



OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 08, 2017
CITY HALL - COURT ROOM,
110 West Main Street at 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 July 11, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. RZ 17-06 Request to rezone two parcels in the Green Oaks Subdivision from R-1 to C-2 with the property numbers 102F-00-048.00 and 102F-00-047.00
 - B. EX 17-01 Request for an Exception for a nonconforming sign on property zoned T-5 with the parcel numbers 102A-00-004.01 and 102A-00-004.10
 - C. PP 17-09 Request for Preliminary Plat approval for subdividing a 40.46-acre parcel into 85 lots for the final phase of Country Club Estates in an R-4 zone with the parcel number 106-14-013.00
- VIII. PLANNER'S REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 11, 2017**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met at their regularly scheduled meeting on July 11, 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, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr, Ward 7. Absent from the meeting was Alexis Gregory, Ward 5. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, 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 July 11, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 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 June 13, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 17-07 Request for Conditional Use to allow for an Electrical Substation at the north end of Azalea Lane in R-5 zone with the parcel number 1020-00-019.00 and 1020-00-012.00
- VIII. WELCOME NEW COMMISSIONERS
- IX. ELECTION OF NEW VICE CHAIR
- X. PLANNER'S REPORT

XI. ADJOURN

Chairman Brooks asked that two items be added to the agenda after new business. The first item he asked to be added to the agenda was the welcoming the new commission members; The second item he asked be added to the agenda was the discussion and consideration of electing a new vice chairman for the Planning and Zoning Commission. After discussion and upon the motion of Commissioner McReynolds duly seconded by Commissioner Dumas the motion to approve the official agenda as amended of the Planning and Zoning Commission for July 11, 2017 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 13, 2017

After discussion and upon the motion of Commissioner McReynolds duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of the June 13, 2017 Planning and Zoning Commission was approved 4-0, with Commissioners Dumas and Verdell abstaining.

CITIZEN COMMENTS

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

NEW BUSINESS

A. CONSIDERATION OF CU 17-07 REQUEST FOR CONDITIONAL USE TO ALLOW FOR AN ELECTRICAL SUBSTATION AT THE NORTH END OF AZALEA LANE IN R-5 ZONE WITH THE PARCEL NUMBER 1020-00-019.00 AND 1020-00-012.00

City Planner Daniel Havelin presented the request by Starkville Utilities to allow for an Electrical Substation located at the north end of Azalea Lane in R-5 zone with the parcel number 1020-00-019.00 and 1020-00-012.00. In order to construct "Utilities", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart.

Mr. Havelin presented the five criteria for conditional use as follows:

- 1. Land use compatibility.** The property is currently zoned R-5 Multifamily. The 2016 Comprehensive plan has the areas placetype listed as Traditional Neighborhood - New.
- 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. All required government permits will be issued before construction

23 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on June 20, 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.

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

Jeff Artwell, representing the applicant, came forward to speak in favor of the request and answer any questions the board may have.

Vicki West Harrell came forward to express her concerns about the request.

Larnly Carpenter came forward to express his concerns about the request.

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 McReynolds, the motion to approve CU 17-07 was unanimously approved with the following conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain a building permit from the Building Department.
2. Applicant shall erect a greenery barrier equal to the height of the equipment around the fenced area of the substation.
3. Starkville Utilities and/or the City shall repair Azalea Lane to as good or better condition than it was in before the construction of the substation.
4. Applicant shall incorporate down lighting from dusk to dawn if allowed by applicable regulating bodies.
5. Applicant shall notify the residents of Azalea Lane of the time and duration of heavy construction traffic.

VIII. WELCOME NEW COMMISSIONERS

Chairman Mike Brooks welcomed two of the new commission members present at the meeting: Jeremiah Dumas, Ward 6 and Tommy Verdell, Jr. Ward 7. All the current commissioners as well as staff introduced themselves to the new members.

IX. ELECTION OF NEW VICE-CHAIR

Next Chairman Mike Brooks announced the need to elect a new Vice-Chair of the Planning and Zoning Commission. Commissioner McReynolds nominated Commissioner Walker. The motion was seconded by Commissioner Dumas and the board voted unanimously to elect Commissioner Walker as the new Vice-Chair of the Planning and Zoning Commission. He will serve a two-year term.

X. PLANNER'S REPORT

City Planner Daniel Havelin asked the Commissioners if they would prefer to have their agenda packets delivered in person or electronically. Assistant City Planner Emily Corban made a note of their responses.

