variances from setback requirements. This request was denied. The applicant appealed that decision on May 30, 2017. The Board of Aldermen will hear this appeal on June 20, 2017.

Scale and intensity of use.

The applicant has provided a conceptual site plan that illustrates the proposed tower. The proposed tower is approximately the same height as the existing communication tower currently on site.

On- or off-site improvement needs.

The applicant is proposed to construct a 119' tower in +- 20' x 50' facility space surrounded by an 8' wooden fence. The facility will be unmanned. On June 1, 2017, the Development Review Committee reviewed the site plan.

On-site amenities proposed to enhance the site.

The applicant does not propose any landscape screening.

Site issues.

There are no known site issues regarding the intended use of the site.

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

Direction	Zoning	Current Use
North	C-2	Medical Office/residential units
East	R-1	Residential Neighborhood
South	C-2	Construction Business
West	R-4	Residential Neighborhood

NOTIFICATION

34 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on May 11, 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 and no phone calls against this request.

ANALYSIS

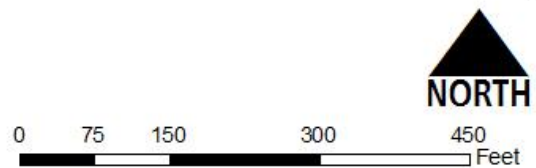
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a Wireless Communication Tower could be considered a compatible use with adjacent properties due to the current existence of a communication tower on the site. The property is currently zoned C-2. The 2016 Comprehensive plan has the areas placetype listed as Suburban Corridor
2. **Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use.
3. **Proper use of mitigative techniques.** A wooden fence will be used to screen the equipment located at the base of the tower.
4. **Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site
5. **Compliance with applicable laws and ordinances.** The applicant is responsible for obtaining all the required City, State and Federal permits.

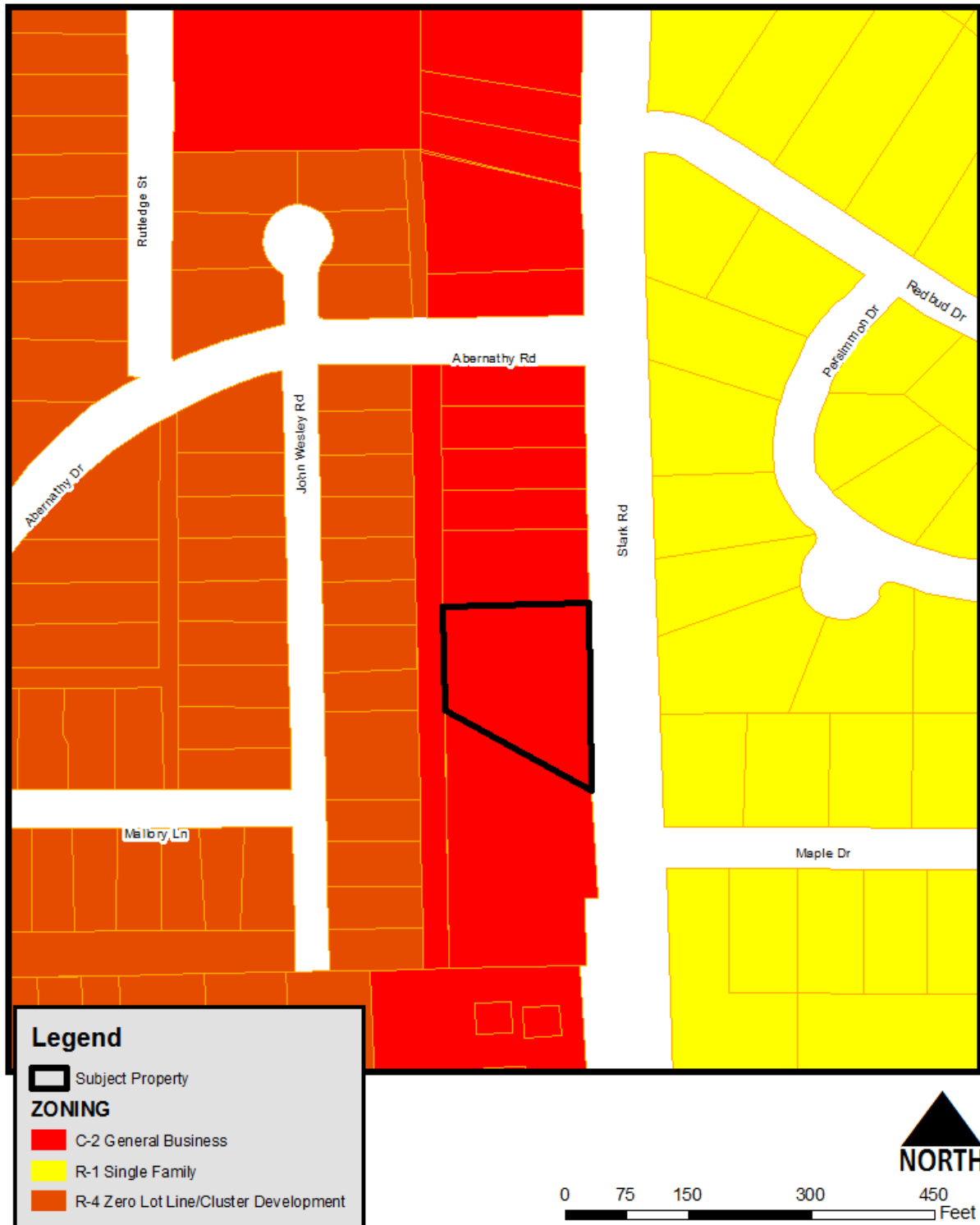
Requested Conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain a building permit from the Building Department.
2. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1
CU 17-03 Aerial



Attachment 2 CU 17-03 Zoning



Attachment 3- Applicant Statement

BAKER DONELSON

1400 WELLS FARGO TOWER · 420 20TH STREET NORTH · BIRMINGHAM, ALABAMA 35203 ·
205.328.0480 · bakerdonelson.com

N. ANDREW ROTENSTREICH, SHAREHOLDER
Direct Dial: 205.250.8304
Direct Fax: 205.488.3704
E-Mail Address: arotenstreich@bakerdonelson.com

April 26, 2017

VIA FEDERAL EXPRESS

Buddy Sanders
Community Development Director
110 West Main Street
Starkville, MS 39759

Re: Wireless Telecommunications Facility - Starkville AMS-0006
Site Address: 1113 Stark Road, Starkville, MS

Dear Mr. Sanders:

Verizon Wireless is requesting a new cell-site in the City of Starkville, Mississippi in order to help improve the coverage and capacity issues due to increased traffic around this area. Since there were no suitable structures in the area upon which to co-locate, the only option is to build a new cell site. Eco-Site, Inc. ("Eco-Site") will lease antenna space on the structure and the necessary ground space for supporting equipment to T-Mobile and other wireless providers.

Enclosed please find Eco-Site's Application for Conditional Use, along with supporting documentation to allow for the construction of a wireless telecommunications facility to be located on Parcel 103H-00-013.01, with a street address of 1113 Stark Road, Starkville, Oktibbeha County, Mississippi. The property is owned by Hilbun Investment Properties, LLC.

The proposed telecommunications facility will be a one hundred fifteen foot (115') monopole telecommunications facility located in a Commercial (C-2) zoning district. This tower will also have a four foot (4') lightning rod at the top of the tower. It will be designed based on EIA/TIA code for at least three (3) additional Tenants to support, with Ten foot (10') separation between designed tenants. The tower will be designed for twelve (12) antennas at each level.

The facility will be unmanned (visited on average of once per month for routine maintenance purposes) and will not emit noise or glare. The facility will be constructed and maintained in compliance with all federal, state, and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally-mandated program to improve the reliability of E911 service to the surrounding area and citizens of the City of Starkville, Mississippi.

.....
ALABAMA · FLORIDA · GEORGIA · LOUISIANA · MARYLAND · MISSISSIPPI · SOUTH CAROLINA · TENNESSEE ·
TEXAS · VIRGINIA · WASHINGTON, D.C.

The following statements also are provided in support of the request for the proposed telecommunications facility:

1. The wireless telecommunications facility and antennas will be secured in a manner that prevent unauthorized access. The intended fencing is shown on the enclosed Site Plan.
2. The facility, as planned, will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
3. The facility will have proper signage as required by law.
4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
5. The proposed telecommunications facility will be in compliance with all applicable Federal Aviation Administration regulations.

In support of the application for Conditional Use and pursuant to Article III, Section 104-53 of the City of Starkville Code of Ordinances, attached please find the following:

Primary Contact. The primary contact for all phases of zoning on this application will be me. Once construction begins, the primary contact will be Tom Berres, Regional Project Manager for Eco-Site. His primary contact number is (828) 273-2502 and his email address is tberres@eco-site.com.

Tab 1 - Survey with legal description demonstrating a scaled drawing of the site, showing property boundaries and proposed development layout, along with a Statement of Impact on Health, Safety and Welfare.

Tab 2 - A site plan and elevation drawings, drawn to scale, showing the location of the tower, antenna locations, equipment buildings and/or other accessory uses, utilities and drainage lines, access, fences, adjacent utilities, ownership, structures and land uses.

Tab 3 - Letter of Intent

Tab 4 - Written authorization from the site owner for the application

Tab 5 - FAA Determination of No Hazard to Air Navigation.

Tab 6 - RF Justification

Tab 7 - Compliance letter for the proposed telecommunications facility.

City of Starkville, MS
April 26, 2017
Page 3

Tab 8 - 24/7 Emergency Contact Information.

Per our telephone conversation, the existing tower located on this parcel will be removed after construction of the new tower. Furthermore, in relation to the Variance application filed contemporaneously herewith, this letter will confirm that the applicant does not need a variance from Subsection 104-55(b)(8)(d) due to the proposed facilities location in a C-2 zoning district, as referenced in Subsection 104-55(d).

In order to maintain a level playing field with its competitors also offering similar services, Verizon Wireless needs the proposed tower, at the proposed location, at the proposed height, and at the requested signal levels, to deliver a consistently reliable signal in this geographic area.

Should you require any additional information to assist your review, or if you should have any questions, please feel free to contact me.

Very truly yours,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

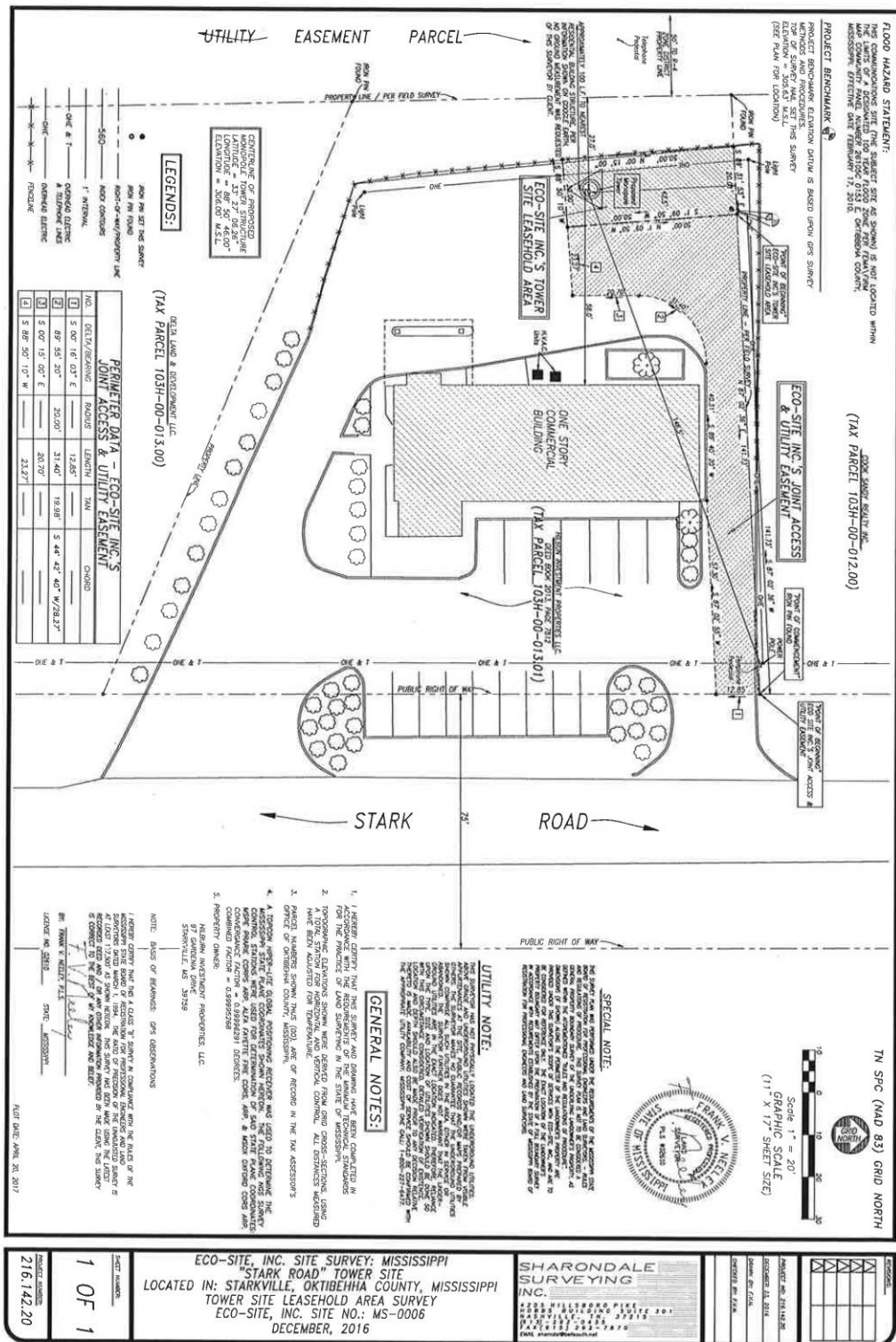


N. Andrew Rotenstreich, Shareholder

NXR01:msp02

Enclosure

14



ECO-SITE, INC.'S TOWER SITE LEASEHOLD AREA DESCRIPTION

Being part of Lot 2, Block 80-C, City of Starkville, Mississippi, and being located in the southeast quarter of Section 5, Township 18 North, Range 14 East, Oktibeha County, Mississippi, being more particularly described as follows:

Beginning at the northwest corner of Eco-Site, Inc.'s tower site leasehold area being South 87 degrees 02 minutes 36 seconds West, 12.80 feet to a point on the west margin of Stark Road, being the west margin of Stark Road at the northwest corner of the property conveyed to Adams Property, LLC, of record in Book 20713, Page 1912, of the Chancery Court Clerk's Office of Oktibeha County, Mississippi.