XI. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 8, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Dumas, the motion to adjourn until 5:30 p.m. on August 8, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
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 17-06 Request to Rezone 2 lots located at 2003 and 2005 Hickory Street from R-1 to C-2 with the parcel numbers 102F-00-048.00 and 102F-00-047.00
Date: August 8, 2017

The purpose of this report is to provide information regarding the request by Mitchener Rentals, LLC and Danielle V. Kelly to rezone 2 lots located at 2003 and 2005 Hickory Street from R-1 Single Family to C-2 General Business with the property #102F-00-048.00 and 102F-00-047.00. Please see attachments 1- 6.

BACKGROUND INFORMATION:

The applicant is seeking to rezone from R-1 Single Family to C-2 General Business based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth. Development plans for the property are unknown to City Staff at this time.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
102F-00-048.00 102F-00-047.00	R-1	R-1	R-1	R-1
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-1	R-1	R-1	R-1
East	M-1	C-2	C-2	C-2
South	M-1	M-1	M-1	M-1
West	R-1	R-1	R-1	R-1
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-1	Single Family Residence		
East	C-2	C Store and Vehicular Service		
South	M-1	501 Business Center		
West	R-1	Single Family Residence		

NOTIFICATION:

30 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 July 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 six phone calls, two in office visits, and one letter against the request.

REZONING REQUEST:

The subject property rezoning request is from R-1 Single Family to C-2 General Business. The Differences between zones are:

Current Zoning District:***Sec. C. - R-1 residence zoning district regulations.***

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 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: 10,000 square feet.*
 - (b) *Minimum lot width at the building line: 75 feet.*
 - (c) *Minimum depth of front yard: 30 feet.*
 - (d) *Minimum depth of rear yard: 35 feet.*
 - (e) *Minimum width of each side yard: Ten feet.*
 - (f) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Proposed Zoning District:***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)

Permitted and Conditional Uses:

The following uses are permitted by right in the C-2 zoning district:

1. Accessory dwelling unit
2. Assisted Living Facility
3. Bed & Breakfast Inn
4. Boarding/Rooming House
5. Dormitory
6. Personal Care/Group Home
7. Child Care
8. Government Facilities
9. Institutional and Health Care Facilities
10. Parks & Recreation, Active
11. Parks & Recreation, Passive
12. Public Spaces
13. Transportation
14. Utilities
15. Business Offices
16. Conference/Convention Center
17. Eating & Drinking Establishments
18. Funeral Home
19. General Retail & Services
20. Personal Services
21. Recreation and Entertainment, Indoor
22. Vehicular Sales & Service
23. Visitor Accommodations & Services
24. Trades & Skilled Services
25. Warehousing & Distribution
26. Wholesale Services

The following uses are allowed by conditional use in the C-2 zoning district:

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Dwelling, multi-family
4. Dwelling, 3 & 4-family
5. Dwelling, 2-family
6. Fraternity/Sorority House
7. Manufactured Home

8. Community Services
9. Education Facilities
10. Places of Worship
11. Wireless Communication Towers
12. Car Title Loan, Payday Advance or Loan Business
13. Parking Lots & Garages
14. Recreation and Entertainment, Outdoor
15. Manufacturing, light
16. Farm Support

STATE REZONING CRITERIA

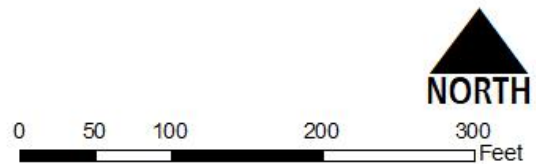
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

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.
 - New or Expanded commercial developments west of Louisville Street along Highway 12 (unless noted dates shown are for site plan approval not opening date)
 - AT&T Retail Store- 2011
 - Cellular South- 2011
 - Tractor Supply- 2011
 - Barnes Crossing Auto Sales- 2014
 - Dollar Tree- 2014
 - Kroger- Expanded in 2014
 - Panda Express- 2014
 - Academy Sports- Opened in 2017