Thence, South 1 degree 09 minutes 50 seconds East, 50.00 feet to the southeast corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, South 88 degrees 50 minutes 10 seconds West, 20.00 feet to the southeast corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, North 1 degree 09 minutes 50 seconds West, 50.57 feet to the northwest corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, South 89 degrees 31 minutes 53 seconds East, 20.00 feet to the point of beginning, containing 1,008 square feet, (0.023 acre).

ECO-SITE, INC.'S JOINT ACCESS & UTILITY EASEMENT AREA DESCRIPTION

Being part of Lot 2, Block 80-C, City of Starkville, Mississippi, and being located in the southeast quarter of Section 5, Township 18 North, Range 14 East, Oktibeha County, Mississippi, being more particularly described as follows:

Beginning at a point located in the west margin of Stark Road at the southeast corner of the property conveyed to Adams Property, LLC, of record in Book 20713, Page 1912, of the Chancery Court Clerk's Office of Oktibeha County, Mississippi;

Thence, with the west margin of Stark Road, South 07 degrees 16 minutes 03 seconds East, 12.80 feet to a point;

Thence, along the west margin of Stark Road, South 87 degrees 02 minutes 36 seconds West, 57.30 feet to a point;

Thence, North 88 degrees 40 minutes 20 seconds West, 44.31 feet to a point;

Thence, along a curve to the left with a central angle of 89 degrees 06 minutes 35 seconds, and a radius of 20.00 feet, a distance of 37.40 feet to a point;

Thence, South 00 degrees 16 minutes 16 seconds West, 20.70 feet to a point;

Thence, South 88 degrees 50 minutes 10 seconds West, 23.27 feet to the southeast corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, with the west margin of Eco-Site, Inc.'s tower site leasehold area, North 1 degree 09 minutes 50 seconds West, 50.00 feet to the northwest corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, along Eco-Site, Inc.'s tower site leasehold area, North 87 degrees 02 minutes 36 seconds East, 141.27 feet to the point of beginning, containing 2,294 square feet, (0.052 acre).

UNDERLYING LANDOWNER'S PROPERTY AREA DESCRIPTION

Commencing at the first point being used as the southwest corner of Section 5, Township 18 North, Range 14 East, Oktibeha County, Mississippi, and being located in the southeast quarter of Section 5, Township 18 North, Range 14 East, Oktibeha County, Mississippi, being more particularly described as follows:

Beginning at the point of beginning for the following described parcel:

Paul Vance North 87 degrees 25 minutes West, 18.98 feet to a point on the west margin of Stark Road, being the west margin of Stark Road at the northwest corner of the property conveyed to Adams Property, LLC, of record in Book 20713, Page 1912, of the Chancery Court Clerk's Office of Oktibeha County, Mississippi;

Thence, with the west margin of Stark Road, South 07 degrees 16 minutes 03 seconds East, 12.80 feet to a point;

Thence, along the west margin of Stark Road, South 87 degrees 02 minutes 36 seconds West, 57.30 feet to a point;

Thence, North 88 degrees 40 minutes 20 seconds West, 44.31 feet to a point;

Thence, along a curve to the left with a central angle of 89 degrees 06 minutes 35 seconds, and a radius of 20.00 feet, a distance of 37.40 feet to a point;

Thence, South 00 degrees 16 minutes 16 seconds West, 20.70 feet to a point;

Thence, South 88 degrees 50 minutes 10 seconds West, 23.27 feet to the southeast corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, with the west margin of Eco-Site, Inc.'s tower site leasehold area, North 1 degree 09 minutes 50 seconds West, 50.00 feet to the northwest corner of Eco-Site, Inc.'s tower site leasehold area;

Thence, along Eco-Site, Inc.'s tower site leasehold area, North 87 degrees 02 minutes 36 seconds East, 141.27 feet to the point of beginning, containing 2,294 square feet, (0.052 acre).

AND BEING the same property conveyed to Adams Property and Adams Josephine Bryant from Adam Joseph Bryant, LLC by Warranty Deed dated February 11, 2010, and recorded February 11, 2010 in Book 20713, Page 702.

SURVEYOR'S REVIEW OF SPECIAL EXCEPTIONS

NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY'S "TITLE COMMITMENT" - NO. 24104125, ISSUED OCTOBER 26, 2016.

EXCEPTION NUMBERS ONE THROUGH SEVEN ARE NOT FIDELITY. THIS ARE NOT SHOWN UPON THE FACE OF THIS SURVEY.

⑧ - PLAN OF SURVEY AND DESCRIPTION FOR DATA LAND AND DEVELOPMENT, LLC CITY OF STARKVILLE, OKTIBEH COUNTY, MISSISSIPPI, RECORDED ON 10/19/2016 IN BOOK 2008, PAGE 5812, FURNISH SHOWN AS CORRESPONDING TO THE SURVEY OF THE CITY OF STARKVILLE, MISSISSIPPI, DOES NOT AFFECT ECO-SITE, INC.'S TOWER SITE LEASEHOLD AND EASEMENT AREA INTERESTS.

EXCEPTION NUMBER NINE IS NOT FIDELITY. THIS ARE NOT SHOWN UPON THE FACE OF THIS SURVEY.



PLAT DATE: DECEMBER 23, 2016



ECO-SITE, INC. SITE SURVEY: MISSISSIPPI
"STARK ROAD" TOWER SITE
LOCATED IN: STARKVILLE, OKTIBEH COUNTY, MISSISSIPPI
TOWER SITE LEASEHOLD AREA SURVEY
ECO-SITE, INC. SITE NO.: MS-0006
DECEMBER, 2016

SHEET NUMBER:
2 OF 2
PROJECT NUMBER:
216.142.20

**MS-006 – STARK ROAD
TAX PARCEL 103H-00-013.01 – TAX ASSESSOR'S OFFICE
OKTIBEHHA COUNTY, MISSISSIPPI
ECO-SITE INC.'S TOWER SITE LEASEHOLD AREA DESCRIPTION**

Being part of Lot 2, Block 80-C, City of Starkville, Mississippi, and being located in the southeast quarter of Section 5, Township 18 North, Range 14 East, Oktibehha County, Mississippi, being more particularly described as follows:

Beginning at the northeast corner of Eco-Site Inc.'s tower site leasehold area being South 87 degrees 02 minutes 36 seconds West, 141.73 feet from an iron pin found in the west margin of Stark Road at the northeast corner of the property conveyed to Andrew Bryant and Maria Josephine Bryant, of record in Deed Book 2010, Page 709, of the Chancery Court Clerk's Office of Oktibehha County, Mississippi;

Thence, South 1 degree 09 minutes 50 seconds East, 50.00 feet to the southeast corner of Eco-Site Inc.'s tower site leasehold area;

Thence, South 88 degrees 50 minutes 10 seconds West, 20.00 feet to the southwest corner of Eco-Site Inc.'s tower site leasehold area;

Thence, North 1 degree 09 minutes 50 seconds West, 50.57 feet the northwest corner of Eco-Site Inc.'s tower site leasehold area;

Thence, South 89 degrees 31 minutes 53 seconds East, 20.00 feet to the point of beginning, containing 1,006 square feet, (0.023 acres).

**MS-0006 – STARK ROAD
TAX PARCEL 103H-00-013.01 – TAX ASSESSOR'S OFFICE
OKTIBEHHA COUNTY, MISSISSIPPI
LESSEE'S JOINT ACCESS & UTILITY RIGHT OF WAY AREA DESCRIPTION**

Being part of Lot 2, Block 80-C, City of Starkville, Mississippi, and being located in the southeast quarter of Section 5, Township 18 North, Range 14 East, Oktibehha County, Mississippi, being more particularly described as follows:

Beginning at an iron pin found in the west margin of Stark Road at the northeast corner of the property conveyed to Andrew Bryant and Maria Josephine Bryant, of record in Deed Book 2010, Page 709, of the Chancery Court Clerk's Office of Oktibehha County, Mississippi;

Thence, with the west margin of Stark Road, South 00 degrees 16 minutes 03 seconds East, 12.85 feet to a point;

Thence, leaving the west margin of Stark Road, South 87 degrees 02 minutes 55 seconds West, 57.30 feet to a point;

Thence, North 89 degrees 40 minutes 20 seconds West, 40.31 feet to a point;

Thence, along a curve to the left with a central angle of 89 degrees 56 minutes 35 seconds, and a radius of 20.00 feet, a distance of 31.40 feet to a point;

Thence, South 00 degrees 16 minutes 16 seconds West, 20.70 feet to a point;

Thence, South 88 degrees 50 minutes 10 seconds West, 23.27 feet to the southeast corner of Eco-Site Inc.'s tower site leasehold area;

Thence, with the east margin of Eco-Site Inc.'s tower site leasehold area, North 1 degree 09 minutes 50 seconds West, 50.00 feet to the northeast corner of Eco-Site Inc.'s tower site leasehold area;

Thence, leaving Eco-Site Inc.'s tower site leasehold area, North 87 degrees 02 minutes 36 seconds East, 141.73 feet to the point of beginning, containing 2,704 square feet, (0.062 acres).

MS-0006- STARK ROAD
TAX PARCEL 103H-00-013.01 – TAX ASSESSOR’S OFFICE
OKTIBEHHA COUNTY, MISSISSIPPI
UNDERLYING LANDOWNER’S PROPERTY AREA DESCRIPTION

Property located in Oktibehha County, Mississippi.

Commencing at the iron pin being used as the Northeast corner of Section 8, Township 18 North, Range 14 East, Oktibehha County, Mississippi,; run thence North for 1,635.50 feet; run thence West for 157.36 feet to the iron pin marking the west right-of-way for Stark Road and the POINT OF BEGINNING for the following described parcel.

Run thence North 67 degrees 25 minutes West for 189.96 feet to an iron pin; run thence North 1 degree 14 minutes West for 112.05 feet to an iron pin; run thence North 87 degrees 04 minutes East for 177.14 feet to an iron pin marking the West right-of-way for Stark Road; run thence, along said right-of-way, South 00 degrees 12 minutes East for 193.96 feet back to the iron pin marking the POINT OF BEGINNING.

Being 0.62 acres more or less, plus or minus a strip of land off the East side to the West right-of-way for Stark Road, and being part of Lot 2 Block 80-C of the City of Starkville 1974 Map and being situated in the Northeast Quarter of the Southeast Quarter of Section 5, Township 18 North, Range 14 East, Oktibehha County, Mississippi.

AND BEING the same property conveyed to Andrew Bryant and Maria Josephine Bryant from Video Magic One, LLC by Warranty Deed dated February 11, 2010 and recorded February 11, 2010 in Deed Book 2010, Page 709.

Date: December 15, 2016

Eco-Site
240 Leigh Farm Road
Suite 415
Durham, NC 27707

Re: FAA "I-A" Letter
Eco-Site (Mississippi) Site Name: STARK ROAD
Eco-Site (Mississippi) Site Number: MS-0006
Eco-Site Property Landowners: Hilbun Investments
Eco-Site Tower Location: Starkville, Mississippi

This is to advise you that we have conducted a Global Positioning System (GPS) observation for this project in order to establish a geographic position and elevation for the proposed tower at this location.

The nearest NGS base station used for the GPS observation is described as follows:
MSPE PRAIRIE CORS ARP.
Horizontal values are based upon the following datum: NAD-83.
Vertical values are based upon the following datum: NAVD-88.

Geographic Coordinates of the proposed tower center are as follows:

LATITUDE: 33° 27' 06.26" **NORTH** **LONGITUDE** 88° 50' 46.00" **WEST**

Ground elevation at the proposed tower center is 306.00 **FEET (MSL).**

The accuracy of the above stated "proposed tower center" values meet or exceed "I-A" accuracy as required by the Federal Aviation Administration (horizontal accuracy +/- 15 feet, vertical accuracy +/- 3 feet).

If you have any questions concerning this information please contact us at any time.

Sincerely,

CONSULTANT TO ECO-SITE.