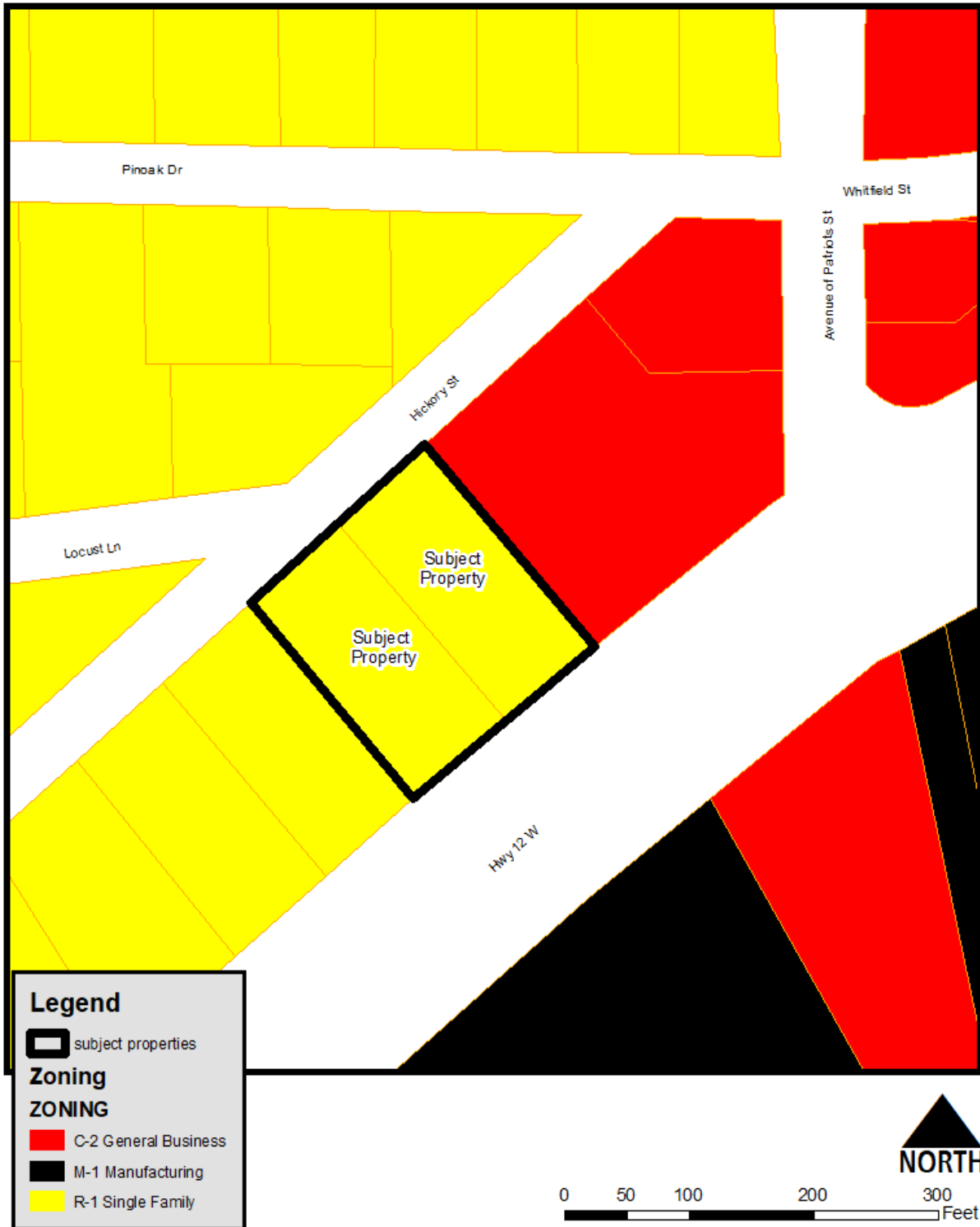
Consistency with Comprehensive Plan: The proposed rezoning would generally be not consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The property's place type is shown as "Suburban Single Family".

Land Use Compatibility: The proposed rezoning would be compatible with property to the east, but not compatible with property to the west and south.

Attachment 1
RZ 17-06 Aerial



Attachment 2
RZ 17-06 Zoning



Attachment 3

514 Chestnut Dr.
Starkville, MS 39759

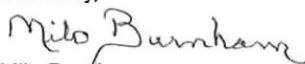
Emily Corban
Assistant City Planner, City Hall
110 West Main St.
Starkville, MS 39759