Checked by: Frank V. Neeley
Date: December 15, 2016

Sharondale Surveying, Inc. Land Surveying - GPS Services
4205 Hillsboro Pike, Suite 301, Nashville, TN 37215
(615) 292-0435 Fax (615) 292-7870

[illegible]

TE NAME:	STARK RD
TE NUMBER:	MS-0008
TE ADDRESS:	1113 STARK ROAD STARKVILLE, MS 39759
TEA:	LEASE AREA = 1,004 SF
PROPERTY OWNER:	MILBURN INVESTMENTS 1113 STARK ROAD STARKVILLE, MS 39759
XX MAP NUMBER:	PARCEL NUMBER: 103H-00-013.01
DATE OF INFO:	

DEED BOOK 2013, PAGE 7812		
	LONGITUDE:	W 88° 50' 45.90"
	ITUDE:	N 33° 27' 06.26"

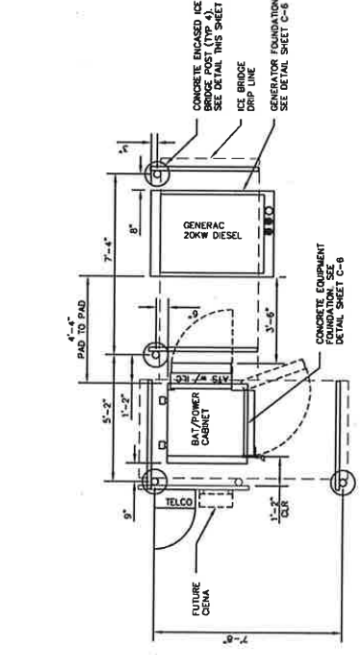
DATE	
OK	
2/29/16	PQH
2/26/16	PQH
1/6/16	PQH
2/4/17	PQH
2/5/17	PQH
2/3/17	PQH
2/6/17	PQH
2/6/17	PQH

04/10	3
04/10	
03/10	
01/10	
01/10	
01/11	
01/10	
09/10	
0	

NOX
EX-03
EX-03
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EX-03
EX-03
EX-03
EX-03

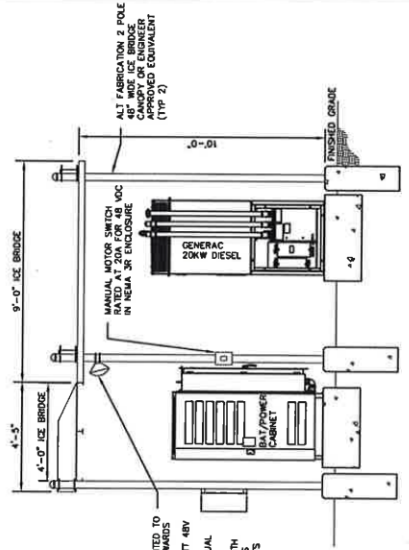
DESSOR	87
LEASE	KTL
LEASE	NJR
LEASE	NJR
LEASE	NJR
ZONING	NJR
ZONING	ZHJ
ZONING	ZHJ
ZONING	ZHJ
CONSID	ZHJ

NO.	1	2	3	4	5	6	7	8		
FILE:	CARRIER									

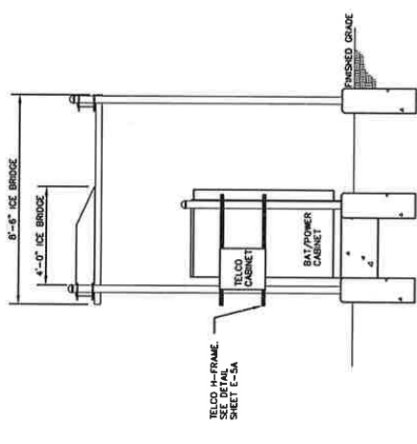
EQUIPMENT PLANC-4

PLAN VIEW-GROUND

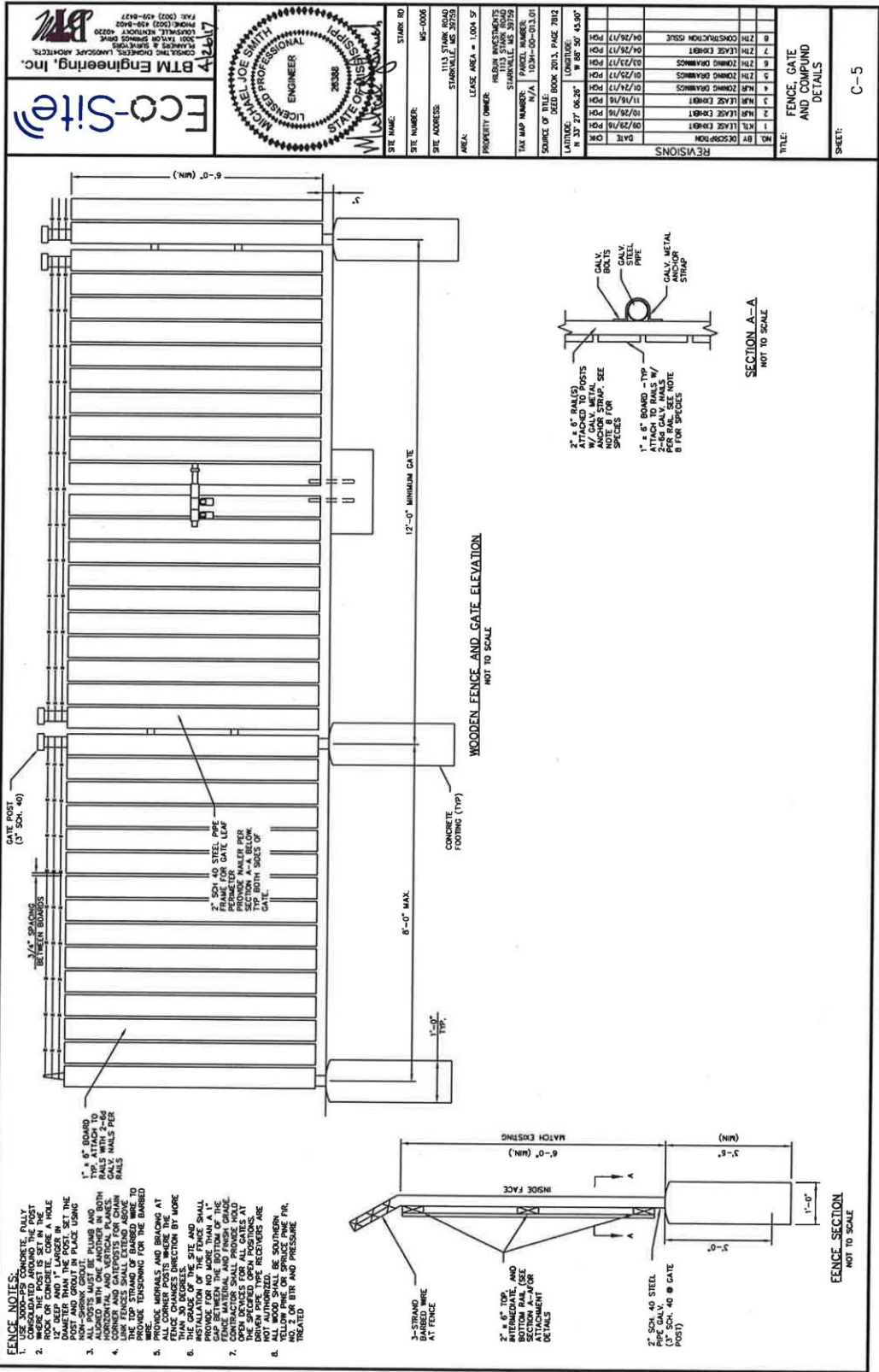
NOTE: CABINET AND GENERATOR SHOWN ON THIS SHEET ARE FOR PICTORIAL PURPOSES ONLY. ACTUAL DIMENSIONS AND SPECIFICATIONS WILL BE PROVIDED BY VZW ENGINEER

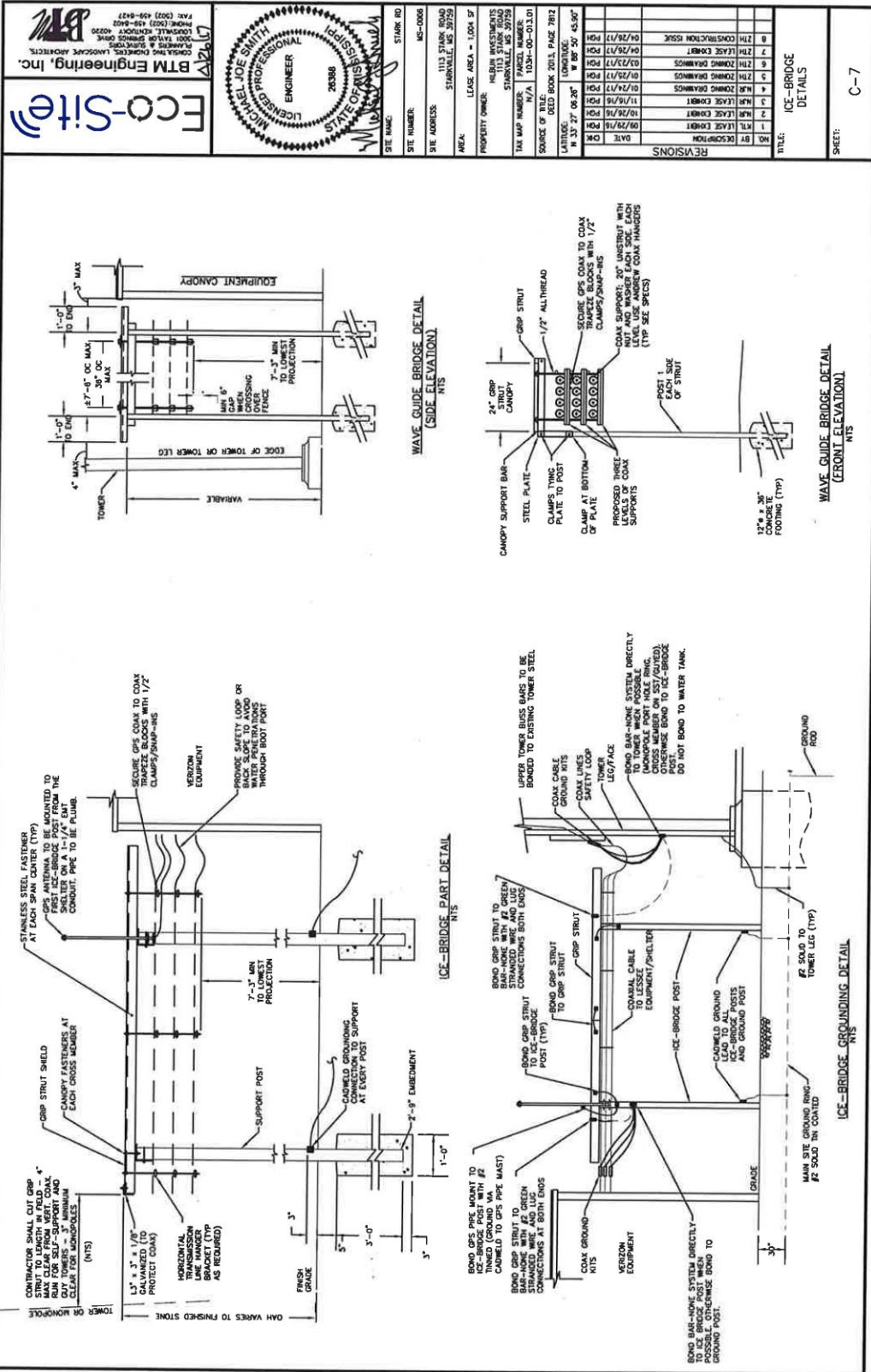


FRONT ELEVATION



SIDE ELEVATION







BTM Engineering, Inc.
CONSULTING ENGINEERS, LANDSCAPE ARCHITECTS
1000 KAYLOR DRIVE
SUITE 100
ANN ARBOR, MI 48106
PHONE (313) 436-8400
FAX (313) 436-8432



MICHAEL JOE SMITH
LICENSED PROFESSIONAL ENGINEER
STATE OF MICHIGAN
26308

417417

SITE NAME: STARK RD

SITE NUMBER: MS-0006

SITE ADDRESS: 1113 STARK ROAD
STARKVILLE, MS 39759

AREA: LEASE AREA = 1,000 SF

PROPERTY OWNER: HELBORN INVESTMENTS
1113 STARK ROAD
STARKVILLE, MS 39759

TAX MAP NUMBER: N/A

PARCEL NUMBER: 1034--00--013.01

SOURCE OF TITLE: DEED BOOK 2012, PAGE 7912

DATE: 01/27/2017

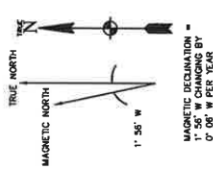
UNITS: N 33° 27' 08.30" W 80° 50' 45.90"

NO.	DATE	DESCRIPTION
1	09/29/16	REVISED
2	10/26/16	REVISED
3	11/16/16	REVISED
4	01/24/17	REVISED
5	01/25/17	REVISED
6	03/23/17	REVISED
7	04/26/17	REVISED
8	04/28/17	REVISED

REVISIONS

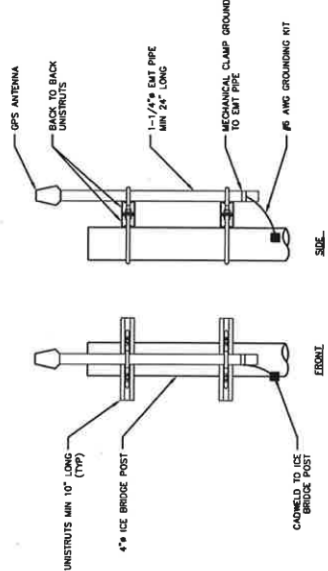
TITLE: ANTENNA AND COAX DETAILS

SHEET: C-10

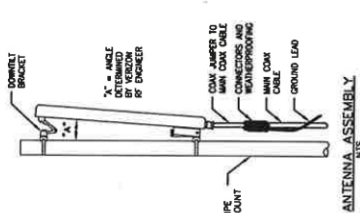


ANTENNA ORIENTATION
NTS

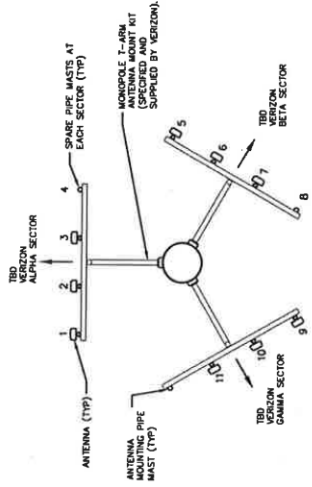
NOTE: CONTRACTOR SHALL CONTACT VERSION RE ENGINEER FOR ALL INFORMATION REGARDING ANTENNAS AND AZIMUTHS SHOWN FOR REFERENCE ONLY.