July 26, 2017

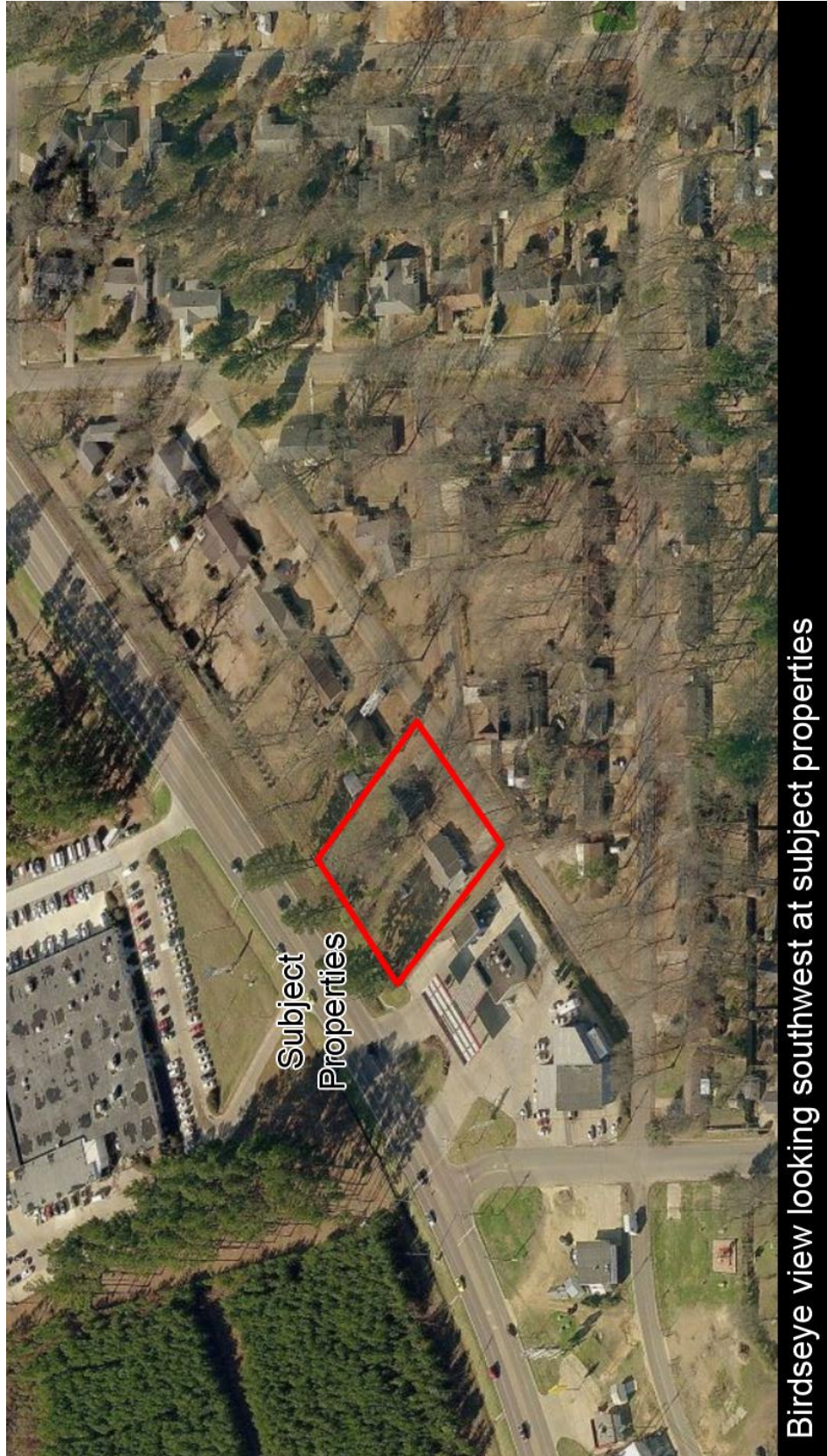
Dear Emily,

I writing in regard to the application for rezoning of the two properties located at 2003 and 2005 Hickory Street, Green Oaks. It is my understanding that the request for rezoning is to go from an R-1 classification to a C-2 classification. I am totally against the city approving such a request. Green Oaks is a stable residential neighborhood that existed before I moved to Starkville 47 years ago. As I recall the service station on the corner existed at the time. I'm not sure of the other automotive business. There have been some changes at the entrance to the neighborhood. While there has always been a restaurant on the corner, a city park replaced an automotive junk yard. For the most part the residential area has been stable, and property use changes such as Highway 12 widening, should not support the zoning changes requested. While the application is for just two residential properties, to grant the rezoning request would open the other five residential properties on the south side of Hickory Street to a domino effect of rezoning requests leading to what can only be seen as a further deterioration of the neighborhood. Once started, how do you stop neighborhood destruction? If rezoning is granted and these properties are commercially developed it will necessitate more entry/exit cuts in the curbing along Highway 12, which I hope is something MDOT would not readily approve in light of the redevelopment currently under way. We should appreciate the green space provided by these residential properties along such a heavily travelled thoroughfare.