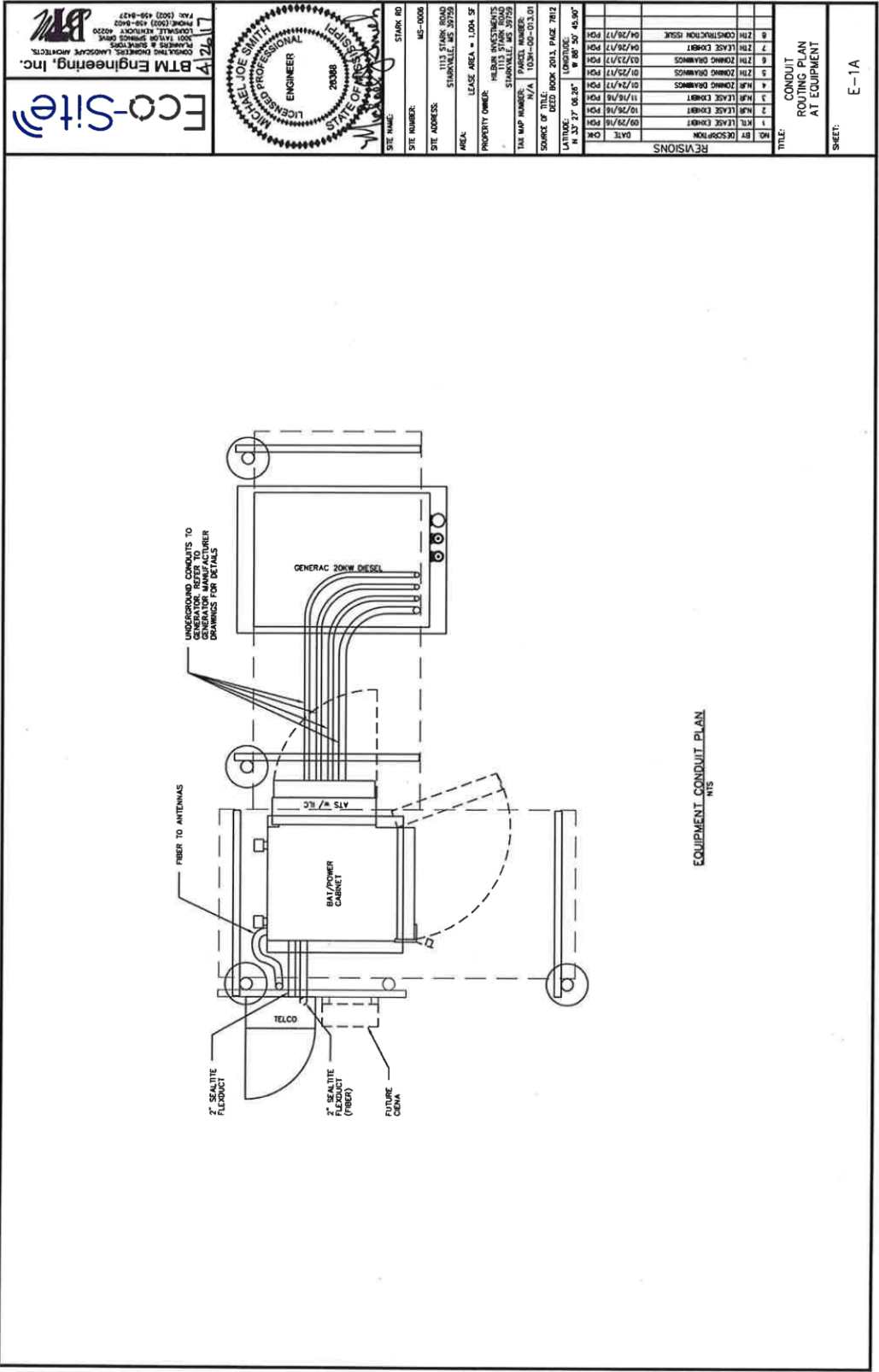
GPS MOUNT
NTS



ANTENNA ASSEMBLY
NTS



ANTENNA ORIENTATION
NTS



BTM Engineering, Inc.
CONSULTING ENGINEERS, LANDSCAPE ARCHITECTS
1000 TAYLOR STREET, SUITE 100
DORSETT, NEW YORK 12026
PHONE (502) 456-8422
FAX (502) 456-8427

412617

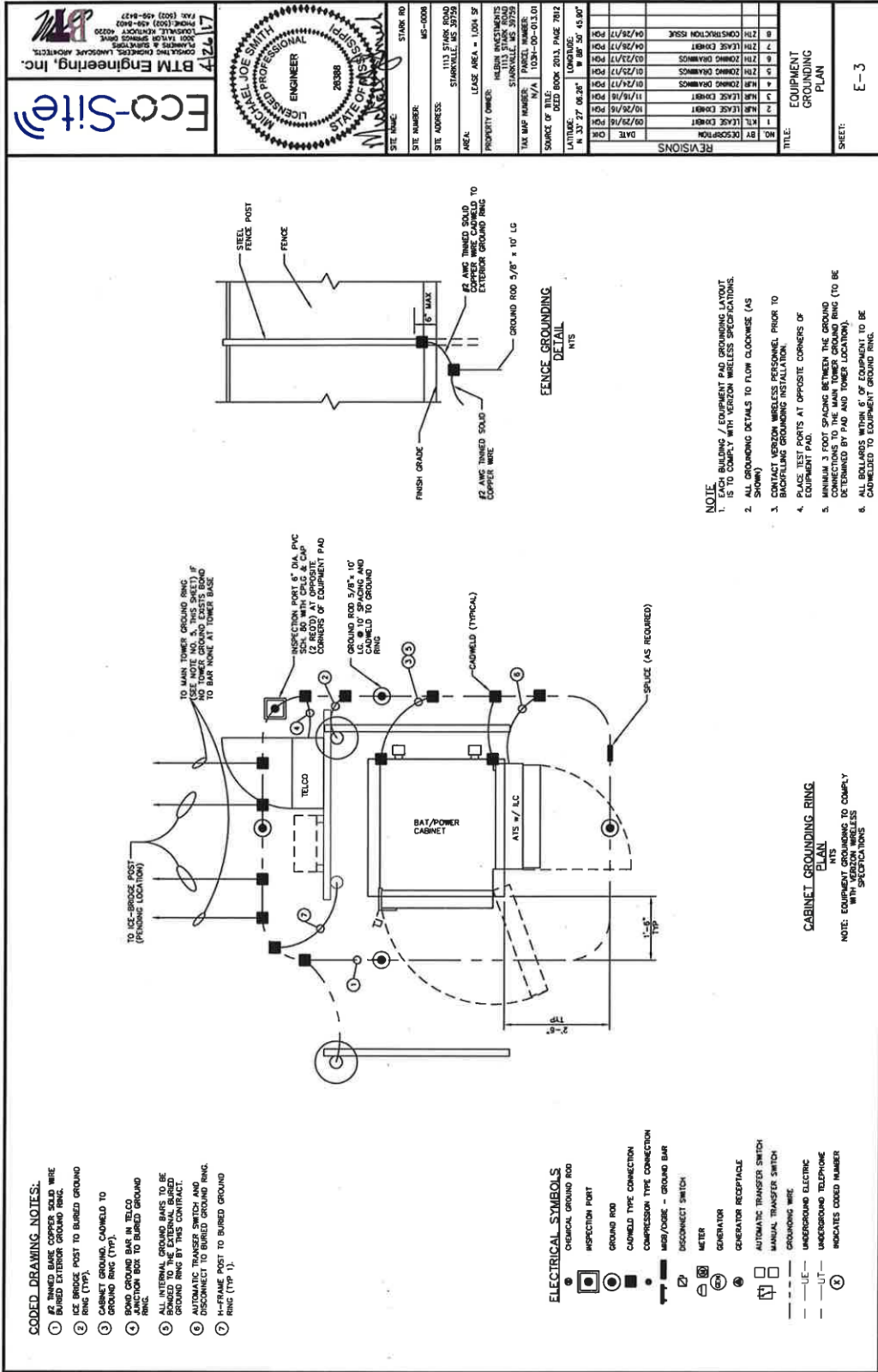
SITE NAME: STARK RD
SITE NUMBER: ME-0006
SITE ADDRESS: 1115 SISKIYOU RD, STARKVILLE, MS 39220
AREA: LEASE AREA = 1.004 SF
PROPERTY OWNER: HERBIE HUNTSBERRY, 1115 SISKIYOU RD, STARKVILLE, MS 39220
TAX MAP NUMBER: N/A
SOURCE OF TITLE: DEED BOOK 2013, PAGE 7812
LATITUDE: 33° 07' 06.20" N
LONGITUDE: 89° 57' 06.20" W
ELEVATION: 45.90'

REVISIONS

NO.	DATE	DESCRIPTION
1	09/29/16	TEL
2	10/26/16	LEASE EXHIBIT
3	11/16/16	LEASE EXHIBIT
4	01/24/17	LEASE EXHIBIT
5	01/25/17	LEASE EXHIBIT
6	03/23/17	LEASE EXHIBIT
7	04/26/17	LEASE EXHIBIT
8	04/26/17	CONSTRUCTION ISSUE

TITLE: CONDUIT ROUTING PLAN AT EQUIPMENT

SHEET: E-1A



ELECTRICAL SPECIFICATIONS:

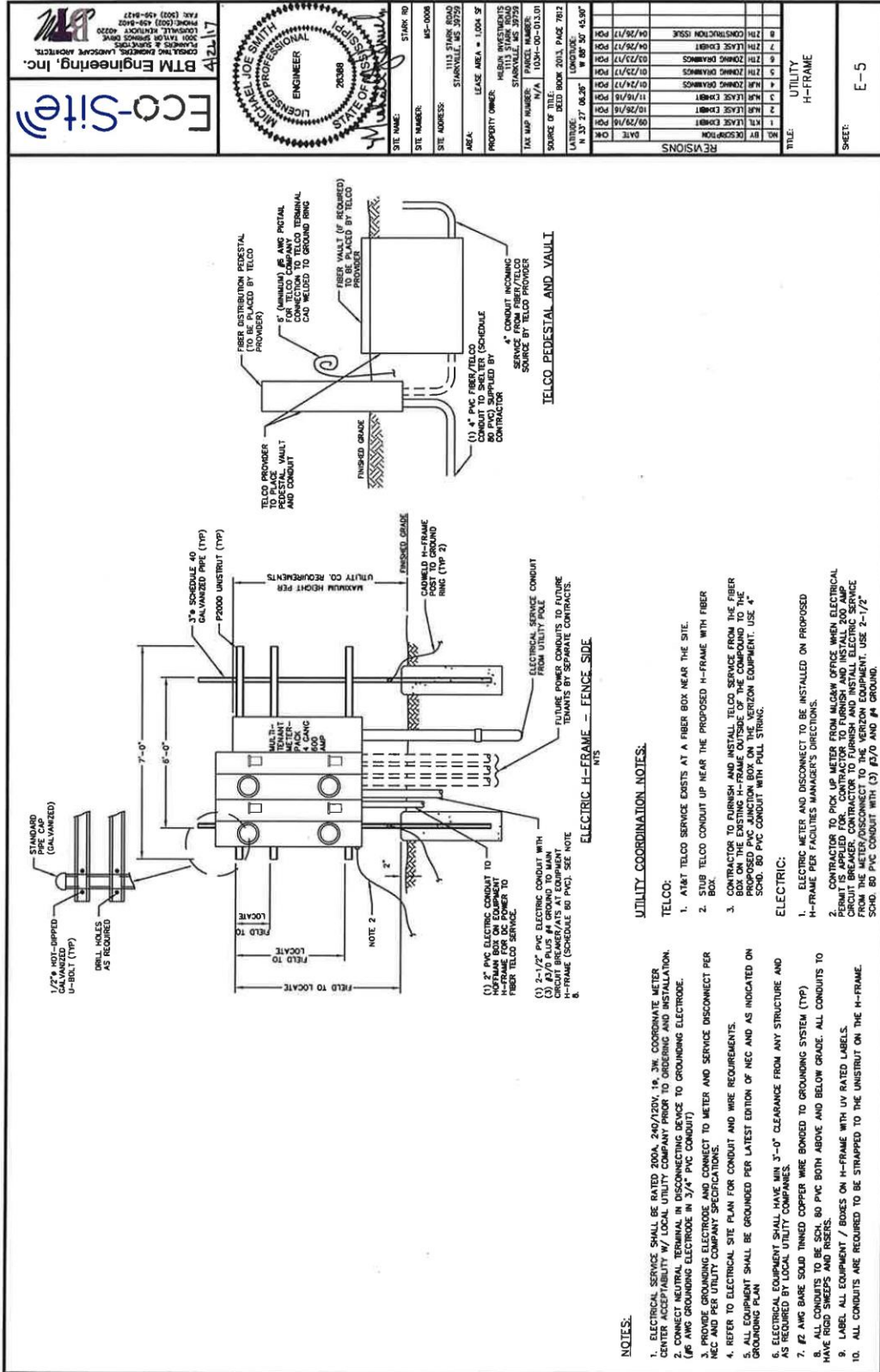
1. SCOPE: PROVIDE LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE INSTALLATION AS REQUIRED BY MANUFACTURERS.

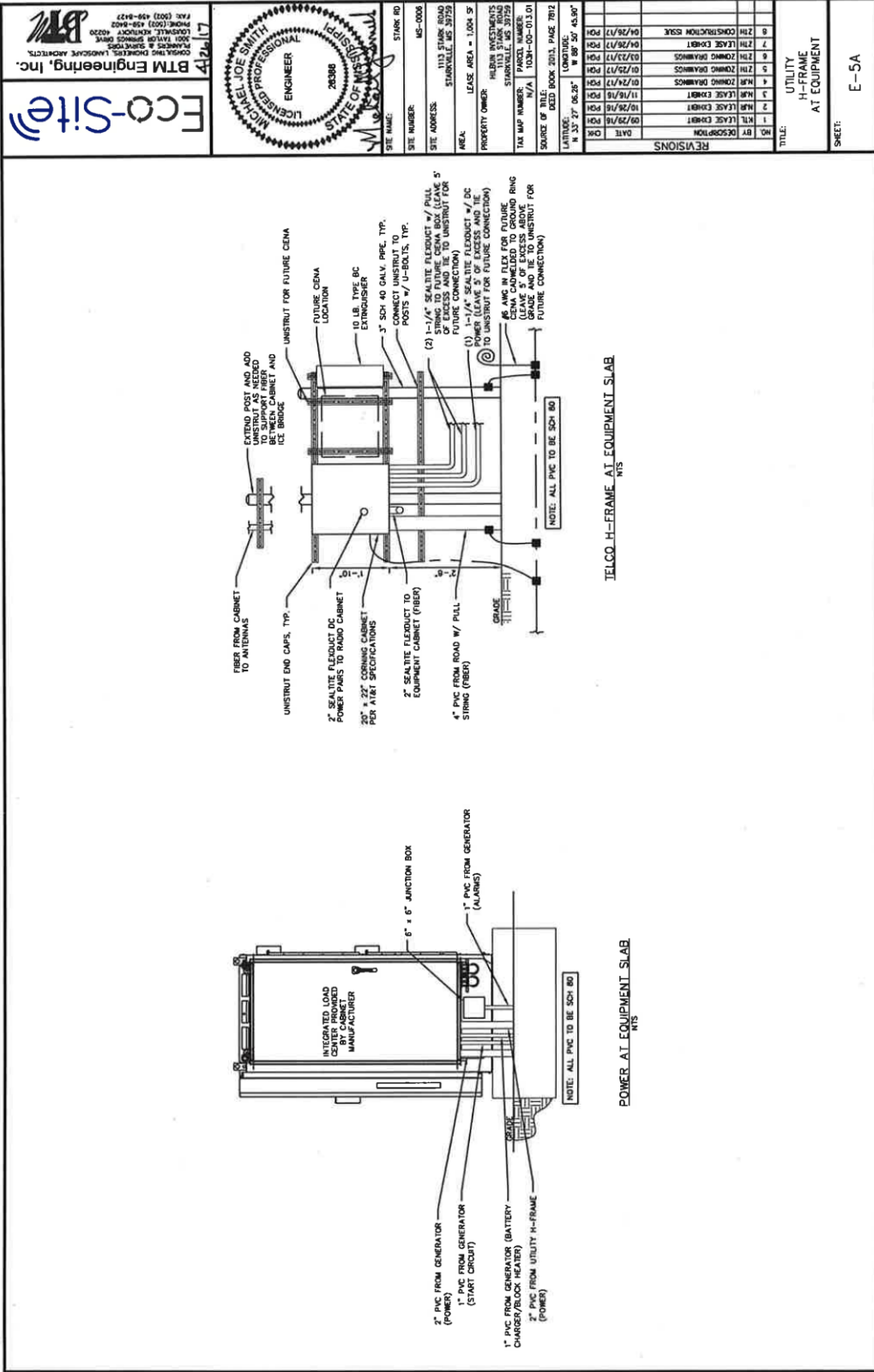
- GROUND BAR NOTES:

1. THE SIZE OF THE GROUND BARS INSTALLED ON TOWERS SHALL BE $1\frac{1}{2}$ " x $\frac{1}{4}$ " IN LENGTH AS REQUIRED. CONNECTIONS.
2. THE LARGEST OF THE GROUND BARS MAY BE SMALLER, BUT MUST PROVIDE FOR FULL POTENTIAL OF FUTURE CONNECTIONS.
3. THE LOWEST POINT OF THE GROUND BAR AT THE BOTTOM OF THE VERTICAL RUN SHOULD BE INSTALLED TO PROVIDE A MINIMUM OF 12" ABOVE THE GROUND SURFACE. THE GROUND BAR SHOULD BE BENT TO FOLLOW THE MAXIMUM HEIGHT THE TOWER BAR SHOULD EXTEND APPROXIMATELY 6" BEYOND THE TOWER LEG TO FACILITATE WELDING.
4. INTERMEDIATE, TOWER GROUND BARS MUST BE INSTALLED ON 75' CENTERS FROM THE CONTINUITY OF THE ANTENNAS DOWN, WHERE LESS THAN 100' FROM THE LOWEST GROUND BAR TO FINISHED GRADE EXISTS. AN ADDITIONAL INTERMEDIATE GROUND BAR IS NOT REQUIRED.
5. ALL TOWER TOP GROUND BARS SHALL BE BENT TO TOWER STEEL, DEPENDING ON LOCATION, WITH APPROVED GROUNDING CLAMPS. NO ANCHL ADAPTERS OR ROUND BENDER CLAMPS.
6. THE BOTTOM GROUND BAR SHALL BE BONDED WITH TWO 3" DIA. THINW. COPPER WELDS TO THE CONNECTIONS AND TO THE GROUND RING WITH TWO ADDITIONAL WELDS. THE LEADS MUST BE AS DIRECT AND STRAIGHT AS POSSIBLE IN $3\frac{1}{4}$ " NON-LEADING FLEX. SHOULD EXCESSIVE FOUNDATION HEIGHT BE ENCOUNTERED, THE FIELD WANDER MUST BE USED IN CONNECTION WITH THE 3" DIA. THINW. COPPER WELDS. THE TOWER FIELD WANDER MUST BE USED AS AN ALTERNATE.
7. THE MAIN REFERENCE GROUND BAR (MRGB) SHALL BE BONDED 5' IN FROM END WITH NO 2" DIA. THINW. COPPER WELDS. THE MRGB MUST BE BONDED TO THE GROUND RING WITH TWO ADDITIONAL WELDS.
8. THIS GROUND BAR MUST BE MOUNTED AND SUPPORTED FROM THE WAREHOUSE ICE BRIDGE (APPROXIMATELY 3' FEET FROM EQUIPMENT OR SKIDLER AND BELOW THE LOWEST SET OF TRANSMISSION LINES).
9. ALL EXTERIOR TRANSMISSION LINE GROUNDING HOOKS MUST BE BONDED TO THE GROUND BAR WITH TWO 1/2" DIA. THINW. COPPER WELDS.
10. TRANSMISSION LINE GROUNDING HOOKS MUST HAVE 2" STRAIGHT COPPER CONDUCTORS TO THE GROUND BAR CONNECTION.
11. IF NON-THINW. GROUND BARS ARE USED (PERMITTED INSIDE THE SKIDLER ONLY), THE GROUND BARS MUST BE BONDED TO THE GROUND BAR WITH TWO 1/2" DIA. THINW. COPPER WELDS. THE CONNECTIONS MUST BE COATED WITH A CONDUCTIVE, ANTI-OXIDATION MATERIAL AFTER THE CONNECTIONS ARE MADE. THE GROUND BARS AND THEIR TERMINATIONS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL WELD CLEAN UP EXCESS.
12. ALL EXTERIOR TRANSMISSION LINE GROUNDING HOOKS MUST BE BONDED TO THE GROUND BAR WITH TWO 1/2" DIA. THINW. COPPER WELDS. THE GROUND BARS SHALL BE NON-ISOLATED AND CONNECTED TO GROUND BARS OF EQUIPMENT WITH TWO-1/2" DIA. THINW. COPPER WELDS. GROUNDING LUGS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL AFTER THE CONNECTIONS ARE MADE. THE GROUND BARS AND THEIR TERMINATIONS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL WELD CLEAN UP EXCESS.
13. TRANSMISSION LINE GROUNDING HOOKS SHALL HAVE 2" MOLES OF SLACK. THEY ARE NOT TO BE INSTALLED TIGHT TO ACCOMMODATE FOR ADJUSTMENT. ALL GROUNDING HOOKS SHALL HAVE A MINIMUM BENDING RADIUS OF 12".
14. ALL CONNECTIONS TO GROUND BARS OF EQUIPMENT WITH TWO-1/2" DIA. THINW. COPPER WELDS. GROUNDING LUGS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL AFTER THE CONNECTIONS ARE MADE. THE GROUND BARS AND THEIR TERMINATIONS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL WELD CLEAN UP EXCESS.
15. ALL EXTERIOR TRANSMISSION LINE GROUNDING HOOKS MUST BE BONDED TO THE GROUND BAR WITH TWO 1/2" DIA. THINW. COPPER WELDS. THE GROUND BARS SHALL BE NON-ISOLATED AND CONNECTED TO GROUND BARS OF EQUIPMENT WITH TWO-1/2" DIA. THINW. COPPER WELDS. GROUNDING LUGS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL AFTER THE CONNECTIONS ARE MADE. THE GROUND BARS AND THEIR TERMINATIONS MUST BE COATED WITH AN ANTI-OXIDANT MATERIAL WELD CLEAN UP EXCESS.

SHEET:

F-4





CONSTRUCTION KEYNOTES:

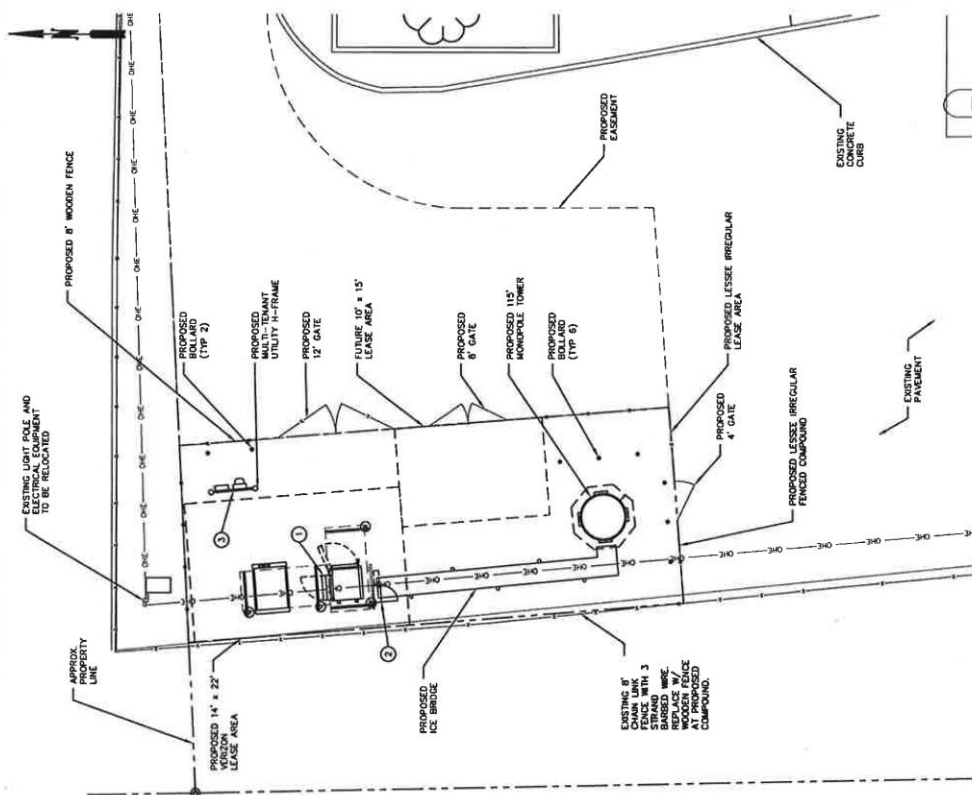
- ① PROPOSED LESSEE AUTOMATIC TRANSFER SWITCH
INSTALLED ON EQUIPMENT.
- ② PROPOSED 12" x 12" x 6" PVC TELCO JUNCTION BOX
INSTALLED ON 2' H-FRAME.
- ③ PROPOSED LESSEE ELECTRIC METER AND DISCONNECT.
4-GANG, 600A METER PANEL AND SOCKETS BY THIS
CONTRACT. METER BY UTILITY COMPANY.

PARCEL NAME:	STARK RD
PARCEL NUMBER:	MS-0068
PARCEL ADDRESS:	1113 STARK ROAD STARKVILLE, MS 39759
AREA:	LEASE AREA = 1.004 SF
PROPERTY OWNER:	HULBIN INVESTMENTS 1113 STARK ROAD STARKVILLE, MS 39759
TAX MAP NUMBER:	PARCEL NUMBER: 1023H-00-013.01
SOURCE OF TITLE:	DEED BOOK 2013, PAGE 7812
LATITUDE:	LONGITUDE:

[illegible]

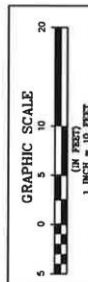
TITLE: DETAILED
SITE PLAN

SHEET: C-3



LEGEND

EXISTING OVERHEAD TELEPHONE	—○—	PA	—	PA	—	TO	POWER LOSS
EXISTING OVERHEAD TELEPHONE	—○—	PA	—	PA	—	TO	FIRE HYDRANTS
EXISTING UNDERGROUND TELEPHONE	—○—	PA	—	PA	—	TO	WATER VALVES
EXISTING UNDERGROUND TELEPHONE	—○—	PA	—	PA	—	TO	BOLLARDS
EXISTING UNDERGROUND TELEPHONE	—○—	PA	—	PA	—	TO	SET 3/8" BOW PIN WITH CAP
EXISTING UNDERGROUND TELEPHONE	—○—	PA	—	PA	—	TO	BENCHMARK
EXISTING UNDERGROUND TELEPHONE	—○—	PA	—	PA	—	TO	FOUND #3 REDAR
EXISTING UNDERGROUND TELEPHONE	—○—	PA	—	PA	—	TO	UTILITY POLE CUT WIRE



Attachment 6- Letter of Intent (TAB 3)



November 17, 2016

To Whom It May Concern:

Please allow this correspondence to serve as Eco-Site, Inc.'s "Letter of Intent" regarding the development of the wireless communication facility .

As improved wireless services are developed throughout the United States, it is the goal of the multiple carriers to not only provide these advanced services to urban areas, but to the rural areas as well. Eco-Site was formed to provide "BTS" or build to suit services for the numerous carriers licensed by the FCC that offers these services to the public, private, and governmental entities across the state. Eco-Site's sites are developed to provide access and facilities allowing co-location for multiple carriers of these services, thereby reducing the number of tower locations required.

In compliance with the "Wireless Telecommunications Ordinance", Eco-Site does hereby commit to (a) negotiate in good faith for shared use of the proposed tower by third parties, (b) allowed shared sue if an applicant agrees in writing to pay reasonable rental charges or other consideration, and (c) make no more than a reasonable charge for shared use based on generally acceptable industry standards and impose no terms or conditions that would render co-location impractical for other Telecommunications providers in the future.

Thank you for your consideration in this regard.

Respectfully,

A handwritten signature in cursive script that reads "Colleen K. Carroll".