Sincerely,


Milo Burnham

Attachment 4



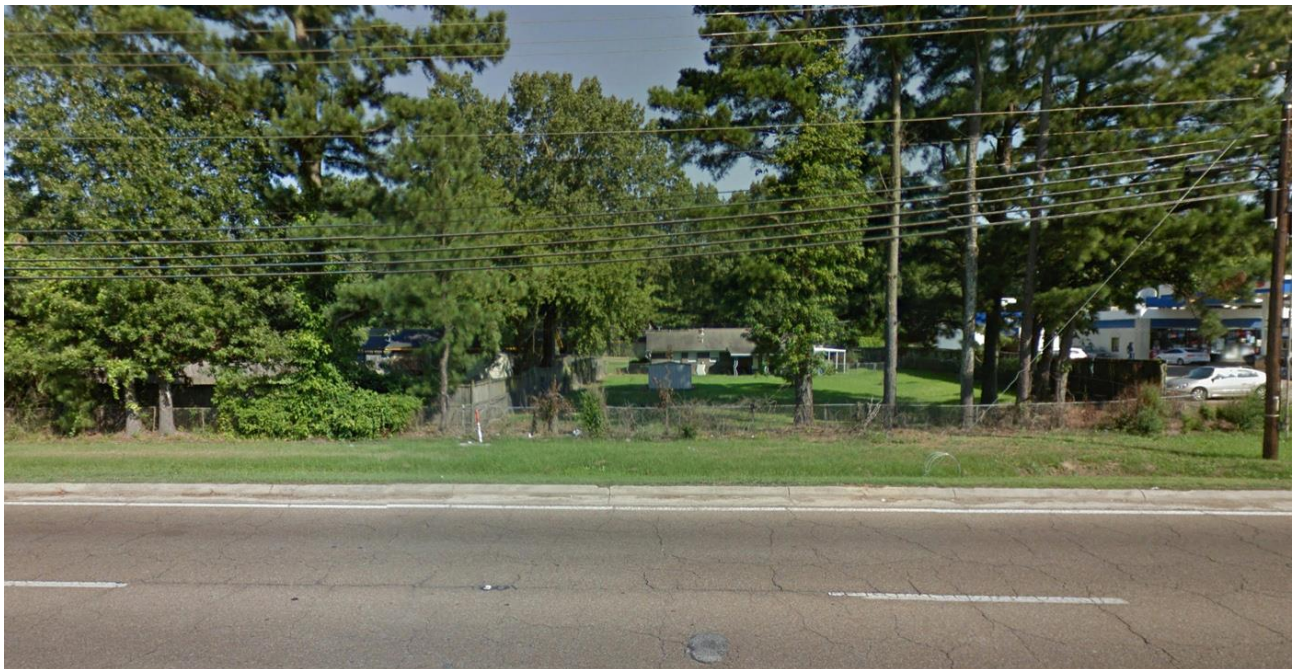
Birdseye view looking southwest at subject properties

Attachment 5



View looking south at front of subject properties

Attachment 6



View looking north at rear of subject properties



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: EX 17-01 Request for an exception from sign type for 210 South Montgomery Street in a T5 District with the parcel number 102A-00-004.10
Date: August 8, 2017

The purpose of this report is to provide information regarding the request by Kherria Brown on behalf of Patrick Chisholm for an exception from sign type for 210 South Montgomery Street in a T5 District with the property #102A-00-004.10. Please see attachments 1- 4.

BACKGROUND INFORMATION:

The applicant is seeking an exception to allow for a pole sign for the Balcony Apartments. Pole signs are not allowed in any zone or district within the City Limits of Starkville. Transect districts do not allow for any type of site signage. The sign was placed on the site without a permit in March of 2017. Code Enforcement was not directed to issue a citation. The sign is currently in the same location it was originally installed.

NOTIFICATION:

37 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 July 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 three phone calls and one email against this request.

CODE SECTION REQUESTING EXCEPTION FROM:

The applicant is requesting to use a sign not shown as permitted for this zone. See attachment 3 for the below referenced Table 8.

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

2.8 SIGNAGE

- (a) Signage shall be designed according to Table 8 and specific types permitted as indicated for each Sub-District.*
- (b) Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address Signs may be attached to a mailbox by Exception.*
- (c) Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the*

Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address.