Eco-Site, Inc.
Colleen K. Carroll
Director of Site Acquisition and Zoning
240 Leigh Farm Road.
Suite 230
Durham, NC 27707
919-246-8652

STATE OF North Carolina)
COUNTY OF Durham)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that, Colleen Carroll, whose name as Director of Site Acquisition & Zoning is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this 17th day of November, 2016

[NOTARIAL SEAL]



Notary Public: Elisabeth K. Jones

Print Name: Elisabeth K. Jones

My Commission Expires: 11.24.2018

Attachment 7- Authorization (TAB 4)

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA



AUTHORIZATION

I, William Hilbun, am the owner of the
real property located at 1113 Stark Road, Starkville, MS 39759,
Parcel Number 103H-00-013.01. I hereby
authorize MDL Consulting Inc/Ecosite to submit an
application to the City of Starkville's Board of Adjustments and
Appeals for a Variance.

Given under my hand and official seal, this the 1st day of
FEB, 20 17.

Owner: [Signature]

Date: 2/1/17

Date: 2-1-17

Notary: [Signature]

(SEAL)



Expires:

February, 2015

Attachment 8- FAA Determination (TAB 5)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2015-ASO-15697-OE

Issued Date: 12/01/2015

John Bean
Gulf South Tower
650 Olive Street
Shreveport, LA 71101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole MS20157 MINI
Location:	Starkville, MS
Latitude:	33-27-55.22N NAD 83
Longitude:	88-50-00.76W
Heights:	294 feet site elevation (SE)
	150 feet above ground level (AGL)
	444 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/01/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (718) 553-2611. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ASO-15697-OE.

Signature Control No: 266745482-273911604
Angelique Eersteling
Technician

(DNE)

Attachment 9- RF Justification (TAB 6)



Verizon Wireless
One Verizon Way - B2F06N
Little Rock, AR 72202

Gil Tomlinson
Gil.Tomlinson@VerizonWireless.com
Direct 501-905-6902

April 20, 2017

Re: Verizon Wireless Proposed Stark Road MS Site.
Starkville MS

To Whom It May Concern:

In my capacity as a Radio Frequency Engineer for Verizon Wireless (hereinafter "Verizon"), I am writing to you for and on behalf of Verizon in support of Verizon's application to build a new site called Stark Road MS. My responsibilities for Verizon include, but are not limited to, the design and engineering of Verizon's wireless communications network in Western Tennessee and Northern Mississippi.

The Stark Road MS site is required to enhance in-building coverage in the southwestern portion of Starkville. It will also offload Verizon's existing sites that have recently been taxed with heavy usage stemming from the new Verizon Unlimited Data Plan. By building the Stark Road MS site Verizon will:

- 1.) Improve Coverage in Southwestern Starkville MS.
- 2.) Improve throughput to existing heavy data users.
- 3.) Improve 4G network reliability by increasing the amount of time our customers operate on 4G instead of 3G.

The site will provide the quality coverage our customers expect and rely on. Customers will experience access to mobile voice and wireless data services that may have been previously unavailable.

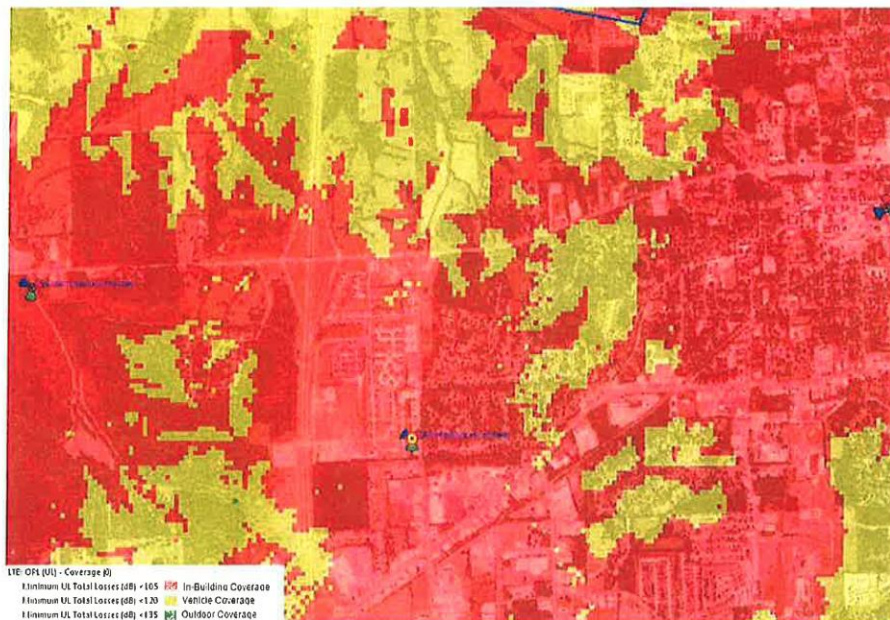
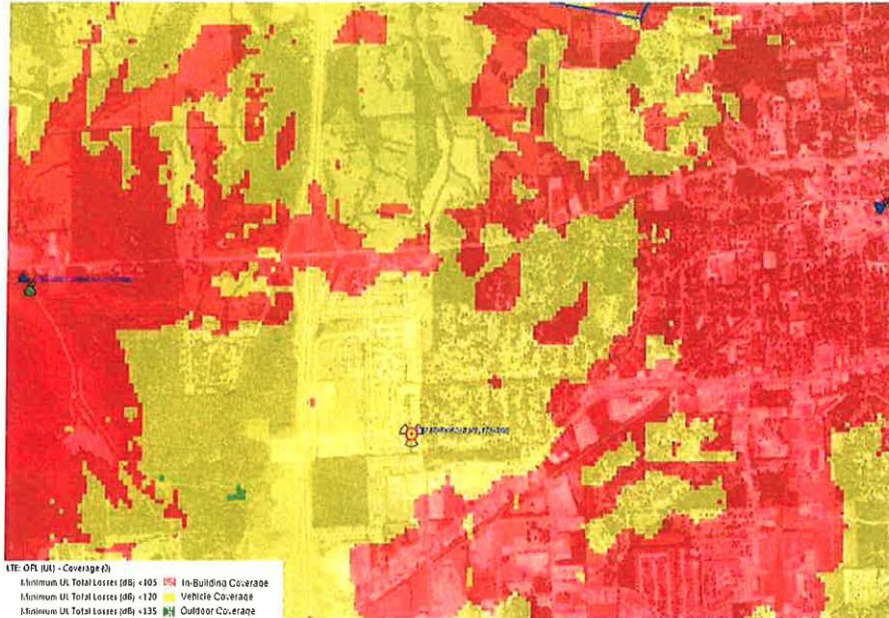
Sincerely,

Gil Tomlinson
Radio Frequency Engineer
Verizon Wireless



Verizon Wireless
One Verizon Way - B2F06N
Little Rock, AR 72202

Gil Tomlinson
Gil.Tomlinson@VerizonWireless.com
Direct 501-905-6902



February 18, 2017

Mr. Don Owen
MDL Consulting, Inc.
5555 Morningside Drive, Suite 208
Houston, TX 77005

***RE: Existing Tower Structure(s) Map
Federal Communications Commission Database
Starkville, Mississippi***

Dear Mr. Owen;

Enclosed herewith please find an aerial map as provided by the Federal Communications Commission's Antenna Registration website. This map shows that there is currently no other tower structure within a ½ mile radius of the proposed Eco-Site "Stark Road" tower located in Starkville, MS. The ½ mile radius area is outlined by the red circle shown on the aerial map. The nearest tower structure is registered to Cellular South, FCC Registration Number 1288973.

Upon your review of this information, please contact me if you have any comments regarding this information.

Sincerely;



Frank V. Neeley
State of Mississippi
P.L.S. #02610



SHARONDALE SURVEYING CO., INC. Land Surveying - GPS Services
4205 Hillsboro Pike, Suite 300, Nashville, TN 37215
(615) 292-0435 Fax (615) 292-7870



Attachment 10- Compliance Letter (TAB 7)

COMPLIANCE LETTER FOR CONSTRUCTION OF NEW TELECOMMUNICATION FACILITY

Eco-Site,  ("Eco-Site") acknowledges compliance with the County's Telecommunication Ordinance and all applicable regulations.

Eco-Site's proposed Wireless Telecommunications Facility:

- 1) shall, at all times and without exception, be maintained in a safe manner, and in compliance with all conditions of all permits and authorizations.
- 2) shall at all times be operated and maintained in compliance with all federal, State and local laws, codes, ordinances, rules and regulations, including but not limited to those related to electrical powering limits and RF emissions.
- 3) the Telecommunication Facility, foundation and attachments are designed and will be constructed ("As Built") to meet all local, County, State and Federal structural requirements for loads, including wind and ice loads, as required by the currently adopted building code.
- 4) will be grounded and bonded so as to protect persons and property and installed with appropriate surge protectors

Eco-Site's will expeditiously remedy any physical or RF interference with other telecommunications or wireless devices or services;

Eco-Site will negotiate in good faith for shared use of the proposed Tower by other Telecommunications providers in the future; and

Eco-Site's proposed work is legally permissible, including, but not limited to the fact that Eco-Site is authorized to do business in the State.

Signed by:  being authorized to sign for and legally commit the Applicant

Print Name: DARREN JOHNSON

Date: 10/4/2016

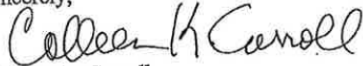
Attachment 11- Contact Info (TAB 8)

Eco-Site[®]

Please allow this correspondence to appoint the National Operations Center ("NOC") as the single point of contact and party responsible for Eco-Site's on-going compliance with all of the provisions of the zoning ordinance. The NOC can be reached twenty-four (24) hours a day, seven (7) days a week at 1-866-899-6191.

If you have any questions regarding this or other issues related to this proposed telecommunications facility, please feel free to contact me.

Sincerely,



Colleen K. Carroll
Director of Site Acquisition and Zoning
919-246-8652



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
 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)
Subject: CU 17-04 Request for Conditional Use to allow for a single-family dwelling at 311 D.L. Connor in an C-2 zone with the parcel number 118P-00-078.00
Date: June 13, 2017

The purpose of this report is to provide information regarding Conditional Use Request by Starkville Area Habitat for Humanity to allow for a single-family dwelling at 311 D.L. Connor in a C-2 zone with the parcel number 118P-00-078.00. Please see attachments 1- 4

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to construct a single-family dwelling on a property zoned C-2. The property is zoned C-2 and in order to construct a “Dwelling, single-family, detached” a Conditional Use is required per the City of Starkville’s Permitted and Conditional Use Chart.

Scale and intensity of use.

The applicant has provided a conceptual site plan which seems to meet the City’s land development requirements and is proportionate to the area.

On- or off-site improvement needs.

There are no off-site improvements being proposed. A complete site plan review has been conducted by the Development Review Committee on May 18, 2017 to insure compliance with land development regulations prior to issuing of permits.

On-site amenities proposed to enhance the site.

There are no amenities being proposed.

Site issues.

There are no known site issues regarding the intended use of the site

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

Direction	Zoning	Current Use
North	C-2	Single-family dwelling
East	R-5	Single-family dwelling
South	C-2	Single-family dwelling
West	R-5	Single-family dwelling

NOTIFICATION

35 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on May 11, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call inquiring about the request.

ANALYSIS

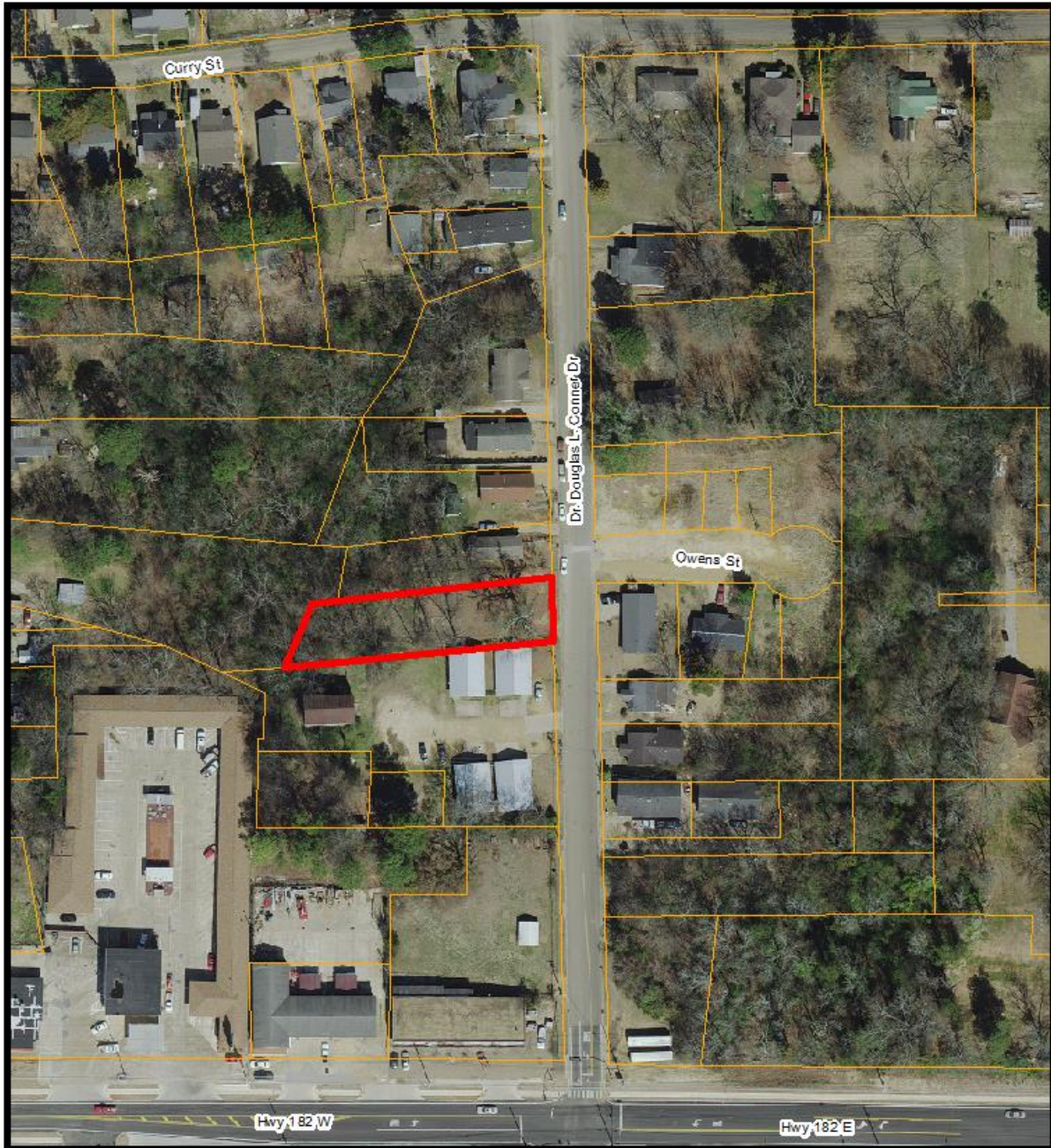
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a "Dwelling, single-family, detached" could be considered a compatible use with adjacent properties. The property is currently zoned C-2. The 2016 Comprehensive plan has the areas placetype listed as suburban single family.
2. **Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use. The applicant is proposing to build an approximately 30'x42' single family residence.
3. **Proper use of mitigative techniques.** None proposed
4. **Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site
5. **Compliance with applicable laws and ordinances.** The applicant is responsible for obtaining all the property permitting required by City and State and will be required to seek a Certificate of Occupancy prior to the commencement of business operations at the site.