- (d) One (1) Band Sign limited to 90% of the width of the building Facade shall be permitted for each building with a Commercial Use. Information shall consist only of the name and/or logo of the business.*
- (e) Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first Story.*
- (f) One (1) Blade Sign shall be permitted for each business if the Facade is no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.*
- (g) Marquees shall be located only above the Principal Entrance of a building, shall provide a minimum clearance of ten (10) feet, and may Encroach the Public Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.*
- (h) One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.*
- (i) Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.*
- (j) One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the Parking Strip of the Public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.*
- (k) Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays. Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages.*

EXCEPTION REQUEST REQUIREMENTS:

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

1.5 EXCEPTION AND VARIANCE

- (a) There are two types of permitted deviations from the requirements of this Section:*
 - i. Exception*
 - a. Requests for Exception shall only be permitted as specifically indicated in this Section.*
 - b. To apply for an Exception, the applicant shall provide the following:*
 - i. The specific Exception(s) requested including citation from this Section and why the Exception is being sought.*

- ii. *Maps, text, drawings and/or statistical data related to the requested Exception(s).*
- c. *No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:*
 - i. *Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section,*
 - ii. *and be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.*
- d. *Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.*
- e. *If the Planning and Zoning Commission denies any requested Exception, the applicant may appeal the decision to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall review the application de novo.*
- ii. *Dimensional Variance*
 - a. *A Dimensional Variance shall be processed pursuant to Chapter 2 - Administration, Article VI - Board of Adjustments & Appeals, Section 2 - 176 Variances and the Board of Adjustments & Appeals of the City of Starkville's Code of Ordinances.*
- (b) *Exceptions shall be advertised and noticed in the same fashion as conditional uses in the City's Code of Ordinances in accordance with Appendix A, Article VI, Section 1.*

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

1.2 INTENT

- (a) *Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.*
- (b) *Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.*
- (c) *Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.*
- (d) *Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.*
- (e) *Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.*

1.3 TRANSECT DISTRICTS

- (a) *The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:*
 - i) *T1 District - Reserved for Future*
 - ii) *T2 District - Reserved for Future*
 - iii) *T3 District - Reserved for Future*

- iv) *T4 District*
- v) *T5 District*
- vi) *T6 District*
- vii) *Civic District*
- (b) *The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.*
- (c) *The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.*
- (d) *The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.*
- (e) *The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.*
- (f) *The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.*
- (g) *The T6 District consists of the most intensely settled lands and is mixed-use in character. Multi-storied buildings positioned at the front Lot Line, no Setbacks, and maximum Lot coverage by buildings creates the strongest definition of outdoor space of all Districts.*
- (h) *The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.*

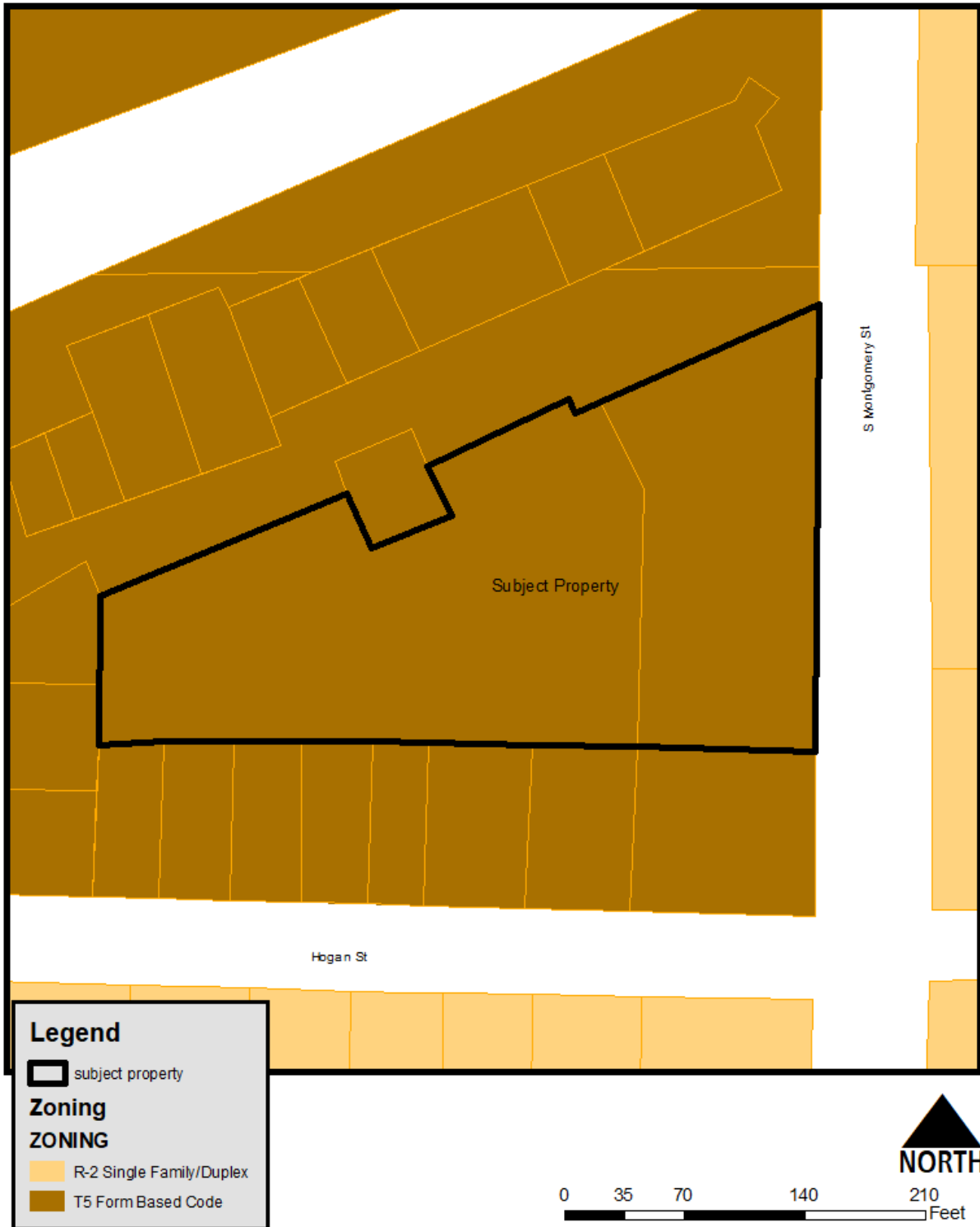
CONSISTENCY WITH COMPREHENSIVE PLAN:

The proposed exception would generally be not consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan. The 2016 Comprehensive Plan list the property's placetype as Urban Core. Urban Core has a development form characterized with buildings fronting streets, parking behind or below buildings, a connected street network with on-street parking, well-designed streetscapes, and public spaces of various types. Site signage is not consistent with these characteristics.

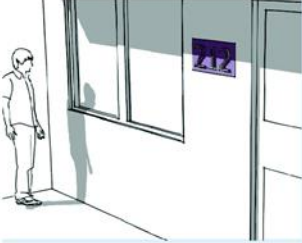
Attachment 1
EX 17-01 Aerial



Attachment 2
EX 17-01 Zoning



Attachment 3- Table 8

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

■ By Right

□ By Exception

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

- By Right
- By Exception

Attachment 4- Picture



Attachment 5- Email Against Request

Daniel Havelin

From: Alice Carol Caldwell <alicecarol66@gmail.com>
Sent: Thursday, July 20, 2017 3:26 PM
To: Daniel Havelin
Subject: Question about the request for "Exception/variance " for the apartments next to the Grill

I saw the sign asking for a variance at the apartments next to The Grill. I found it was asking for an exception against the ordinance about signage.

I am opposed to granting this exception.

Alice Carol Caldwell
403 E. Gillespie Street

Sent from my iPhone=



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: PP 17-09 Request for Preliminary Plat approval for subdividing 40.46 acre parcel into 85 lots for the final phase of Country Club Estates in a R-4 zone with the property #106-14-013.00
Date: August 8, 2017

The purpose of this report is to provide information regarding the request by Frank Jones Construction, LLC for Preliminary Plat approval for subdividing a +/-40.46 acre parcel into 85 lots. The proposed subdivision is named "Country Club Estates Final Phase". The proposed subdivision is located in an R-4 zone. This proposed phase of the subdivision is located on the east side of Royal Troon Road. A preliminary plat was originally approved for Country Club Estates Final Phase on May 20, 2014, June 16, 2015, and September 6, 2016. On August 1, 2017 the Board of Aldermen approved a variance request for front and side setbacks for 24 of the proposed lots (lot 238-261) on the preliminary plat. Please see attachments 1-3.

Below is information pertaining to R-4 zones

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 +/- 40.46 acres with a total of 85 lots. The proposed development has a gross density of 2.10 units per acre. A copy of the proposed covenants shall 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, Starkville Utilities. 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 "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. The 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.