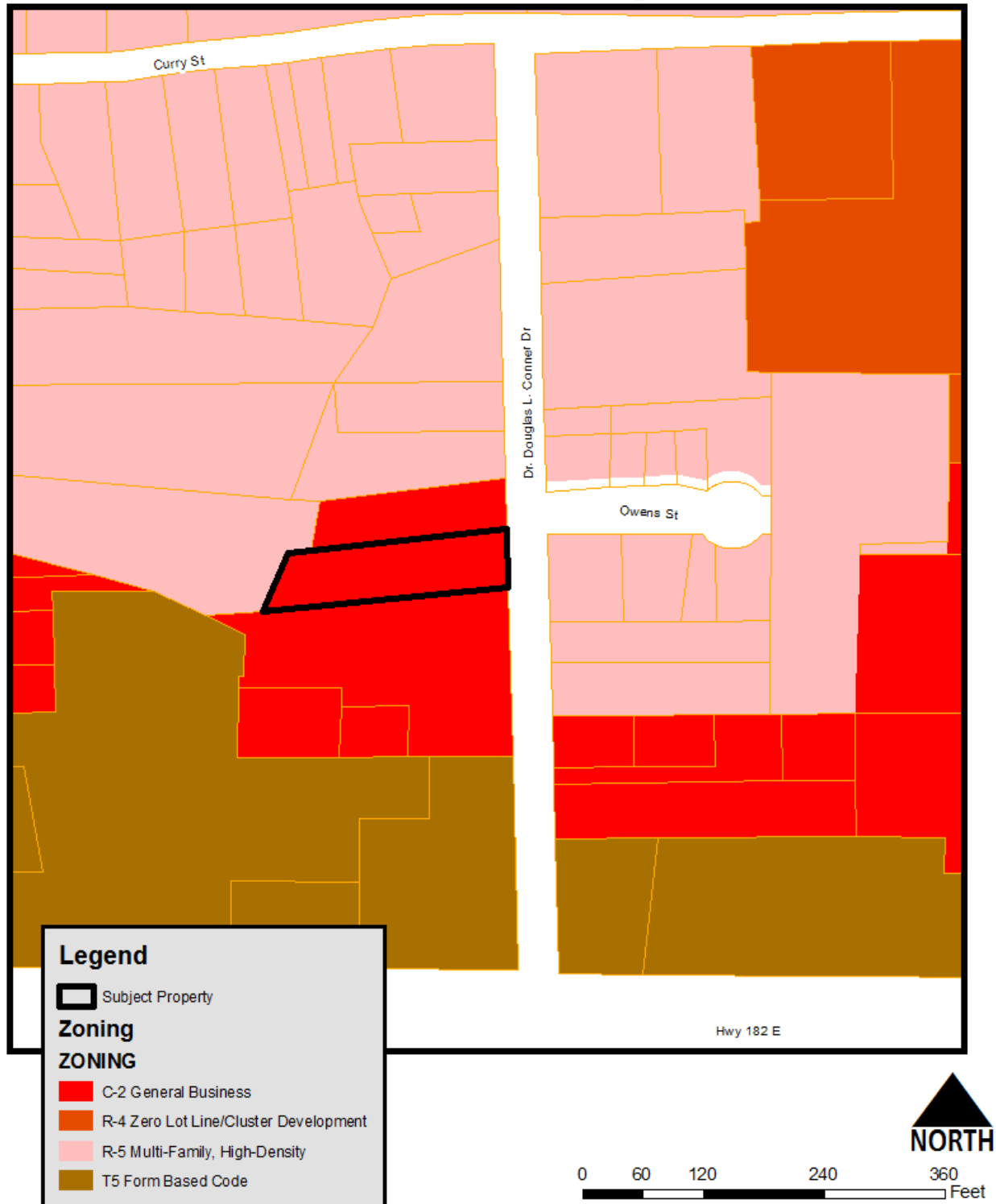
Requested Conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain a building permit from the Building Department.
2. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

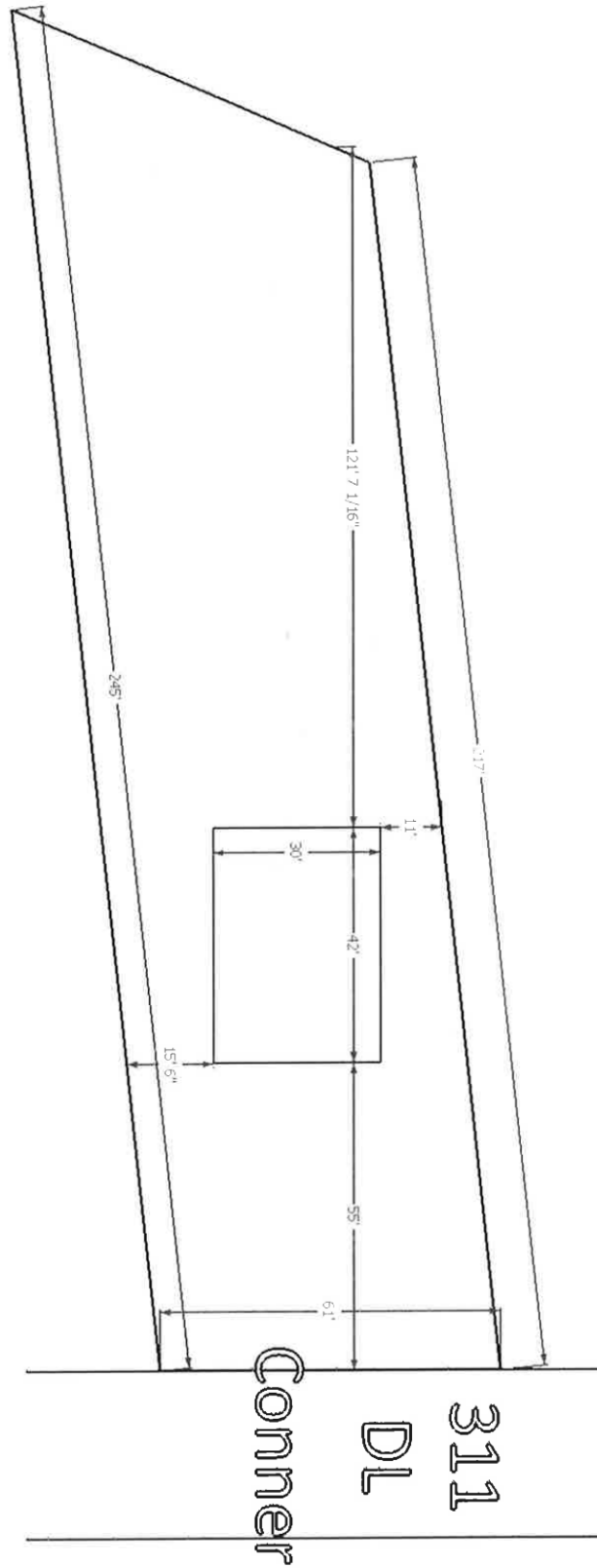
Attachment 1
CU 17-04 Aerial



Attachment 2
CU 17-04 Zoning



Attachment 3



Attachment 4



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)
Subject: CU 17-06 Request for Conditional Use to allow for a Loan Business at 420 Highway 12 West in an C-2 zone with the parcel number 102C-00-224.04
Date: June 13, 2017

The purpose of this report is to provide information regarding a Conditional Use Request by Chris Johns on behalf of Family Choice Financial, Inc. to allow for a loan business to be located at 420 Highway 12 West in an C-2 zone with the parcel number 102C-00-224.04. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to allow a loan business to be located at 420 Hwy 12 W. The property is zoned C-2 and in order to operate a "Loan Business", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart.

Scale and intensity of use.

The applicant is proposing to locate at 420 Highway 12 West in the Starkville Village Crossing Shopping Center in a tenant space that was previously occupied by Amina Braiding. The rented space is approximately 1,200 sqft. Patrons will utilize existing parking spaces for the shopping center.

On- or off-site improvement needs.

There are no off-site improvements being proposed. A plan review was conducted by the Development Review Committee on May 25, 2017 to insure compliance with land development regulations.

On-site amenities proposed to enhance the site.

There are no amenities being proposed

Site issues.

There are no known site issues regarding the intended use of the site.

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

Direction	Zoning	Current Use
North	R-2	Single Family Residential
East	C-2	Body Shop
South	M-1	Industrial
West	C-2	Single Family Residential

NOTIFICATION

17 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on Saturday May 13, 2017 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.

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a "Loan Business" could be considered a compatible use with adjacent properties. There is a Check Now Payday Advance Title Loan Business two doors down from the proposed site. The property is currently zoned C-2. The 2016 Comprehensive plan has the areas placetype listed as Suburban Center.
2. **Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use.
3. **Proper use of mitigative techniques.** None proposed.
4. **Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site
5. **Compliance with applicable laws and ordinances.** The applicant is responsible for obtaining all the proper permitting required by City and State and will be required to seek a Certificate of Occupancy prior to the commencement of business operations at the site.

Requested Conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain Certificate of Occupancy.
2. The applicant shall obtain a Certificate of Occupancy prior to the commencement of any business activities at the subject property.
3. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1
CU 17-06 Aerial



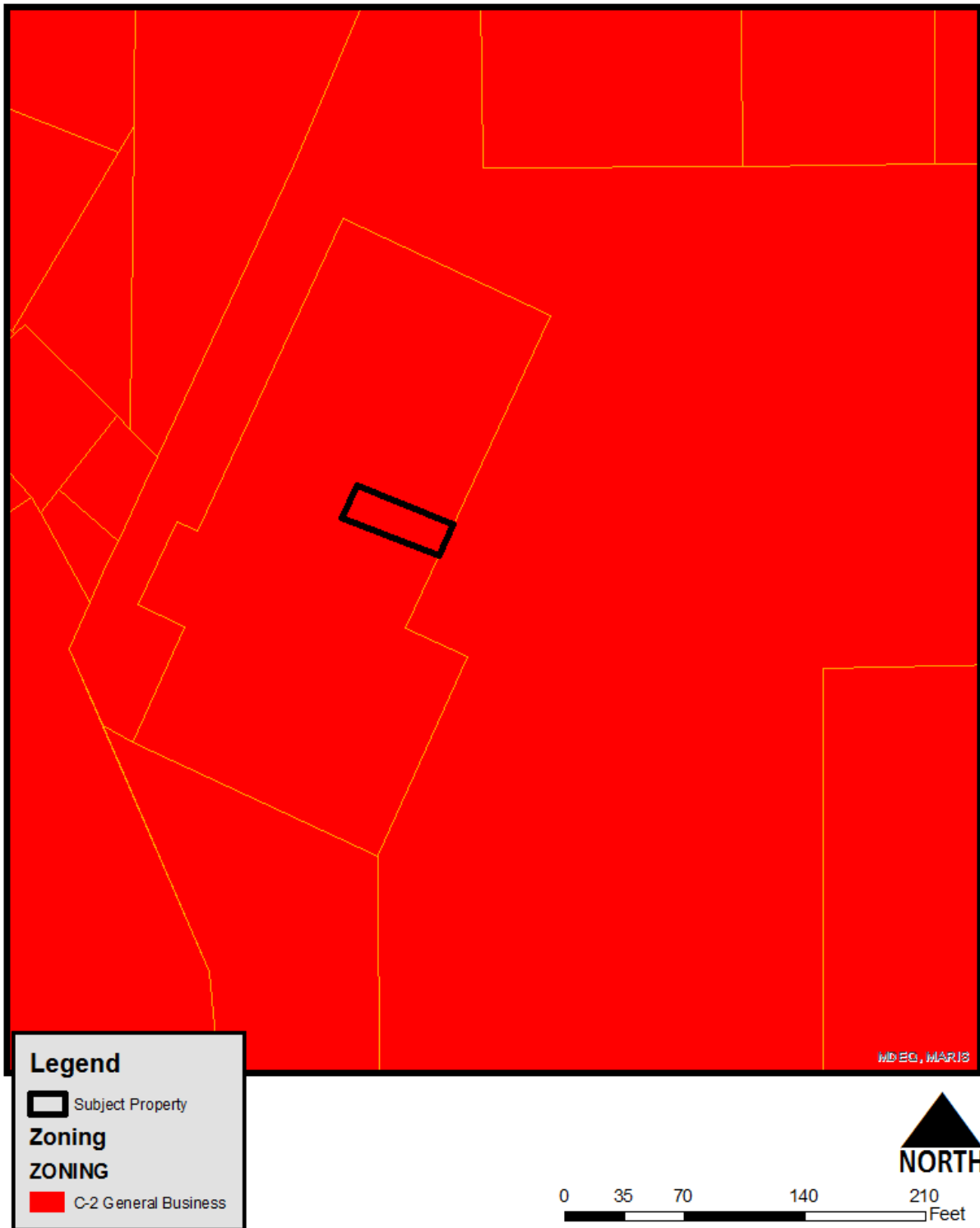
Legend

 Subject Property

0 35 70 140 210
Feet



Attachment 2
CU 17-06 Zoning



Attachment 3- Picture of Proposed Location



Attachment 4- Applicant Statement

Family Choice Financial, Inc



We are very proud to be a Mississippi based company serving fellow Mississippians and the Tri State area. We strive to be a company established on Godly principles, such as integrity, compassion, and diligence, built with a goal to enhance the lives of people and their communities, operated with a spirit of excellence in every aspect of the industry.

While our company was recently established in the market in 2015, within the walls of each branch there is a team wanting to help you that has years of experience in the installment lending industry and in each community they serve.

We are focused on the confidence that comes from doing business with people that you see out in your community, that know you by name, and love being there to help you impact your financial concerns no matter the size of the need.

We are an installment lender specializing in loans between \$500 to \$15,000 dollars, we offer a host of products including but not limited to personal loans, auto, retail, all terrain vehicles, lawn mowers, home improvements and many others on a fixed term and payment. We believe there are many great people that have had something unexpected happen in their lives, negatively impacting their credit score, thus hindering their ability to buy the goods and meet the financial needs that impact their family's future. We also report to the credit bureau and can help establish good credit ratings for customers who are interested in rebuilding what type of pay records are reflected under their customer profile with Equifax by making their payments on time with our company. We process our applications in house based on Stability, Ability, Williness, Security, and Qualified Debt to Income Ratios to ensure our customers are prepared to handle their account with us and maintain their current financial status.

Many consumers are looking for someone to give them a chance when banks and credit cards are unwilling to lend either the amount they need, in the time they need, or even give them a loan at all based largely on a credit score instead of an individual. We even have the ability to help young consumers get started with credit given the right criteria are met for these type loans.

Our branches generally serve a 40 mile radius from the branch including Starkville, Sturgis, Columbus, Eupora, Mathiston, Maben, Bellefontaine, West Point and Ackerman. This brings consumers to Starkville from all of these markets to potentially do business with the vendors in

the local town. Given all the cities and counties our branch can reach there is a pool of somewhere in the neighborhood of 145k people we can market to. (Oktibbeha, Lowndes, Webster, Clay, and Choctaw)

We have already hired 2 people to work in our local branch that have done business in this market for many years prior to having knowledge of the required Conditional Use Permit.

Chris Johns – President of Family Choice Financial, Inc

I have been in the installment lending industry since 1993. I started at Deep South Credit as a field collector, then was promoted to Customer Service Rep and Assistant Manager. In 1995 I started with First Family Financial Services in McComb, MS as an Assistant Manager and worked there a year and half before being promoted to Branch Manager in Columbia, MS.

After 5 years managing the branch for First Family Financial who was sold to the Associates then Citi Financial, I left to open a branch in Columbia, MS, for 1st Heritage Credit.

After 15 years working with 1st Heritage Credit as Branch Manager, District Manager in South Mississippi, and Operations Vice President in Mississippi, Louisiana, Tennessee, and Alabama, I left in 2015 to open Family Choice Financial, INC, with partners Keith Frazier and Judy McMillan.

I am also very proud of the team at Family Choice Financial. I would stack them up against any in the industry in regards to their knowledge, success, and customer service in their markets.

Thanks for your consideration,

Chris Johns

Family Choice Financial, INC

[105 Stacy Dawn Drive McComb, MS 39648](#)

[601-600-2021](#) base [601-248-3336](#)cell

Making a Positive Impact Philippians 4:6,7



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
 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)
Subject: RZ 17-05 Request to Rezone one lot located at 122 Azalea Lane from R-5 to C-2 with the parcel number 102O-00-024.00
Date: June 13, 2017

The purpose of this report is to provide information regarding the request by David and Aisha Yeates to rezone one lot located at 122 Azalea Lane from R-5 to C-2 with the property #102O-00-024.00. Please see attachments 1- 2.

BACKGROUND INFORMATION:

The applicant is seeking to rezone from R-5 to C-2 to allow for a Child Care business to be opened in the existing house. The business would be the primary and only use.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
102O-00-024.00	R-3	R-5	R-5	R-5
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-3	R-5	R-5	R-5
East	R-3	R-5	R-5	R-5
South	R-3	R-5	R-5	R-5
West	R-3	R-5	R-5	R-5
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-5	Undeveloped		
East	R-5	Single Family Residential		
South	R-5	Single Family Residential		
West	R-5	Undeveloped		

NOTIFICATION:

8 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 May 18, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received four phone calls for and against request.

REZONING REQUEST:

The subject property rezoning request is from R-5 Multi-Family to C-2 General Business. Differences between zones are:

Current Zoning District:

Sec. G. - R-5 residential zoning regulations.

These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 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, per unit: 1,800 square feet.*
 - b) *Minimum lot width at building line:*
 - Single-family and multifamily dwelling of less than eight units: 50 feet.*
 - Townhouse dwelling: 16 feet.*
 - Multifamily dwelling of eight units or more: 100 feet.*
 - c) *Minimum depth of front yard: 25 feet.*
 - d) *Minimum width of side yard: 5 feet.*
 - e) *Minimum depth of rear yard: 20 feet.*
 - f) *Maximum height of structure: 45 feet.*

Mobile homes on individual lots shall comply with the provisions of article VII, section E. Mobile home parks and mobile home subdivisions shall comply with provisions of article VII, section H.
4. *Off-street parking requirements: See article VII of this ordinance for requirements for other uses.*
5. *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.*
- 6. 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 twelve 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. 2007-5, § 1, 4-17-07; Ord. No. 2014-5, 9-16-14)

Proposed 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)

STATE REZONING CRITERIA

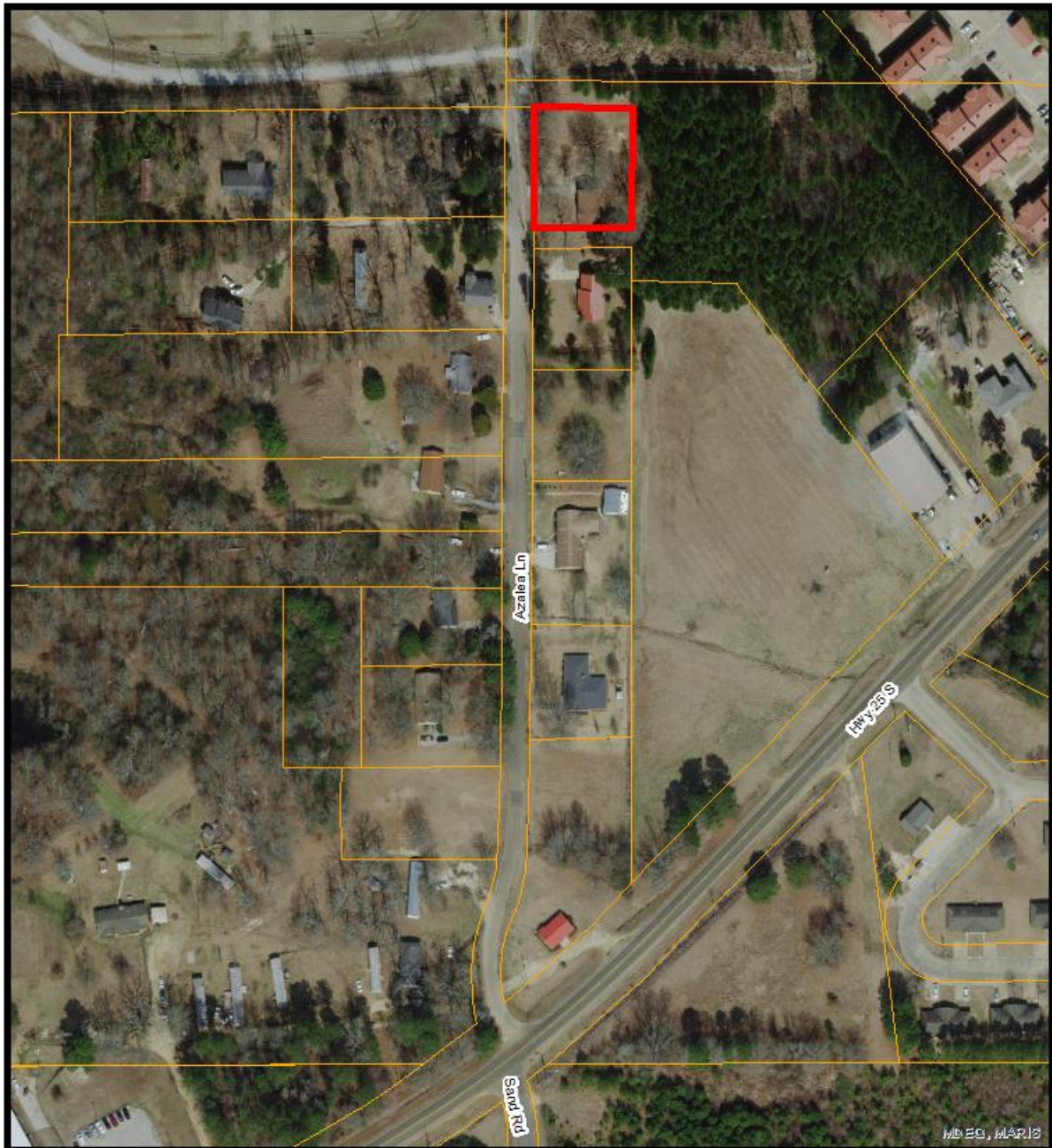
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

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.
 - No Change

Consistency with Comprehensive Plan: The proposed rezoning would not be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The comprehensive plan has the property illustrated as Traditional Neighborhood New.

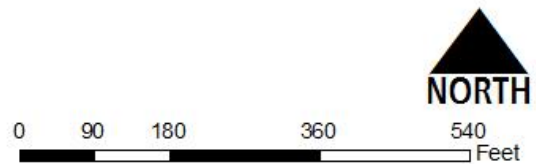
Land Use Compatibility: The proposed rezoning would be not consistent and compatible the adjacent land uses in the vicinity. This is an existing single family neighborhood with no commercial activity other than at the entrance to Azalea Lane on Louisville Street.

Attachment 1
RZ 17-05 Aerial

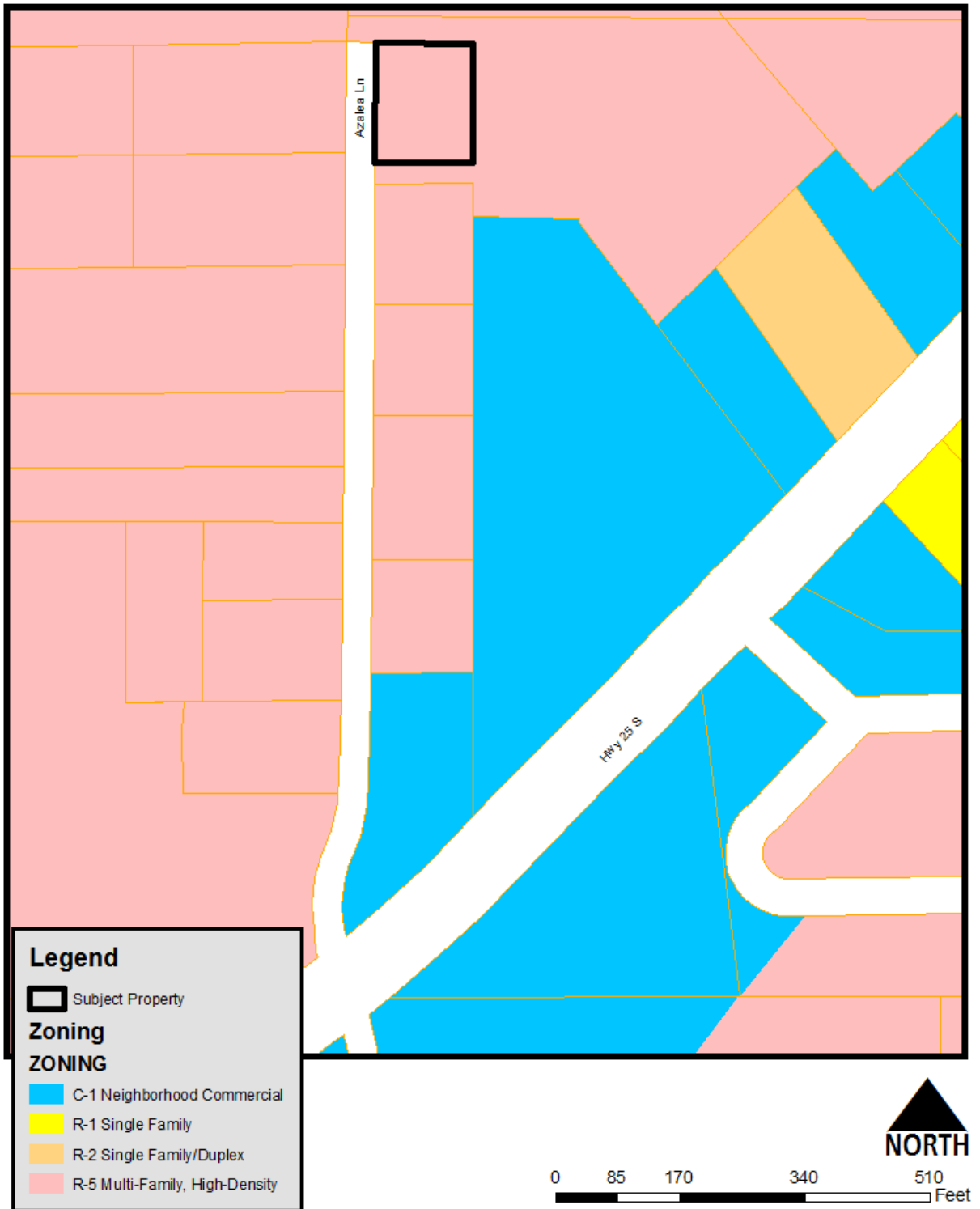


Legend

- Subject Property
- Parcels



Attachment 2
RZ 17-05 Zoning



Attachment 3



View looking west at subject property