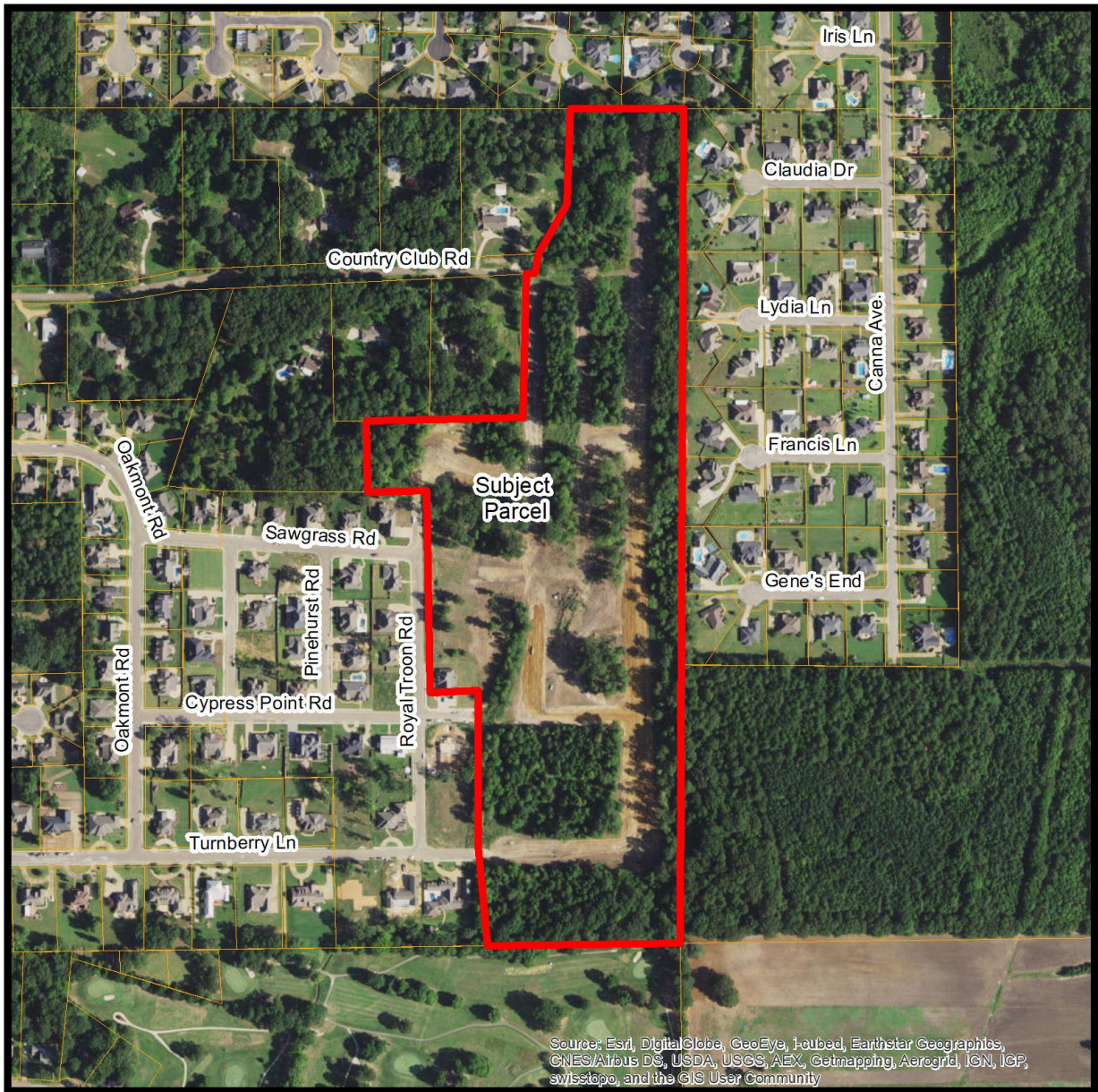
REQUESTED CONDITIONS:

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-4 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.

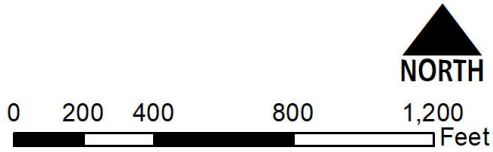
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.
10. Covenants restricting the placement of any fence within drainage Easements.
11. Drainage swales/linear basins to be designed to the satisfaction of the City Engineer and approval of the Board of Aldermen.
12. Document outlining ownership and maintenance responsibilities of storm drainage system to the satisfaction of the City Attorney, City Engineer and Community Development Director.

Attachment 1
PP 17-09 Aerial



Legend

 Property



Attachment 2
PP 17-09 Zoning

